

TO: James L. App, City Manager
FROM: Joseph M. Deakin, Public Works Director
SUBJECT: Lead Abatement Remediation - 13th Street Bridge Widening Project
DATE: August 5, 2003

NEEDS: For the City Council to consider entering a professional services agreement with Portney Construction to perform lead abatement/remediation measures for the 13th Street Bridge Widening Project.

FACTS:

1. In May 2002, the City completed an Asbestos and Lead-Based Paint Survey for the "White/Dodd" property. The scope of the survey was to sample and test for asbestos-containing materials and potential lead containing paints. A total of six (6) structures were addressed including: the metal garage/storage building, portable stucco shed, Quonset hut, house (plumbing office), wooden barn, and animal pens.
2. A total of 27 bulk suspect asbestos containing samples were extracted from the (6) structures and analyzed for asbestos content. Suspect materials sampled at the subject site included: concrete; tar paper; roofing materials; exterior stucco; roofing shingles; wallboard and joint compound; and vinyl sheet flooring. None of these materials tested positive for asbestos.

A total of 14 suspect lead containing samples from surfaces, features or components suspected to contain lead were collected for analysis under the current scope of work. The survey involved identifying representative painted locations, collecting bulk chip samples, and documenting the current condition. Thirteen of the fourteen samples were found to contain lead.
3. On February 14, 2003, the City acquired the entire "White/Dodd Property. The purchase transferred the six (6) structures, as well as all other real estate, to the City.

**ANALYSIS
AND**

CONCLUSION: The City needs to demolish existing structures on the former "White/Dodd" property in order to convert the property to its intended use (open space, passive use). City Emergency Services staff could demolish the structures on the property while also benefiting fire rescue. Prior to demolition, the City must perform lead abatement/remediation on structures. Staff issued a Request for Proposals to several firms to perform this work. However, the City received only one proposal from Portney Construction of Paso Robles. Attached is their Scope of Work and Fee Proposal.

Proposal #1

- Scrape and dispose of loose and flaking lead containing paint only. The interior walls in the house are painted but the paint is still intact. This would remain and the materials could be demolished in this condition and disposed of as construction debris. The remaining structures could not be burned because remaining lead-painted surfaces would release airborne contaminants.
- Remove and dispose all the building structures, concrete foundations, slabs and animal pens.

Cost: \$ 40,025

Proposal #2

- Remove and dispose all lead-painted surfaces. This would allow Emergency Services staff to burn any remaining materials. This would not provide any demolition service beyond removing the painted members.

Cost: \$24,726

If Proposal #2 were approved, it would allow the opportunity for City Emergency Services staff to use the structures for training purposes, which the City would still be required to remove the remaining rubble and demolish all remaining components and structure. The cost for demolition following fire training is estimated to be \$30,000 for a total cost under proposal #2 in the amount of \$54,726.

POLICY

REFERENCE: Capital Improvement Program

FISCAL

IMPACT: Abatement/remediation costs are planned expenses in the Measure D-98 funded budget for the 13th Street Bridge Project.

- OPTIONS:**
- a. For the City Council to approve Resolution No. 03-xx directing the City Manager to enter a professional services agreement with Portney Construction to perform lead abatement/remediation services based on Proposal #1 above for a not-to-exceed fee of \$40,025.
 - b. Amend, modify or reject the above option.

Attachments (2)

- 1) Resolution
- 2) Scope of Work and Fee Proposal

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
TO ENTER A PROFESSIONAL SERVICES AGREEMENT WITH PORTNEY
CONSTRUCTION TO PERFORM LEAD ABATEMENT FOR THE
13TH STREET BRIDGE WIDENING PROJECT

WHEREAS, in May 2002, the City completed an Asbestos and Lead-Based Paint Survey for six (6) structures found on the "White/Dodd" property; and

WHEREAS, a total of 14 suspect lead containing samples from surfaces, features or components were collected for analysis under the current scope of work; and

WHEREAS, 13 of the 14 samples were found to contain lead; and

WHEREAS, on February 14, 2003, the City acquired the entire "White/Dodd" property transferring the six (6) structures, as well as all other real estate, to the City.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby direct the City Manager to enter a Professional Services Agreement with Portney Construction to perform lead abatement/remediation services for a not-to-exceed fee of \$40,025.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of August 2003 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

PROPOSAL #1

July 2, 2003

TO: Ditas Esperanza, P.E.
City of El Paso de Robles
1000 Spring Street
Paso Robles, CA 93446
Off: 805-237-3861 Fax: 805-238-4704

PORTNEY CONSTRUCTION

*A CERTIFIED SMALL
BUSINESS ENTERPRISE*
1140 RAILROAD ST. SUITE B
PASO ROBLES, CA 93446
Phone: 805-237-9949
Fax: 805-238-7961
CSLB #598414
DOSH #504


PAGE 1 OF 2

JOB DESCRIPTION

LEAD PAINT REMEDIATION-DEMOLITION - COMMERCIAL PROPERTY
"WHITE PROPERTY" - CORNER OF 13TH STREET AND NORTH RIVER ROAD
PASO ROBLES, CA 93446
(Prevailing Wage)

ITEMIZED COSTS

1. County Air Pollution Control District NESHAP Notification and Documents preparation fee.	75.00
2. Scrape and dispose of loose and flaking lead-containing paint as identified in report by URS Corporation dated May 22, 2002.	10,200.00
3. Removal and disposal of five building structures, concrete foundations, slabs and animal pens.	29,750.00
EXCLUSIONS: <i>Unidentified hazardous materials, unidentified underground structures and/or fuel storage tanks and building/demolition permits, other than or including NESHAP/ County APCD Notification fee.</i>	
NOTE: <i>All work will be performed in compliance with the guidelines of Cal-OSHA, EPA/County Air Pollution Control District, DOT and local and State agencies.</i>	
TOTAL:	\$40,025.00


Doug Portney
General Manager

ACCEPTANCE

The terms and conditions herein are satisfactory. You are authorized to proceed with the work. Payment will be net 15 days with no retention.

SIGNED: _____ DATE: _____

PROPOSAL #2

July 2, 2003

PORTNEY CONSTRUCTION

A CERTIFIED SMALL
BUSINESS ENTERPRISE

1140 RAILROAD ST. SUITE B

PASO ROBLES, CA 93446

Phone: 805-237-9949

Fax: 805-238-7961

CSLB #598414

DOSH #504

PAGE 1 OF 2

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City of El Paso de Robles
1000 Spring Street
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Off: 805-237-3861 Fax: 805-238-4704

JOB DESCRIPTION

LEAD PAINT ABATEMENT - COMMERCIAL PROPERTY
"WHITE PROPERTY" - CORNER OF 13TH STREET AND NORTH RIVER ROAD
PASO ROBLES, CA 93446
(Prevailing Wage)

ITEMIZED COSTS

1. County Air Pollution Control District NESHAP Notification and Documents preparation fee.	75.00
2. Remove and dispose of lead-painted surfaces as identified in report by URS Corporation dated May 22, 2003	24,650.00
EXCLUSIONS: <i>Unidentified hazardous materials, unidentified underground structures and/or fuel storage tanks and building/demolition permits, other than or including NESHAP/ County APCD Notification fee.</i>	
NOTE: <i>All work will be performed in compliance with the guidelines of Cal-OSHA, EPA/County Air Pollution Control District, DOT and local and State agencies.</i>	
TOTAL:	\$24,725.00


Doug Portney
General Manager

ACCEPTANCE

The terms and conditions herein are satisfactory. You are authorized to proceed with the work. Payment will be net 15 days with no retention.

SIGNED: _____ DATE: _____