AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Correspondence; Colorado Department of Local Affai

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

request for scope change and additional funding for EIAF #8312 for asbestos remediation costs.

Fiscal Impact: 50% match - $93,093

Submitted by: John Cattles **Submitter's Email Address:** jcattles@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Can use unanticipated revenues in Sales fund for match. Percent of increase from 2016 to 2017 was higher than anticipated in the 2018 adopted budget. No concerns. LN

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 2/16/2018

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 2-16-18

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 2/16/2018 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 2/16/2018

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 2/20/2018

Revised April 2015

February 13, 2018

DOLA EIAF Advisory Committee
Executive Director, Irv Halter
Irv.Halter@state.co.us

RE: EIAF Grant #8312; Request for Scope Expansion, Time Extension, and Funding Increase

Dear Advisory Committee Members and Executive Director Halter,

The Gunnison County Board of County Commissioners would like to request a time extension and a funding increase for the above referenced grant, which was awarded to Gunnison County for the renovation of our Family Services Building, in order to complete unanticipated asbestos remediation. We would also like to request a scope expansion to include asbestos remediation, testing and consultancy. The original budgeted project cost was $916,614, and the total grant amount was $478,307. The project was originally scheduled for completion by 7/31/2018.

Prior to award of the final building permit, Gunnison County was required to test for asbestos in all areas to be demolished during the course of construction. We contracted with Foothills Environmental, a third-party testing and consulting entity that specializes in asbestos, to complete the testing. Due to the building's history, described below, we did not expect to find any asbestos during the renovation project, and we had not budgeted for asbestos remediation.

In 1999, an environmental assessment (EA) identified asbestos in specific areas of the building, which did not include the plaster. A remediation contractor removed the identified asbestos, and results were confirmed by testing. We do not have a record of samples taken for testing in 1999, but the EA includes a description of the asbestos-containing materials, which are the same materials described in the remediation contract. We anticipated that, with the completion of the 1999 EA and the remediation contract, all asbestos had been removed from the building.

However, after the recent testing, asbestos was found in the plaster located on the original walls and on the ceiling. We do not believe that the asbestos in the plaster was intentionally ignored because Foothills Environmental has explained that testing methodology has improved since 1999. So it is possible that either those earlier test results were negative or that samples were taken in an area that did not contain asbestos.

We have begun some targeted remediation in areas that will be completely demolished. For example, doorways that will be cut through original walls, or original walls that will be removed to open up space. Those expenses, as well as those for consultancy and testing, have already been covered with our contingency funds. We have also identified funding to allocate toward future remediation, testing and other cost increases directly related to asbestos remediation. However, those future costs to ensure a safe jobsite and a finished facility will exceed our contingency budget, so we would like to request

additional grant funds in the amount of $93,092, which the County will match for total anticipated expenses of $186,185. Our below abatement budget is based on Foothills Environmental's cost study and estimate, as well as the general contractor's anticipated correlated costs.

Abatement Budget	
Abatement per Foothills Environmental work plan and estimate	$119,500
Additional Elect. Cost – no re-use allowed of existing conduit	$10,000
Additional Drywall	$22,000
Additional Paint	$3,000
Additional Acoustical Ceiling Tiles	$7,400
General Contractor Fee	$24,285
TOTAL	**$186,185**

The remaining asbestos-containing plaster requiring removal is in two locations. It is in the crawl space, due to discarded plaster that was left there from prior work, which must be cleaned of all asbestos by specialized means. It is also in all ceilings, which is problematic because the new HVAC and electrical systems will require anchoring to the ceilings. Because the ceilings have tested positive and the number of anchors needed to place through the plaster, we must either remediate all asbestos from the ceilings or have a qualified contractor provide a grid of anchoring points to be utilized for our HVAC and electrical systems before being encapsulated when the job is complete to ensure that the plaster remains undisturbed. We are preparing to request bids for both options. The entire project will be completed under a managed work plan by licensed remediation professionals, and it will be supervised and tested by Foothills Environmental.

We would also like to request a time extension to December 31, 2018. We hope to complete the project earlier, but this extension will allow sufficient time to complete all aspects of the project, including punch list items, before closing out the grant.

We appreciate your consideration of our requests. This building is located in the center of town and is part of our government complex in the area; abandoning the building would leave an eyesore and an environmental hazard, and it would only delay our need to remediate the asbestos before demolishing the facility. The facility is solid and the location is ideal. Once this project is complete, the facility will meet our needs and the needs of our community for the foreseeable future.

Best Regards,

Phil Chamberland, Chairperson	Jonathan Houck, Commissioner	John Messner, Commissioner

cc: Southwest Regional DOLA Manager, Kimberly Bullen
Gunnison County Manager, Matthew Birnie