

April 8, 2019

TO: Tony Constantouros
General Manager
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Public Safety Building
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RE: **PROJECT STATUS REPORT – ABATEMENT UPDATE 04/8/19**
Seismic Upgrades and Building Alterations, Kensington Community Center

This memo is forwarded to provide an update of the status of the Kensington Community Center Project through the current abatement bid process. In summary, the bidding has been completed and the final evaluation of the contractors' proposals is in process. District plans to award the contract by April 11th. The following outlines the abatement scope, bid process and bid results in greater detail:

Abatement Project Scope

According to the Hazardous Materials Inspection Report prepared by environmental consultant Sensible Environmental Solutions, Inc., (SESI) commissioned by the District on February 28, 2018, there are three areas of hazardous materials in the Community Center that require abatement by a certified abatement contractor. These are the lower layer of flooring and mastic at the Main Hall and Hallway, roof flashings and mastic and skim-coats at the exterior CMU walls. The Abatement Specifications, prepared on March 11, 2019, were structured to address abatement as follows:

- Item 1: Asbestos-containing-material in the roof flashings and mastic at roof perimeters and roof penetrations, such as skylights.
- Item 2: Asbestos-containing-material in the skim-coat (below the grey paint) of the exterior CMU wall scheduled for demolition.
- Item 3: A 12" strip of asbestos-containing-material in skim-coat of remaining CMU walls adjacent to demolition to provide adequate cover for installation of new steel frame.
- Bid Alternate: Asbestos-containing-material in the lower layer of flooring and mastic of the Main Hall and Hallway.

Invitation to Bid

Four abatement contractors were notified of the project via phone and email from March 5, 2019 to March 7, 2019 and invited to submit a bid. The Drawings, Hazardous Materials Inspection Report and Abatement Specifications were sent to bidders via email attachments.

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Bid Process & Results

There was a non-mandatory pre-bid walk-through of the building and site on March 18, 2019. Three Contractors, as well as Bob Sutton, Principal, SESI., were able to attend. Subsequent to the walk-thru, the specifications were revised by SESI with Addendum 1. Bidders were asked to structure their bids per the basic project scope (Items 1, 2 & 3) and additionally with a bid for the Flooring Alternate. The bids were due on March 27th by noon.

Three contractors submitted bid proposals but only two of these were within the deadline. The two qualifying bids were as follows:

<u>Contractor</u>	<u>Base Bid</u>	<u>Bid Alternate</u>
Bayview Environmental Solutions, Inc.:	\$39,386	\$33,636
Eco Bay Services, Inc.:	\$25,000	\$ 8,500

The lowest bid considered to be responsible will be retained for further consideration prior to selection of the designation of the successful bidder and Abatement Contract Award:

Low Bid: Eco Bay Services, Inc. \$25,000

The District is obligated to return the bid guarantee to the other two bidders. The KPPCSD Board voted on their March 27th meeting to accept Bid Alternate 1 in the General Contract for installing new flooring in the Main Hall and Hallway. The District has decided to vote to award the abatement bid, with bid alternate, at its April 11th meeting.

Hazmat Abatement Schedule

The District plans to have completed as much abatement work as possible prior to turning over the building to the General Contractor by May 1, 2019. This will include Items 2, 3 & the Bid Alternate. The abatement work for Item 1 will need coordination with the GC and will be done later after GC assumes contract.

The abatement contractor must notify Bay Area Air Quality Management District of the project 10 business days prior to commencing work. Once the abatement contractor is awarded bid, coordination can begin to expedite abatement work in accordance with project schedule before handing over abated building to the GC.

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Please let me know if you have any questions regarding the above.

Very truly yours,
GLASS ASSOCIATES, INC.



Farhat Daud, AIA
Associate

CC: Sylvia Haçaj, Kensington Police Protection & Community Services District
Ann R. Danforth, General Counsel, Kensington Police Protection & Community Services District