

DEPARTMENT OF  
GENERAL SERVICES

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

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DIVISIONS:

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
PROCUREMENT SERVICES

March 5, 1992

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: SACRAMENTO CONVENTION CENTER EXPANSION (PA11)  
APPROVAL OF PLANS AND SPECIFICATIONS FOR ASBESTOS ABATEMENT

LOCATION and COUNCIL DISTRICT

1100 14th Street (Convention Center); Council District 1.

SUMMARY

This report requests City Council approval of plans and specifications for Asbestos Abatement for the Sacramento Convention Center Expansion project (PA11).

STAFF RECOMMENDATION

It is recommended that the plans and specifications be approved, that a \$50 non-refundable plan and specifications charge be approved, and that the City Clerk be authorized to receive Bids.

BACKGROUND INFORMATION

A survey for toxic materials within the existing Sacramento Convention Center (built in 1974) was conducted in 1984 by City staff from the Personnel Department Occupational Health, Safety and Retirement Division. That survey discovered toxic asbestos-containing materials in several areas. In order to verify the presence and locations of asbestos for the Expansion project, multiple interior and exterior samples of structural fireproofing, roofing materials, wall and ceiling materials, exterior building soffits, floor system materials, and mechanical duct and pipe insulation were taken to ascertain the extent of toxics involved. The testing results confirmed the original survey, and provided the necessary information for preparation of the abatement plans and specifications.

The Convention Center Expansion project includes demolition of the entire eastern wall of the existing facility to provide for an expansion of the Exhibit Hall. In addition, the Expansion project requires demolition of significant portions of the existing exterior walls, ceilings and roofing systems to physically attach the new building constructions. Asbestos containing materials have been discovered in all of those locations.

The Asbestos Abatement plans and specifications represent the information necessary to bid removal of toxic materials. Based on the licensing requirements for toxic abatement contractors and the rigid insurance policy practices of the insurance industry, it is infeasible to include abatement of hazardous toxic materials as part of



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the general construction contract for the Expansion project. While the abatement of asbestos must be completed by an abatement contractor who is independent of the Expansion construction contractor, the abatement work must be carried out concurrently with Expansion construction site mobilization activities to meet the project schedule.

Supplemental Environmental Impact Report (SEIR):

Public review and comment of the SEIR has been concluded, and the Final SEIR has been released for public review. Council's certification of the Expansion project SEIR as complete and adequate under CEQA and the issuance of Findings of Fact and Statement of Overriding Considerations is requested as a separate action coincident with this staff report, and is necessary for Council's action on this report.

FINANCIAL DATA

The Expansion project budget includes funding sufficient to complete the Asbestos Abatement contract at an estimated cost of \$650,000.

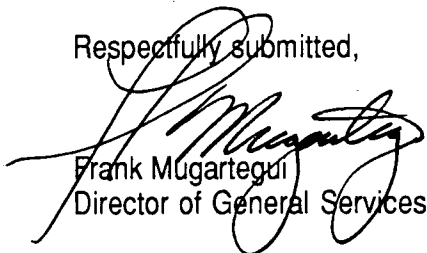
POLICY CONSIDERATIONS

The approval of contract documents is consistent with Sacramento City Code Chapter 58, Article III, Section 58.303.

WBE / MBE

Contract documents will be sent to eighteen (18) plan rooms and construction service organizations for publication and use by the construction industry in California. There are four (4) organizations on the distribution list that are directly involved with MBE / WBE construction firms.

Respectfully submitted,



Frank Mugartegui  
Director of General Services

RECOMMENDATION APPROVED:



WALTER J. SLIPE, CITY MANAGER

Contacts: Duane Wray, Fac. Mgt. Div., 443-6220;  
or Jim Faber, Project Mgr., 264-7745

District 1  
March 17, 1992



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