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DEPARTMENT OF
GENERAL SERVICES

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

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October 5, 1987

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Budget and Finance Committee
Sacramento, California

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
RISK MANAGEMENT
AND INSURANCE
SUPPORT SERVICES

Honorable Members in Session:

SUBJECT: FINDINGS OF THE CITY COUNCIL CHAMBER ASBESTOS STUDY

SUMMARY

This report provides the committee with the findings of the study of construction materials used in the existing Council Chamber, along with an update of the impact on the project scope, budget and schedule. Also included in the Financial Section are all other costs estimated, including City Staff, Consultants and Demolition Contractors for this and other asbestos identification and abatement projects projected in City Hall during this fiscal year.

BACKGROUND

On August 11, 1987, a report was presented informing this Committee that preliminary investigation had verified that asbestos was one of the materials used in the construction of this room. Based on the information presented, potential impacts on the scope, schedule and budget were given. Staff was directed to proceed with a complete analysis of the asbestos conditions and to report the findings to this Committee.

ANALYSIS

An asbestos abatement consultant was hired to assist in analyzing the extent of the problem and to advise on the solution. More extensive site investigations and material sampling have indicated that the quantity of asbestos contained in the construction is much less than indicated in our last report.

The acoustical spray-on material applied in 1969 is the only existing material containing asbestos. It was applied over a solid plaster base. As reported before, this material was "stable" and of no health threat. To ensure safety, it was sealed ("encapsulated") in 1983 with a second coating of acoustical spray-on material.

Both layers of acoustical spray can be removed, leaving the plaster base. This base provides a continuous barrier between the asbestos contaminated materials and the construction behind. It is only necessary to remove the acoustical spray-on material itself, along with the limited areas of overspray. This greatly reduces the scope and budget required to dispose of the asbestos.

Though the quantities of materials required to be removed have been greatly reduced, the impact on the schedule can not be equally reduced. Safety procedures, set-up, monitoring, and project clean-up operations are not reduced. The closure of the Chamber will be decreased from four (4) months to three (3) months. This time includes both asbestos removal and the remodel work.

FINANCIAL

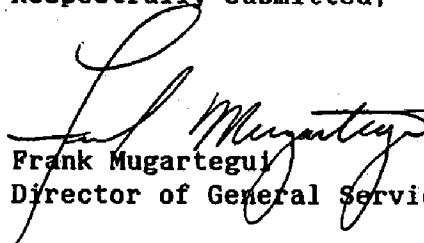
The total estimated cost for all asbestos related work during this fiscal year is \$175,000, and is explained below:

1. The estimated cost to remove and dispose of the contaminated materials should be less than \$100,000, barring any unforeseen conditions that could arise, plus City staff and Consultant costs to identify and monitor the abatement process for this work, is estimated at \$20,000; and
2. As construction materials suspected of containing asbestos are encountered in other construction projects at City Hall, these materials will be tested. When asbestos is confirmed, the material will be removed. The estimated costs for this identification and abatement work during this fiscal year is \$55,000.

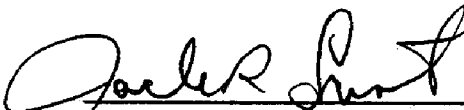
RECOMMENDATION

Staff to proceed with the development of contract specifications and bid documents for the Council Chamber asbestos abatement and return to committee for the additional required funding based on the bids received. Once these prices are finalized, a budget for "Asbestos Identification and Abatement Projects" should be created.

Respectfully submitted,


Frank Mugartegui
Director of General Services

For information Only


Jack R. Crist, Deputy City Manager

October 13, 1987