



Agenda Report

January 11, 2021

TO: Honorable Mayor and City Council
FROM: Water and Power Department
SUBJECT: AUTHORIZE A SERVICE CONTRACT WITH ATI RESTORATION, LLC FOR ASBESTOS, LEAD, AND MOLD ABATEMENT SERVICES AT VARIOUS WATER AND POWER FACILITIES

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code §21080(b)(9); and California Code of Regulations, Title 14, Chapter 3, Class 1 §15301 (Existing Facilities) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
2. Accept the bid dated October 1, 2020, submitted by ATI Restoration, LLC in response to Specifications LD-20-04; reject all other bids received; and authorize the City Manager to enter into a contract not to exceed \$400,000 over a period of five years. The contract would include the option of two (2) one-year extension periods not to exceed \$80,000 each period, subject to the approval of the City Manager. If both options are exercised, the total contract amount would be \$560,000.

BACKGROUND:

Pasadena Water and Power ("PWP") operates a number of facilities that were originally constructed or repaired using materials that must be properly abated in accordance with the applicable federal, state, and local regulations. Lead-based and lead-containing paint were widely used prior to 1978, as were asbestos-containing materials which can be found in ceiling tiles, floor tiles, adhesives, insulation, etc. Similarly, the presence of mold in existing infrastructure also requires proper abatement. Mold presents a health concern for City staff and members of the public that have compromised immune systems or allergies to mold spores. Abatement is often necessary due to activities including (but not limited to): maintenance, upgrades, and/or demolition of electrical and water distribution line facilities, including concrete-encased conduit and transite pipes; demolition of Water infrastructure such as reservoirs, booster stations and well buildings, and recoating of booster station/well interior walls, ceiling surfaces and piping;

and abatement of existing facilities including decommissioned electrical generating steam boiler structures, surfaces, equipment, piping, and Power Plant work areas, administrative offices, and occupied work areas. Abatement may also be necessary in order to allow normal day-to-day work to be performed safely without an impact to staff or, in some cases, public health.

The service contract would allow for timely response to situations requiring abatement as they arise. The services will be performed on an as-needed basis. The contractor will be expected to make the proper notifications; supply all labor, materials, and equipment, services; and obtain the required insurance and permits necessary to successfully carry out the work and dispose of hazardous materials in accordance with all applicable federal, state and local regulations.

On August 27, 2020, a Notice Inviting Bids for Specifications LD-20-04 Asbestos, Lead, and Mold Abatement Services for the Water and Power Department was published in *The Pasadena Independent* and *The Pasadena Journal*, as well as posted on Planet Bids. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 43 vendors downloaded the specifications, of which one was local. One responsive bid was received on October 10, 2020. Staff is not aware of any local vendors capable of providing these services. The bid results are show below.

Table I

Bidder	Location	Bid
ATI Restoration, LLC	Anaheim, CA	\$155,523

It is staff's recommendation to award a five-year contract to ATI for an amount not to exceed \$400,000 with two additional one-year options, each not to exceed \$80,000, subject to the approval of the City Manager. ATI is a reputable firm with a solid safety record comparable to the industry. Staff believes the bid is in line with industry costs and therefore recommends the proposed action despite receiving only one bid.

ATI Restoration has not previously worked for the City.

COUNCIL POLICY CONSIDERATION:

The proposed contract is consistent with the Public Facilities Element of the General Plan and supports the Council's goal to improve, maintain and enhance public facilities infrastructure; to provide a high level of public service which adds to the quality of life in the City and increase its attractiveness through more efficient management of resources.

ENVIRONMENTAL ANALYSIS:

The proposed contract is exempt from CEQA pursuant to the State CEQA Guidelines Section 15301. Section 15301 (Existing Facilities) exempts actions (such as maintenance, repair, operation, etc.) relating to existing facilities where there is

negligible or no expansion of the use. The proposed contract would allow for the maintenance of existing of existing Water and Power facilities for the abatement of asbestos, mold, and lead. There would be no expansion of use. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

FISCAL IMPACT:

The maximum cost of this action will be \$560,000 including two additional one-year extensions. Funding for this action will be addressed by the utilization of existing budgeted appropriations and future appropriations in the Power Operating Fund 401, and the Water Operating Fund 402. It is anticipated that \$80,000 of the cost will be spent during the current fiscal year. The remainder of the initial contract of \$400,000 will be spent over the next four fiscal years.

There is no anticipated impact to other operational programs or capital projects as a result of this action.

Table II

Contract	Power	Water	Total
Base Contract (5 years)	\$150,000	\$250,000	\$400,000
1 st One-year extension	\$30,000	\$50,000	\$80,000
2 nd One-year extension	\$30,000	\$50,000	\$80,000
Total			\$560,000

Respectfully submitted,



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Approved by:



STEVE MERMELL
City Manager