



CITY OF HAYWARD AGENDA REPORT

AGENDA DATE 06/16/98

AGENDA ITEM 7
WORK SESSION ITEM

TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: MISSION BOULEVARD CITY HALL SEISMIC UPGRADE: REJECT ALL BIDS AND PROCEED TO RE-ROOF THE BUILDING BY PURCHASE ORDER

Recommendation:

It is recommended that the City Council reject all bids received for the project and proceed to re-roof the building by purchase order.

Background/Discussion:

The Mission Boulevard City Hall in its current condition is subject to significant damage from a seismic event. A collapse hazard exists due both to ground shaking and due to fault rupture. The seismic upgrade project provided for a partial upgrade of the building necessary to bring a high level of confidence that the roof would not collapse and the building walls would not fall away from the building during an earthquake, providing for satisfactory life-safety protection, and maintaining the historically significant exterior of the building. This would be accomplished by providing a new structural roof, providing anchorage of the roof to the walls, and removing the interior third floor masonry walls to reduce the weight of the building. During strong ground shaking or fault rupture the building would still likely suffer severe damage and potentially local collapse. However, the damage should not jeopardize those located outside the building. Even with these improvements, occupancy of the building would not be permitted. The building would be strengthened internally; the exterior of the building would not be altered. The existing roof structure, which has significant deterioration due to age and moisture intrusion, would be replaced to stop further water damage to the interior of the building. Separate from the retrofit project is the need to clean up debris in the interior of the building, replace broken windows, and insure that the building is secure. Also separate from the construction contract is the desire and need to preserve significant features of the building's interior through videotape and other appropriate measures.

Six bids for the project were received on May 12, 1998. Amana Engineering & Construction of Berkeley submitted the low bid in the amount of \$449,000. The low bid is \$109,000 (32%) above the Engineer's Estimate of \$340,000. The difference between the low bid and the third low bid is 6 percent. This indicates that the low bid is reasonable even though it is significantly higher than the Engineer's Estimate and that re-bidding the project is not likely to result in lower bids. As indicated in the Bid Summary and confirmed by a review of proposed subcontractor amounts, there was a very wide variation on how each bidder allocated his bid to individual items. Thus, it was not possible for EQE, our design consultant, to identify specific errors in their engineer's estimate.

The DBE and WBE goals for this project were a combined participation of 13 percent. The low bidder claimed a combined participation of 28 percent.

Addendum No. 1 was issued to address asbestos found in the roofing material and lead paint found in the corridor areas.

On May 26, 1998, a lawsuit was filed by an organization (Friends of the Historic City Hall) challenging the City's determination that the seismic upgrade project is exempt from CEQA. City staff believes that the CEQA exemption was correctly applied to the seismic upgrade project.

Should the project be awarded, it would be prudent to include in the budget the costs to clean up the building and to preserve the building interior in order to budget the total costs associated with the project. The total cost is tabulated below. Available funding and the project schedule are also tabulated below.

Seismic Upgrade Project Cost:

Seismic Study	\$ 25,000
Contract Construction	449,000
Asbestos Abatement	3,000
Building Clean Up & Repair	25,000
Recordation and Preservation of Historic Elements	8,000
Design & Administration	33,000
Construction Inspection	12,000
Total Retrofit Cost	<u>\$ 555,000</u>

Seismic Upgrade Funding:

A total of \$500,000 has been appropriated for this project from the Seismic Retrofit Fund in the 1997-98 Capital Improvement Program Budget.

Additional funds of \$55,000 must be appropriated if the seismic upgrade project is awarded.

Seismic Upgrade Schedule:

Award Contract	June 16, 1998
Begin Construction	July 13, 1998
Complete Construction	October 2, 1998

Because of the high bids, staff investigated two additional options as alternatives to the seismic upgrade of the building.

1. Do nothing. The deterioration of the roof structure will continue with more water damage occurring on the top floor. In time, it is expected that the top floor will deteriorate allowing water to penetrate to the floors below. The continuing deterioration will likely weaken the roof and floor framing systems to the point where the roof may collapse on its own.
2. Re-roof the building. The project would include removing the existing roofing material and applying a new roofing system. Because the roof wood framing is severely deteriorated where the roof is leaking, it will be necessary to replace the wood framing in these areas. There would be no work done inside the building, except for the cleanup work, nor any changes made to the building's exterior, thus no impact to any historical aspects of the building. The total project cost if this option were chosen is tabulated below. The cost also includes previously identified costs to clean up, repair, and secure the building and to videotape the building's interior since with the roof replaced this would be appropriate. While this option does not directly address the seismic concerns, it would prevent the roof from potentially collapsing under its own weight.

Re-roof Project Cost:

Seismic Study	\$ 25,000
Re-roof Construction	76,000
Building Clean Up & Repair	25,000
Recordation and Preservation of Historic Elements	3,000
Design & Administration	40,000
Construction Inspection	5,000
Total Re-roof Cost	<u>\$ 174,000</u>

Re-roof Schedule:

Receive Bids	July 21, 1998
Award Purchase Order	August 11, 1998
Start Re-roofing	August 25, 1998
Complete Re-roofing	October 6, 1998

A re-roofing project can be done with the funds available and such project is exempt from CEQA pursuant to Section 15301 of the State CEQA Guidelines, which applies to repair or maintenance of an existing structure. Because of the funding deficit created by the seismic upgrade project, staff recommends that the seismic upgrade option be rejected and the re-roofing option be chosen to stop further damage to the building. Staff would hire a roofing contractor by purchase order to replace the roof, which is the normal procedure for this type of maintenance and repair work. Separate purchase order contracts would also be used to clean up the building, make exterior repairs, and secure the building.

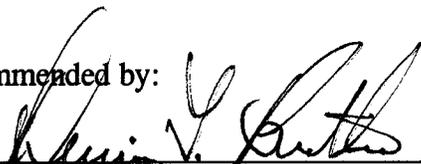
If the Council chooses the option to award the seismic upgrade project, the Council must also approve Addendum No. 1 and appropriate additional funds.

Prepared by:



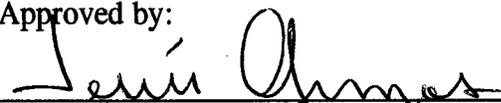
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A: Bid Summary
Exhibit B: Addendum No. 1

CITY OF HAYWARD
 SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL
 PROJECT NO. 6931
 BIDS OPENED: TUESDAY, MAY 12, 1998

(NUMBER OF BIDS RECEIVED - 6)

PAGE 1 OF 3

ITEM	QUANTITY	UNIT	ENGINEER'S ESTIMATE	AMANA ENG & CONST INC		BRAVA INC		
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1	1	LS	78,000.00	78,000.00	215,000.00	215,000.00	90,000.00	90,000.00
2	1	LS	182,000.00	182,000.00	120,000.00	120,000.00	279,222.00	279,222.00
3	1	LS	36,000.00	36,000.00	70,000.00	70,000.00	45,000.00	45,000.00
4	1	LS	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00
				\$340,000.00	449,000.00	449,000.00		458,222.00
			TOTAL BID					

CITY OF HAYWARD
 SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL
 PROJECT NO. 6931
 BIDS OPENED: TUESDAY, MAY 12, 1998

(NUMBER OF BIDS RECEIVED - 6)

ITEM QUANTITY UNIT		ENGINEER'S ESTIMATE		JENS HANSEN COMPANY		ACCUTITE	
		UNIT	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1 LS	78,000.00	78,000.00	190,191.00	190,191.00	165,000.00	165,000.00
2	1 LS	182,000.00	182,000.00	196,995.00	196,995.00	221,815.00	221,815.00
3	1 LS	36,000.00	36,000.00	44,814.00	44,814.14	75,610.00	75,610.00
4	1 LS	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00
			\$340,000.00		476,000.14 *		506,425.00

*TOTAL DIFFERENT FROM SUBMITTED BID

CITY OF HAYWARD
 SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL
 PROJECT NO. 6931
 BIDS OPENED: TUESDAY, MAY 12, 1998

(NUMBER OF BIDS RECEIVED - 6)

ITEM	QUANTITY	UNIT	ENGINEER'S ESTIMATE		VITTON CONSTRUCTION		SAAR CONSTRUCTION d.b.a. BMF	
			UNIT	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LS	78,000.00	78,000.00	87,000.00	87,000.00	180,000.00	180,000.00
2	1	LS	182,000.00	182,000.00	360,464.00	360,464.00	296,000.00	296,000.00
3	1	LS	36,000.00	36,000.00	38,969.00	38,969.00	60,000.00	60,000.00
4	1	LS	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00	44,000.00
			TOTAL BID		\$340,000.00		530,433.00	580,000.00



CITY OF
HAYWARD
HEART OF THE BAY

MAY 6, 1998

ADDENDUM NO. 1

SUBJECT: SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL
22738 MISSION BOULEVARD
PROJECT NO. 6931

BID OPENING DATE: MAY 12, 1998

TO ALL PROSPECTIVE BIDDERS:

Attached is Addendum No. 1 to the plans and specifications for the subject project.

This addendum will be presented to the City Council for approval at award of contract. Your bid should be based on the plans and specifications as modified by this addendum.

In summary, the addendum addresses asbestos and lead paint found in the area of work and a vault not shown on the plans.

Very truly yours,

ROBERT A. BAUMAN
Deputy Director of Public Works

vpc:

Attachment

Addendum No. 1 (1 page plus 4 attachments)

DEPARTMENT OF PUBLIC WORKS
ENGINEERING & TRANSPORTATION DIVISION

777 B STREET, HAYWARD, CA 94541-5007

TEL: 510/583-4730 • FAX: 510/583-3620 • TDD: 510/247-3340

Exhibit B

ADDENDUM NO. 1

SUBJECT: SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL
22738 MISSION BOULEVARD
PROJECT NO. 6931

The following addendum to the plans and specifications shall be taken into consideration in the preparation of your bid.

PLANS

Sheet S1: Asbestos was found in the joint compound on two partition walls on the 3rd floor. One wall is in the west room and one wall is in the southwest room. Sheet S1 is revised to identify the walls. The wall in the southwest room was not shown on the plans. The sheetrock and joint compound will be removed by the City prior to start of construction on this project. The wall framing system will be left for the Contractor to remove.

Sheet S1: There is a vault in the southwest room that is not shown on the plans. The vault is to remain. Sheet S1 is revised to show the location of the vault.

Sheet S1: Third floor demolition note #31 specifies existing wood paneling to be demolished and removed. The City is removing and salvaging some of the wood paneling identified on the plans to be removed by the Contractor. Contractor shall not include salvage value of the remaining wood paneling in his demolition costs.

SPECIAL PROVISIONS

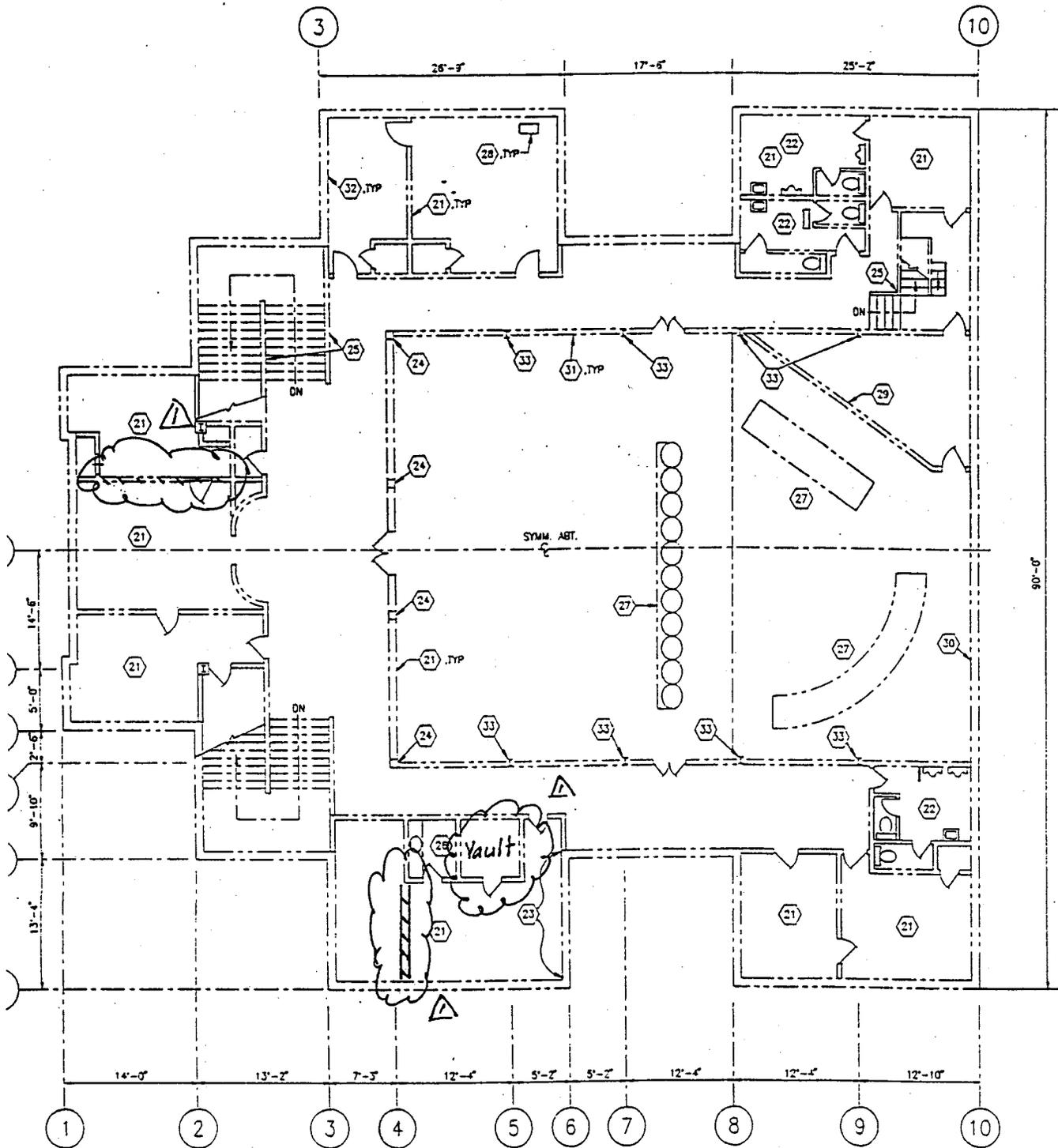
Section 8-1.04, "Lead-Containing Paint" (NEW) Paint (multi-layer) on the plaster walls of the north hallway on the 3rd floor was found to contain 0.014% lead concentration. Paint (multi-layer) on the plaster walls of the south hallway on the 3rd floor was found to contain 0.31% lead concentration. Add the attached Section 8-1.04, "Lead-Containing Paint," which provides general disclosure for lead-containing paint.

Section 02150, "Asbestos Demolition" (NEW) The built up roofing tar and felt covered with gravel on the flat portions of the roof were found to contain 20% chrysotile asbestos. The roofing tar and felt on the parapet walls were found to contain 3% chrysotile asbestos. The black roof patching compound on the roof penetrations was found to contain 12% chrysotile asbestos. Add the attached Section 02150, "Asbestos Demolition," which specifies the procedures for the removal of asbestos containing roofing materials.

*****END*****

Attachments:

Sheet S-1
Section 8-1.04, "Lead-Containing Paint," 2 pages
Section 02150, "Asbestos Demolition," 4 pages



3rd FLOOR DEMOLITION PLAN
 $\frac{1}{8}'' = 1'-0''$

FLOOR INTERIOR WALLS AND CABINETS.
 THIRD FLOOR MECHANICAL AND REBID IN (E) CONCRETE WALLS OR LIGHTING FIXTURES, CONDUIT, PLUMBING FIXTURES AND SOCKETS, AND ELECTRICAL PANELS. (E) RESULTING FROM THIS WITH CONCRETE OR FIRE-SAFING WITH CAP ALL CONDUIT AND PIPING.
 INTERIOR PLASTER WALL AND
 BY 10" 3RD FLOOR CONCRETE (RD FLOOR)

- (28) (E) RADIATORS TO BE REMOVED.
- (29) (E) WOOD STUD WALL TO BE DEMOLISHED AND REMOVED.
- (30) (E) WOOD FURRING & WALL & FRAMING.
- (31) (E) WOOD PANELING AND HOLLOWCLAY TILE WALL TO BE DEMOLISHED AND REMOVED.
- (32) (E) WINDOW TREATMENT TO REMAIN (E.G. VENETIAN BLINDS)
- (33) (E) STEEL COLUMNS TO REMAIN.
- (34) DEMOLISH AND REMOVE (E) BEAM

SEISMIC UPGRADE OF THE MISSION BOULEVARD CITY HALL, 22738 MISSION BOULEVARD, PROJECT 6931		DEMOLITION SCALE: AS SHOWN SHEET NO. 6 FILE NO. E-1461 DATE: 1-98
CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION DESIGNER: W. J. NELSON CHECKER: W. J. NELSON APPROVED BY: W. J. NELSON DATE: 1-98		PROJECT NO.: 6931 DATE: 1-98
DESCRIPTION: Drywalls Vault		NO. 1 DATE
EQE INTERNATIONAL, 44 MONTGOMERY ST. SUITE 3200 SAN FRANCISCO, CA 94104 (415) 980-2000 FAX (415) 397-5209		EQE INTERNATIONAL SHEET S1

GENERAL DISCLOSURE FOR LEAD-CONTAINING PAINTS

The contractor and his subcontractors are required to comply with 29 CFR 1926.62, and 8 CCR 1532.1 the Lead in Construction Standards on this project. The regulations require contractors to protect their employees from exposures in excess of the Permissible Exposure Level of 50 micrograms per cubic centimeter of air (mg/m³). The OSHA standards do not define the amount of lead in paint that constitutes lead containing paint, so it is up to the contractor to determine the worker exposure level for any regulated activity disturbing paint containing any amount of lead. The lead sampling results are contained in the following table.

Sample Number	Description and Location	Lead Concentration (% by Weight)
OCHC-Lead-1	Paint (multi-layer) on plaster wall, top floor, north hallway	0.014%
OCHC-Lead-2	Paint (multi-layer) on plaster wall, top floor, south hallway	0.31%

Until the worker exposure level is determined, Contractors are required to provide their workers with personal protection including respirators and protective clothing while performing manual demolition, sanding, scraping, abrasive blasting, and burning of paint. If the exposure level indicates that additional worker protection and engineering controls are required for this project, they shall be provided by the Contractor. The City of Hayward shall not be charged additional costs for any additional measures required for the contractor to comply with the Federal OSHA Lead in Construction Standard.

Prior to the commencement of lead paint disturbance, contractor shall prepare a written compliance program for this project which will outline the methods, procedures and controls to be followed by the contractor and each subcontractor during the disturbance of lead-containing paint. The Contractor's written compliance program shall be submitted to the City of Hayward prior to the start of any work covered under the lead standard.

It is the contractor's responsibility to maintain adequate controls and perform personal air monitoring to insure worker safety during the duration of this work. Initial exposure assessment monitoring results shall be supplied to the City of Hayward within 48 hours of the collection of the samples.

Intact paint on building components are exempted from consideration as hazardous waste. It is the contractor's responsibility to test lead containing paint and debris to determine its disposal requirements. It is the contractor's responsibility to dispose of all lead containing waste materials in accordance with applicable hazardous waste disposal regulations.

OSHA LEAD REGULATION SUMMARY

Federal OSHA (Occupational Safety and Health Administration) has enacted an interim lead standard. Cal/OSHA has adopted the Federal Standards as 8 CCR 1532.1. The purpose of both standards is to protect construction workers from exposure to lead. OSHA is primarily concerned with activities that disturb lead-containing paints. Lead was used in most paints up until the mid 1950's and was banned in amounts in excess of 0.06% by weight in 1978 for most non-industrial paints by the Consumer Product Safety Commission (CPSC).

The new standard requires contractors and employers who perform paint removal activities to monitor their employees to determine if they are being exposed in excess of the "Action Level" of 30 micrograms per cubic meter of air ($\mu\text{m}/\text{c}^3$) over an eight-hour time weighted average (TWA) or the permissible exposure limit (PEL) of 50 $\mu\text{g}/\text{cm}^3$ TWA. Monitoring is performed by personal air sampling.

Even when concentrations are below the action level, the employer must provide employees with High Efficiency Particulate Air (HEPA) filtered vacuums when used as an engineering control, wetting agents and hand-washing facilities. If the exposure exceeds the action level or the PEL, other procedures such as containing the area, local exhaust ventilation, respiratory and worker protection, worker training, decontamination facilities and medical monitoring are required.

OSHA has identified several work practices that pose varying levels of lead exposure to laborers disturbing lead-containing paint. Estimated exposure levels of lead are founded on the activity itself, rather than the concentrations of lead present in paint. Therefore, as an example, paint that contains 0.5% versus 15% of lead by weight or 0.8 mg/cm^2 versus 3.5 mg/cm^2 of lead in paint could pose the same exposure levels to workers depending on the activities that cause the disturbance and the administrative and engineering controls that are used.

The following is a summary of work practices and associated exposures as outlined in the OSHA standards:

Activities	Potential Exposure	Minimum Respiratory Protection
Class I activities include: Manual demolition, manual scraping, manual sanding, heat gun applications, general cleanup, power tool cleaning with dust collection systems and spray painting activities	50 $\mu\text{g}/\text{m}^3$ to 500 $\mu\text{g}/\text{m}^3$	Half mask air purifying respirator equipped with HEPA filters having a protection factor of 10
Class II activities include: Using lead-containing mortars, lead burning, lead riveting, rivet busting, power tool cleaning without dust collection systems, cleanup of dry expendable abrasives and abrasive blasting	500 $\mu\text{g}/\text{m}^3$ to 2,500 $\mu\text{g}/\text{m}^3$	Full face powered air purifying respirators equipped with HEPA filters having a protection factor of 100
Class III activities include: Abrasive blasting, welding, cutting and torch burning on steel structures	Greater than 2,500 $\mu\text{g}/\text{m}^3$	Full face supplied air respirator operated in pressure demand mode or other positive pressure mode (type "C")

Procedures for the Removal of Asbestos Containing Roofing Materials

City of Hayward
Old City Hall
Mission Boulevard
Hayward, California

SECTION 02150 ASBESTOS DEMOLITION

1.0	SCOPE OF WORK.....	1
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3.0	WORK AREA PREPARATION.....	1
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5.0	HANDLING AND DISPOSAL OF ASBESTOS-CONTAINING WASTE.....	3
6.0	VISUAL CLEARANCE.....	4

1.0 SCOPE OF WORK

- A. All asbestos related work described herein shall be performed by a state licensed, Cal/OSHA registered asbestos removal roofing contractor.
- B. The contractor shall provide all labor and materials to perform the following.
- C. Remove all roofing materials including asbestos-containing roof felt and underlayment from the roof of the building and dispose of intact pieces as non-regulated asbestos-containing material. Material that becomes friable material shall be dispose of as regulated asbestos-containing material (RACM).

2.0 PERSONNEL PROTECTION

- A. All contractor personnel working in the work area shall wear disposable protective clothing and, at minimum, 1/2 face negative pressure respirators equipped with HEPA cartridges. All workers and supervisors must have current asbestos training in accordance with the FED/OSHA 29 CFR 1926.1101 for Class II Workers as appropriate for roofing removal contractors, respirator fit testing and medical surveillance certification.
- B. Contractor shall conduct personal air monitoring in accordance with CCR Title 8, Section 1529. Personal air sampling results shall be posted on site no later than 24 hours after completion of sample collection.
- C. If results of personal air monitoring are found to be at or above the Cal/OSHA permissible exposure limit of 0.1 fibers per cubic centimeter (f/cc), then the roof area shall be considered a regulated area as defined by CCR Title 8 1529 and the Contractor shall be required to construct a personnel decontamination unit with shower as described in Section 3.0 herein.

3.0 WORK AREA PREPARATION

- A. Contractor shall install appropriate warning signs around the work area and employ safety procedures in accordance with all applicable rules and regulations.

- B. Remove all objects not fastened to existing structures from work area prior to commencement of removal activities.
- C. Shut down HVAC system during the work. Cover all stationary objects and surfaces not intended for removal or stripping of asbestos-containing roof material. Cover and render air-tight all air passageways, such as doors, windows, skylights, air circulating units, vents and registers in the work area, with plastic sheeting or hard wood barriers with studded support.
- D. Confine all debris associated with roofing removal activities and prevent dispersion into the facility structure.
- E. Utilize plastic sheeting catch devices secured at the structure foundation to contain incidental roofing debris.
- F. If the PEL of 0.1 f/cc is exceeded, provide a three stage Personnel Decontamination Unit consisting of a serial arrangement of rooms or spaces, Changing Room, Shower Room and Equipment Room.

3.1 WARNING SIGNS

- A. Post an approximately 20 inch by 14 inch manufactured caution sign at each entrance to the work areas displaying the following legend with letter sizes and styles of a visibility required by 29 CCR 1926:

LEGEND

DANGER

ASBESTOS

CANCER AND LUNG DISEASE HAZARD

RESPIRATORS AND PROTECTIVE CLOTHING ARE REQUIRED IN THIS AREA

4.0 WORK PROCEDURES

- A. Clean roof surfaces with tools or equipment which minimize the release of airborne fibers. Limit the use of the following tools to contact with the non-asbestos-containing elements of the roof only: brooms, blowers, high pressure rinse, etc.
- B. Wet the work area(s) prior to initiation of the removal process. Use amended water continually throughout the work period to ensure that any asbestos-containing material, exposed by manual force including saw cutting, is wet and remains so. Cutting machines shall be continuously misted during use, unless a competent person determines that misting substantially decreases worker safety.
- C. The wetting solution shall be applied with airless spray or low pressure spray equipment to avoid displacement and dispersal of asbestos fibers.
- D. All efforts shall be made to manually loosen and remove the roofing material limiting breaking and chipping.
- E. Roofing material may be cut into smaller, manageable sizes depending upon mode of transport and method of disposal.

- F. When removing built-up roofs with asbestos-containing roofing felts and an aggregate surface using a power roof cutter, all dust resulting from the cutting operation shall be collected by a HEPA dust collector, or shall be HEPA vacuumed by vacuuming along the cut line. When removing built-up roofs with asbestos-containing roofing felts and a smooth surface using a power roof cutter, the dust resulting from the cutting operation shall be collected either by a HEPA dust collector or HEPA vacuuming along the cut line, or by gently sweeping and then carefully and completely wiping up the still-wet dust and debris left along the cut line. The dust and debris shall immediately be bagged or placed in covered containers.
- G. A penetrating encapsulant shall be used at all times during the cutting process to prevent asbestos fiber release.
- H. Encapsulate all broken corners and edges of asbestos-containing roofing materials.
- I. Carefully lower roofing material that has been removed without dropping, throwing, sliding or otherwise damaging the bagged material, in accordance with BAAQMD - Regulation 11 - 303.5 which requires that all RACM be transported to the ground in leak-tight chutes or containers, utilizing negative air and HEPA equipment.
- J. Immediately following removal of roofing materials from deck, apply amended water to entire exposed surface.
- K. Maintain encapsulated materials in a leak-tight storage container. Restrict access to stored materials, equip leak-tight storage containers with locks when not in use.
- L. Any ACM that is not intact shall be lowered to the ground as soon as is practical, but in any event no later than the end of the work shift. While the material remains on the roof it shall either be kept wet, placed in an impermeable waste bag, or wrapped in plastic sheeting.
- M. When removing cementitious asbestos-containing shingles, the employer shall ensure that the following work practices are followed:
 1. Cutting, abrading or breaking siding, shingles, or transite panels, shall be prohibited unless the employer can demonstrate that methods less likely to result in asbestos fiber release cannot be used.
 2. Each panel or shingle shall be sprayed with amended water prior to removal.
 3. Unwrapped or unbagged panels or shingles shall be immediately lowered to the ground via covered dust-tight chute, crane or hoist, or placed in an impervious waste bag or wrapped in plastic sheeting and lowered to the ground no later than the end of the work shift.

5.0 HANDLING AND DISPOSAL OF ASBESTOS-CONTAINING WASTE

- A. Contractor shall minimize the amount of roofing materials that becomes RACM. All non-RACM shall be placed in dumpsters that have been lined with 2 layers of 6-mil poly sheeting and dispose of as non-RACM.

All asbestos-containing waste that becomes RACM shall be bagged in pre-labeled 6-mil air tight puncture resistant bags. Labeling shall be in accordance with outside of the drums in accordance with OSHA and EPA requirements as follows:

First Label:

**CAUTION
Contains Asbestos Fibers
Avoid Opening or Breaking Container
Breathing Asbestos is Hazardous to Your Health**

Second Label: (Provide in accordance with 29 CAR 1910.1200(f) of OSHA's Hazard Communication standard):

**DANGER
CONTAINS ASBESTOS FIBERS
AVOID CREATING DUST
CANCER AND LUNG DISEASE HAZARD
BREATHING AIRBORNE ASBESTOS, TREMOLITE, ANTHOPHYLITE, OR
ACTINOLITE FIBERS IS HAZARDOUS TO YOUR HEALTH**

- B. All bags of RACM shall be sealed with tape in the work area. Asbestos waste shall not be allowed to dry out prior to sealing bags. While in the work area, bags shall be decontaminated of any bulk debris by wet wiping.
- C. Bags shall be pre-labeled in accordance with OSHA and EPA.
- D. The Contractor shall ensure that the sealed drums and bags are transported to the waste disposal site.
- E. Mark vehicles used to transport asbestos while loading, unloading and transporting of ACM in accordance with BAAQMD Regulation 11, Rule 2, Paragraph 304.5.
- F. The Contractor shall establish a manifest system to enable the Owner to report the quantity of asbestos waste being deposited at the landfill. The Contractor shall report the quantity of waste in pounds or tons as appropriate. The Contractor must be able to demonstrate custody over all asbestos waste from the time it is removed from the work area until it is deposited at the landfill.
- G. Copies of the manifest and any receipts generated during the handling and disposal process shall be provided to the Owner and the Owner's Representative.
- H. Final manifest and documents must be provided to the Owner and the Owner's Representative within two weeks of the removal of the asbestos materials from the site by the waste hauler.

6.0 VISUAL CLEARANCE

- A. Upon completion of asbestos material removal and load out of containerized asbestos-containing materials from work area, Owner and the Owner's Representative shall conduct a visual inspection to determine the level of cleanliness of the entire work area. The Contractor Project Foreman shall accompany the Owner and the Owner's Representative Project Manager during this visual inspection. Following approval given by Owner and the Owner's Representative that all asbestos containing roofing material has been removed, the Contractor shall "lock down" any residual airborne asbestos fibers that may still be present in the work area by spraying a penetrating liquid encapsulant.

DRAFT

DM 5-28-98

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION REJECTING ALL BIDS FOR MISSION
BOULEVARD CITY HALL SEISMIC UPGRADE,
PROJECT 6931, AND AUTHORIZING RE-ROOFING OF THE
BUILDING BY PURCHASE ORDER**

WHEREAS, on March 20, 1998, the City Council approved the plans and specifications for Mission Boulevard City Hall Seismic Upgrade, Project 6931, and called for bids to be received on May 12, 1998; and

WHEREAS, the low bid received is 32 percent above the engineer's estimate and rebidding the project is unlikely to result in lower bids; and

WHEREAS, there is insufficient funding to proceed with the seismic upgrade project at the cost of the bids submitted for the project; and

WHEREAS, an alternative to the seismic upgrade is the reroofing of the building to prevent further damage, which can be accomplished with the funds available for the project by way of purchase order.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hayward that all bids received for the Mission Boulevard City Hall Seismic Upgrade, Project 6931, pursuant to the plans and specifications approved by Council on April 7, 1998, are hereby rejected, and staff is directed to proceed with re-roofing of the structure by way of purchase order.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1998

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward