

METROPOLITAN EXPOSITION-RECREATION COMMISSION

RESOLUTION NO. 66

Approving the Bid Specifications and authorizing Commission staff to advertise and receive bids for the Civic Auditorium Attic Asbestos Abatement Project.

The Metropolitan Exposition-Recreation Commission finds:

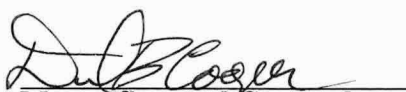
1. That in early 1988 an asbestos-related hazard was identified in the attic, orchestra canopy, and projection booth of Civic Auditorium that initiated prompt interim action to protect workers involved in those areas.
2. That in May of 1989 a "prototype" bid specification was compiled to provide for the abatement of the asbestos hazard at the orchestra canopy location.
3. That in August of 1989 the Exposition-Recreation Commission approved release of the bid specifications for the Civic Auditorium Orchestra Canopy and in October approved a contractor for that project.
4. That additional "priority one" asbestos hazards remain including the Civic Auditorium attic and projection booth.
5. That the Commission wishes to release a Specification for Bids patterned after the original asbestos abatement specifications for the orchestra canopy, to deal with the Civic Auditorium Attic asbestos hazard and comply with Federal Law regarding asbestos issues.

BE IT THEREFORE RESOLVED:

1. That the Metropolitan Exposition-Recreation Commission approves the bid specifications for the Civic Auditorium Attic Asbestos Abatement project.
2. That the Metropolitan Exposition-Recreation Commission authorizes staff to advertise for bid and release the specifications to interested contractors.
3. That staff be authorized to receive and evaluate bids which will be submitted to the Commission for consideration at the Commission's June meeting.

Passed by the Commission on May 9, 1990.

APPROVED AS TO FORM:


Metro General Counsel


Chair


Secretary/Treasurer



Memorial Coliseum Complex

Civic Stadium

May 4, 1990

MEMORANDUM

TO: Metropolitan Exposition-Recreation Commission
FROM: Mark Hunter, Assistant to the General Manager
SUBJECT: Civic Auditorium Attic Asbestos Abatement

Background

On August 1, 1988, the City of Portland released a report from Hall-Kimbrell Environmental Services, Inc. that identified asbestos hazard areas in all City-owned facilities. Two of these facilities were the Civic Auditorium and the Memorial Coliseum.

Various degrees of hazards were noted in the Prioritization Asbestos Assessment Study. Three priority one or top priority areas were noted at Civic Auditorium which were the Attic, Orchestra Canopy and the Projection Booth.

Staff had known of the asbestos problem prior to the release of the report and had taken immediate action for the protection of the affected employees.

Immediately following the release of the Hall-Kimbrell Report, staff retained the services of Hazcon, an asbestos consulting firm, and formulated a "prototype" specification to deal with the abatement in those areas. This specification was released for bid in mid-1989 and a contractor was selected to deal with the Orchestra Canopy portion. Due to some technical problems dealing with "re-fireproofing" with a safe material, this original project was postponed until the "schedule window" held open for the Attic Asbestos Abatement project between July 16, 1990, and August 15, 1990. Both projects, if this one is accepted by the Commission, will proceed simultaneously.

Legal Considerations

The "priority one" asbestos hazard areas must be dealt with in accordance with Federal guidelines. Failure to do so may result in fines, building closure and potential liability suits.

The bid specification assembled for this project is designed to deal with all requirements for asbestos abatement, encapsulation and/or identification. The consulting firm for the Commission, Hazcon, has completed the technical specification in such a manner to encompass all current requirements for asbestos management.

Metro General Counsel has also assisted in completion of the specification and standardization of various portions of it, such as Performance and Payment Bond, Contract Form, Bid Bond, and Proof of Insurance. General requirements have not yet been adopted for standard usage, so portions of the Standard Construction Specifications for the City of Portland have been included.

Budget Considerations

The Commission has approved \$145,000 for the 1990-91 fiscal year for asbestos abatement at Civic Auditorium. Additional funds may be required depending on the results of the bid process.

Other Considerations

A one-month "schedule window" has been kept open for the abatement projects from July 16 through August 15, 1990, as the building cannot be occupied during the time that the abatement work is taking place. In order to meet this deadline, the Bid Specification needs to be approved in early May to allow ample time for the bid period.

If a potentially acceptable bid is received, the Commission will be able to take action in June to accept or reject the bid, allowing the staff and contractor reasonable start-up and coordination time.

Summary

Staff has prepared a specification to call for bids for the Civic Auditorium Attic Asbestos Abatement and is submitting it to the Commission for approval, and in addition asks to receive and evaluate those bids for submittal to the Commission for potential Commission action at the regular June meeting.

Recommendation

Staff recommends that the Commission approve release of specification and advertisement for bids for the Civic Auditorium Attic Asbestos Abatement Project, and further recommends that Staff be authorized to receive and evaluate bids prior to submittal to the Commission for potential action at the June meeting.

General Manager's Concurrence

