

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Jeremy Laurentowski, Landscape/Parks Maintenance ^{SL}
Superintendent

DATE: May 18, 2011 (CC Meeting of June 1, 2011)

SUBJECT: Consider Removing and Replacing the Asbestos-Containing Vinyl Composition Floor Tile and Mastic in the Active Adult Center, Citrus Room and the Community Center's Custodian Closet, Video Control Room, Storage Closet and Small Conference Room; and Resolution Amending the Fiscal Year 2010/11 Budget

DISCUSSION

In 1991, the City obtained the services of Gale/Jordan Associates, Inc. to perform an asbestos inspection report for the Community Center. The purpose of the investigation was to identify and locate any asbestos-containing material in the building due to the proposed interior renovation of the Apricot Room. A total of fifty (50) material samples were taken at various locations throughout the facility, which included floor tile, ceiling tile, drywall, baseboard, stucco, roofing material, insulation and air conditioning sealing compounds. The report confirmed the presence of asbestos in the two types of vinyl composition floor tile (VCT) and mastic that were installed in the Active Adult Center, Citrus Room, Apricot Room and associated general purpose areas such as the Community Center's custodian closet, video control room, storage closet and the small conference room located in the Community Center's foyer. The report also confirmed that the materials were in adequate condition and no remedial action was required at that time. However, during the 1991 interior renovation of the Apricot Room, the existing floor tile and mastic containing asbestos were removed and replaced.

Recently, it has come to staff's attention that the floor tile in the Active Adult Center and Citrus Room is in need of replacement. The floor tile has lifted in several locations and several areas of tile are cracked and damaged. In March, 2011, staff obtained the services of Ventura Asbestos Control, Inc. to perform another asbestos inspection report as staff could not locate documentation confirming that the original VCT floor tile tested in 1991 was ever replaced. The report confirms the presence of

asbestos in both the VCT floor tile and mastic that is currently installed in the Active Adult Center and Citrus Room. Staff is confident that the floor tile in the Community Center's custodian closet, video control room, storage closet and small conference room also contain the original asbestos-containing floor tile identified in the 1991 report.

Asbestos fibers are naturally occurring minerals and are relatively safe when they are contained in solid material, such as floor tile. However, as the solid properties of the material break down due to wear and tear or the material becomes damaged, the asbestos fibers have a higher chance of being released into the environment. Due to the relatively poor condition of the existing floor tile, staff is recommending removing and replacing the asbestos-containing tile and mastic in all of the areas previously mentioned with new VCT floor tile. The asbestos removal will require the services of a registered asbestos abatement contractor as well as the inspection services of an asbestos consultant prior to occupying the building. In addition, staff anticipates minor damage to the drywall and painted wall surfaces after the existing baseboard has been removed and the video and electrical equipment located in the video control room is temporarily relocated during construction.

FISCAL IMPACT

Staff has obtained quotes from several contractors and has determined that the total cost for the asbestos removal and improvements is \$45,265. The following is a brief summary:

Asbestos Removal	\$14,100
Asbestos Inspection Services	\$2,500
New VCT floor tile	\$13,800
Video equipment relocation	\$7,000
Painting and base board repair	\$3,750
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Sub-Total	\$41,150
10% Contingency	\$4,115
Total	\$45,265

Staff is requesting an additional appropriation from the General Fund Reserve (1000) in the amount of \$45,265 to the Facilities Division (7620).

STAFF RECOMMENDATION (ROLL CALL VOTE REQUIRED)

1. Approve the removal and replacement of the asbestos-containing vinyl composition floor tile and mastic in the Active Adult Center, Citrus Room and the Community Center's custodian closet, video control room, storage closet and small conference room; and

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2. Adopt Resolution No. 2011-____ amending the FY 2010/11 budget to appropriate \$45,265 from the General Fund Reserve (1000) to the Facilities Division (7620).

Attachments:

1. Resolution 2011-____
2. Asbestos Inspection Report (Ventura Asbestos Control, Inc.)

RESOLUTION NO. 2011-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, AMENDING THE FISCAL YEAR 2010/11 BUDGET TO ALLOCATE \$45,265 FROM THE GENERAL FUND (1000) TO THE FACILITIES DIVISION (7620) FOR THE REMOVAL AND REPLACEMENT OF THE ASBESTOS-CONTAINING VINYL COMPOSITION FLOOR TILE AND MASTIC IN THE ACTIVE ADULT CENTER, CITRUS ROOM AND THE COMMUNITY CENTER'S CUSTODIAN CLOSET, VIDEO CONTROL ROOM, STORAGE CLOSET AND SMALL CONFERENCE ROOM

WHEREAS, on June 16, 2010, the City Council adopted the Operating and Capital Improvement Budget for Fiscal Year 2010/11; and

WHEREAS, a staff report has been presented to City Council discussing the need to remove and replace the asbestos-containing vinyl composition floor tile and mastic in the Active Adult Center, Citrus Room and the Community Center's custodian closet, video control room, storage closet and small conference room in the amount of \$45,265; and

WHEREAS, an additional appropriation of \$45,265 is requested from the General Fund (1000) to the Facilities Division (7620) to fund this project, and

WHEREAS, Exhibit "A" hereof describes said budget amendment and its resultant impact to the budget line items.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. A budget amendment allocating \$45,265 from the General Fund (1000) for the removal and replacement of asbestos-containing floor tile in the Active Adult Center, Citrus Room and associated general purpose areas within the Community Center more particularly described in Exhibit "A" attached hereto is hereby approved.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

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PASSED AND ADOPTED this 1st day of June, 2011.

Janice S. Parvin, Mayor

ATTEST:

Maureen Benson, City Clerk

Attachment: Exhibit A – Budget Amendment

EXHIBIT A

**BUDGET AMENDMENT FOR THE GENERAL FUND FOR THE
 REMOVAL AND REPLACEMENT OF THE ASBESTOS-CONTAINING VINYL
 COMPOSITION FLOOR TILE AND MASTIC IN THE ACTIVE ADULT CENTER,
 CITRUS ROOM AND THE COMMUNITY CENTER'S CUSTODIAN CLOSET,
 VIDEO CONTROL ROOM, STORAGE CLOSET AND
 SMALL CONFERENCE ROOM**

FY 2010/11

FUND ALLOCATION FROM:

FUND TITLE	FUND ACCOUNT NUMBER	AMOUNT
General Fund	1000-5500	\$45,265
Total		\$45,265

DISTRIBUTION OF APPROPRIATION TO EXPENSE ACCOUNTS:

BUDGET NUMBER	CURRENT BUDGET	REVISION	ADJUSTED BUDGET
1000.7620.0000.9252	\$168,473	\$19,305	\$187,778
1000.7620.0000.9103	\$0	\$25,960	\$25,960
Total	\$168,473	\$45,265	\$213,738

Finance approval: 



LA Testing

520 Mission Street, South Pasadena, CA 91030

Phone: (323) 254-9960 Fax: (323) 254-9982 Email: pasadenalab@latesting.com

Attn: **Jim Mier**
Ventura Asbestos Control
5150 Goldman Avenue
Unit B
Moorpark, CA 93021

Customer ID: 32VENT50
 Customer PO:
 Received: 03/01/11 11:10 AM
 LA Testing Order: 321103429

Fax: (805) 523-7318 Phone: (805) 523-8894
 Project: **Job 55211 / City of Moorpark, 799 Moorpark Ave.**
Moorpark CA, 93021

LA Testing Proj:
 Analysis Date: 3/1/2011

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
55211-1-Floor Tile 321103429-0001	Citrus Room	Beige Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% Chrysotile
55211-1-Mastic 321103429-0001A	Citrus Room	Black Non-Fibrous Homogeneous		93% Non-fibrous (other)	7% Chrysotile
55211-2-Floor Tile 321103429-0002	Active Adult Center	Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
55211-2-Mastic 321103429-0002A	Active Adult Center	Black Non-Fibrous Homogeneous		93% Non-fibrous (other)	7% Chrysotile

Initial report from 03/01/2011 13:45:54

Analyst(s)
 Kieu-anh Pham Duong (4)



 or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of LA Testing. LA Testing's liability is limited to the cost of analysis. LA Testing bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Samples received in good condition unless otherwise noted.
 Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283