THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: November 14, 2011

To: Urban Renewal Agency of the City of Twin Falls

From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to award a bid by EnviroMont to perform asbestos assessment/testing/abatement for no more than $4,515 for the building located at 121 4th Ave. So.

Background:

The URA board purchased this property, the former Kruzer's nightclub, on June 10, 2009. It consists of a building and the full half-block bounded by Shoshone, 4th Ave. So., and Hansen St.

In order for the Agency to better market this property it would be very helpful to determine if there is asbestos or lead paint in the building. There was an Environmental Assessment Level I done on this site in 2008 but it did not address asbestos or lead paint. The EA Level I report showed no environmental contamination concerns.

Dr. Saiid Dabestani, owner of EnviroMont , has performed asbestos assessments for the Agency on two other Old Town properties and has performed well. The attached proposal shows the total cost will be no more than $4,515 and less if there is no asbestos found.

Approval Process:

A majority vote of a quorum of the Agency board in open meeting.

Budget Impact:

The amount will be no more than $4,515 and the funds are available.

Conclusion:

Staff recommends board approve the EnviroMont proposal.

Attachments:

1. EnviroMont proposal

Proposal for Asbestos & Lead paint inspection, testing & potential disposal

Former Kruzer's Building

Twin Falls, Idaho

Introduction

This proposal is prepared by Enviro-Mont Consulting & Services for conducting an investigation of asbestos and lead paint at the former Kruzer building located at Shoshone Street, Twin Falls, Idaho. The proposal is prepared on behalf of the City of Twin Falls, Urban Development Department. The proposed work is divided into four distinct tasks and subtasks. A brief explanation and estimated associated cost of each task is presented in the following paragraphs.

Task1. Visual Inspection

- **A) Asbestos**: The purpose of this task is to identify potentially asbestos containing building materials within the existing structures at the property. The scope of this task is limited to the interior and exterior portions of the existing structure/sub-structures. The inspection also identifies portions of the building materials which will need to be sampled and analyzed for asbestos. During this inspection any area that is recognized as containing potentially asbestos containing materials will be thoroughly identified and marked. It is vital to recognize that confirmation of asbestos existence is only achieved through a professional sampling and analysis of recognized material during the inspection.
- B) **Lead Paint:** The purpose of this task is also to identify painted areas within the building, particularly walls and ceilings. Regardless, of the type of paint, an on-site testing (screening) for the presence of the lead in paint will be performed.

Task2. Sampling & Analysis

- **Asbestos**: The purpose of this task is confirmation of asbestos containing materials in the previously identified areas within the interior and exterior of the structures. Each marked area will be subject to sampling and/or sub-sampling. Sub-samples will be composited in order to avoid additional cost for this step. Based on our present knowledge of the property (i.e., size of 6000 sq. ft. not including the basement), it is estimated that eighteen samples will be sufficient to confirm asbestos in the structures.
- **Lead Paint:** As cited earlier, **a**n on-site semi-quantitative testing will be performed on the locations which are identified following the initial inspection. Estimated twelve samples for on-site testing should suffice. However, pending the results of the on-site test, conformational laboratory testing must be performed. It is projected that six composite samples will be send to the laboratory.

Task3. Abetment of the asbestos containing material

Based on the results of Task 2, removal of asbestos containing materials and their disposal will be performed. USEPA protocol will be implemented to complete this task. Appropriate documentation for this part will be provided.

Task4. Reporting

Upon completion of the above cited tasks, a written report will be provided which includes procedures that were implemented during the execution of the project. The report will also include an inspection certification letter.

Cost

Enviro-Mont Consulting & Services proposes to complete the above described tasks at an estimated total of $3665.00. A breakdown cost of each task is presented below. It should also be pointed out that it is possible that abatement may not be necessary for this property pending the results of Task2. Under such a circumstance, the cost of Task 3 ($1200.00) will not be billed to the client.

Task1. $1350.00

Task2. $1565.00 (an additional cost of six samples for at $45/ sample for the lab testing is also included and **may not** be necessary and will not be billed to the client)

Task3. $1200.00

Task 4. $400.00

Total estimated cost: $4515.00

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