



41 Perimeter Center East, Suite 250
 Dunwoody, Georgia 30346
 P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Manager

Date: May 12, 2014

Subject: **Discussion of Contract Amendment with TOA LLC for the Demolition of Buildings 15 and 16 at Brook Run Park**

ITEM DESCRIPTION

Discussion of a contract amendment with TOA LLC for the demolition of buildings 15 and 16 at Brook Run Park due to unforeseen asbestos material.

BACKGROUND

In 2010 the City Council budgeted \$400,000 for the demolition of hazardous building in Brook Run Park. In early 2011, for roughly \$90,000 we completed the demolition of the "administration" building in front of the Dog Park and "cottage 7" behind the theater, just east of the large pavilion lawn where Lemonade Days operates.

In February 2014, the city solicited a bid for the demolition of Buildings 15 and 16 which are the two single story buildings just south of the Veteran's Memorial and Children's Playground area. TOA LLC was awarded the contract for \$47,600. Prior to the bid document release, a third party was contracted to test the buildings for materials containing asbestos so that it could be properly removed during the demolition process. A report of these findings was included in the bid document and the abatement of the material was included in TOA LLC's original quote.

DISCUSSION

Last week, during the demolition process, TOA LLC discovered additional asbestos material under the slab of building 16. This area was not exposed during the original testing and therefore unknown to contain asbestos.

Removing the asbestos-contaminated material, slab, and cleaning the exposed area pursuant to the Environmental Protection Agency's guidelines will cost an additional \$45,500. TOA LLC has submitted a change order for \$45,500 which brings the total contract amount to \$93,100. The additional funds needed are available in the Brook Run Park Demolition Capital Fund.

RECOMMENDED ACTION

Staff respectfully requests that Council: (1) approve the change order in the amount of \$45,500 plus a 10% contingency of \$9,300 based on the total contract amount of \$93,100 to TOA LLC for the demolition of Building 15 and 16 and (2) authorize the City Manager and staff to execute the necessary documents.