



# CITY OF SAN MATEO

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

## Agenda Report

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Agenda Number: 8

Section Name: {{section.name}}

File ID: {{item.tracking\_number}}

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**TO:** City Council  
**FROM:** Drew Corbett, City Manager  
**PREPARED BY:** Public Works Department  
**MEETING DATE:** September 21, 2020  
**SUBJECT:**  
City Hall Restrooms Remodel – Change Order No. 1

**RECOMMENDATION:**

Adopt a Resolution to approve Change Order No. 1 with Pride Industries to perform abatement services in an amount not to exceed \$47,165.11 and authorize the Public Works Director to execute the change order.

**BACKGROUND:**

In June 2020, City Council awarded a construction contract to Pride Industries to remodel the City Hall restrooms near the Council Chambers and in the atrium in the amount of \$244,803.54. Council also authorized the Public Works Director to issue change orders up to \$25,000.

The first phase of construction includes an evaluation and report for the presence of asbestos in the existing restrooms. Given the year when the building was constructed, asbestos was not expected to be present. However, the evaluation identified asbestos was present within the floor, walls, and ceiling in the restrooms at concentrations that required abatement prior to demolition.

Pride Industries provided a proposal to abate the asbestos in the amount of \$47,165.11. The asbestos abatement scope of work includes individual containment chambers at each location with a mechanical filtering unit to create a vacuum to isolate air inside each space. The physical removal and demolition of the floor, wall, and ceiling material can occur once the spaces are isolated. Due to the quantity of asbestos removal required, staff determined the amount is fair and reasonable.

Staff also recommends re-establishment of a \$25,000 contingency to cover potential unforeseen conditions that may arise during the remainder of the project.

**BUDGET IMPACT:**

The amount of \$47,165.11 for Change Order No. 1 is available in the City Hall Restroom Improvements project. This change order will increase the overall project budget to \$291,968.65.

**ENVIRONMENTAL DETERMINATION:**

This project is categorically exempt from CEQA as an “existing facility,” because it consists of the renovation of an existing building, involving negligible or no expansion of use. (CEQA Guidelines Section 15301.)

**NOTICE PROVIDED**

All meeting noticing requirements were met.

**ATTACHMENTS**

Att 1 – Proposed Resolution

Att 2 – Change Order No. 1

**STAFF CONTACT**

Steve Wu, Project Manager II

swu@cityofsanmateo.org

(650) 522-7345