



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: City Administrator Dan Wietecha
Date: October 7, 2024
Item: 2024 Budget Amendment: Lead Paint Scraping and Containment

Council Action Requested:

Approve amendment to the 2024 Budget: \$30,175 for lead paint scraping and containment as part of the City Hall Historic Renovation project.

Background Information:

This summer, contractor Renaissance Roofing found peeling, lead-based paint. The project specifications and contract did not clearly include specifications or required actions if lead-based paint were encountered during the project. Work was stopped, and several areas were tested to confirm the presence of lead-based paint.

On September 17, the contractor provided a quote of \$30,175, reviewed by our architects at Miller Dunwiddie, to scrape, contain, and safely dispose of peeling, lead-based paint on the project. I approved the change order so work could begin promptly while we still have warm weather.

Financial Impact:

\$30,175 – within project contingency

Committee Discussion:

Not applicable

Attachment:

Change Order #5

RENAISSANCE

VIII-13

HISTORIC EXTERIORS

www.HistoricExteriors.com
1-800-699-5695

BELVIDERE/CHICAGO OFFICE
P.O. Box 5024, Rockford, IL 61125
2231 Hawkey Drive, Belvidere, IL 61008
815/547.1725; Fax: 815/547.1425

ST. LOUIS OFFICE
2306 Lemp Avenue
St. Louis, MO 63104
314/772.6222; Fax: 314/772.6224

CHANGE ORDER FORM

Project:	Hastings City Hall: Historic Roofing Repair	Change Order Number:	5Revision
	101 4th Street East	Date:	09/17/24
	Hastings, MN 55033	Project Number:	COH2101
Attn:	Kelly Mastin Miller Dunwiddie	Contract Date:	12/01/23

The Contract is proposed to be changed as follows:

Lead Paint Containment

- A) Safely scrape, contain and properly dispose of loose peeling lead paint from main building cornice metal and peaks around perimeter of the roof in preparation for primer & topcoat.
- As discussed on site, this will not provide a smooth surface, however, we will be removing all loose lead paint leaving the still adhered lead paint in place.
- NOTE: This is not abatement work, there will still be lead paint present on those areas after work is performed.

Pricing Breakdown:

Containment		\$ 30,175.00
Additional Labor for scraping & containment of peeling lead paint	\$ 25,600.00	
Extended Lift Rentals	\$ 3,625.00	
Tools, Supply, Disposal & Additional Pedestrian Protection	\$ 950.00	
Additional Site Visits Beyond Scope of Work	\$ -	
Scaffold Rental for Containment of Lead Paint		\$ -

*Scaffold rental for delays not under our control, past the original take down date of August 19

Note - this does not include any work on Center dome.

Total amount: \$ 30,175.00

The original contract sum, including all alternates was	\$ 3,304,795.00
The net change by previously authorized change orders	\$ 54,940.00
The contract sum at time of this change order	\$ 3,359,735.00
The contract sum will be Increased by this change Order in the amount of	\$ 30,175.00
The new contract sum total, including this change order	\$ 3,389,910.00

Renaissance Roofing, Inc.		
Owner Representative (Firm Name)	Contractor (Firm name)	Owner (Firm name)
	2231 Hawkey Drive	
	Belvidere, IL	
Address	Address	Address
		
By (signature)	By (signature)	By (signature)
	Jake Verhagen	
Name (print)	Name (print)	Name (print)
	9/17/2024	
Date	Date	Date