
**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION****Council Meeting Date: 09/22/2016
Agenda Item: 5B6**

ACTION: Award two-year contracts with two, two-year renewal options to Builders Enviro Services, Inc., Comprehensive Risk Services, LLC, and Empire Services West, LLC, for asbestos abatement, mold remediation, and related services for the City's Risk Management Division.

FISCAL IMPACT: Total cost of this contract will not exceed \$150,000 during the initial two-year contract period. Sufficient funds have been appropriated in the Risk Management Fund - cost center 2621 (Risk Management) and various other City-wide cost centers for the anticipated expenditures.

RECOMMENDATION: Award the contracts.

BACKGROUND INFORMATION: (IFB #16-144) The City of Tempe issued an Invitation for Bid (IFB) to establish contracts for asbestos abatement, mold remediation and put-back services as required.

The City contracts out asbestos abatement, mold remediation and put-back services for City owned facilities. Asbestos can be found in older ceilings, flooring, thermal insulation, and other building components. When renovation or facility maintenance work has to be done on asbestos-containing materials, the asbestos-containing material must be removed by a certified asbestos abatement contractor. Similarly, mold growth in buildings from water-damage or moisture build up, must be removed by a properly certified mold remediation contractor. Specialized filtration and personal protective equipment are utilized by the contractors during asbestos abatement and mold remediation and all waste generated from the project must be properly packaged, labeled and transported by the contractor in accordance with federal, state, and local regulations to licensed disposal sites and/or handling facilities. On occasion, the City will utilize the contractor for put-back services when critical operations need immediately repair that would otherwise be delayed by obtaining quotes from other trades contracts.

Evaluation Process

Notification of IFB was sent to 27 vendors and 15 bids were received from the following firms:

- American Technologies, Inc.
- Builders Enviro Services, Inc.
- Comprehensive Risk Services, LLC
- Damage Control, LLC
- East Valley Disaster Services, Inc.
- Empire Services West, LLC
- Envy Restoration, Inc.
- Kary Environmental Services, Inc.
- Native Environmental, LLC
- Pinnacle Restoration
- Red Rock Environmental, LLC
- Spray Systems of Arizona
- Southwest Hazard Control, Inc.
- Stratton Restoration
- Summit Restoration and Construction, LLC

Damage Control, LLC , Native Environmental, LLC, and Southwest Hazard Control, Inc. were each found to be non-responsive, as they did not submit the revised IFB price sheets.

The bids were reviewed by a committee comprised of Risk Management and Procurement staff. A comprehensive pricing section was included with the bid that represented a variety of technical positions (hourly rates), equipment rental (hourly and day rates), and consumable supplies that are commonly used in these types of projects. For summary purposes, the categories have been sub-totaled as shown below which represents each firm's total pricing for commonly priced items among all bidders:

Bidding Firms:	Group A - Labor	Group B - Equipment	Group C - Consumables	Total of Groups A, B and C
Empire Services West, LLC	\$696.00	\$657.00	\$137.42	\$1,490.42
Builders Enviro Services, Inc.	\$1,508.00	\$485.00	\$187.00	\$2,180.00
Comprehensive Risk Services, LLC	\$1,662.00	\$562.00	\$191.00	\$2,415.00
Kary Environmental Services, Inc.	\$1,172.00	\$1,241.60	\$131.00	\$2,544.60
American Technologies, Inc.	\$1,563.50	\$738.00	\$257.50	\$2,559.00
East Valley Disaster Services Inc.	\$1,791.00	\$600.00	\$168.60	\$2,559.60
Red Rock Environmental, LLC	\$1,680.00	\$825.00	\$145.00	\$2,650.00
Spray Systems of Arizona	\$1,156.00	\$1,921.00	\$115.94	\$3,192.94
Pinnacle Restoration	\$2,252.00	\$911.25	\$157.73	\$3,320.98
Summit Restoration and Construction, LLC	\$2,265.00	\$1,044.67	\$231.31	\$3,540.98
Envy Restoration, Inc.	\$2,280.00	\$1,363.00	\$109.00	\$3,752.00
Stratton Restoration	\$1,919.20	\$2,288.97	\$109.81	\$4,317.98

After a thorough evaluation process, the committee is recommending that contracts be awarded to Builders Enviro Services, Inc., Comprehensive Risk Services, LLC, and Empire Services West, LLC, for asbestos abatement, mold remediation and related services for the City's Risk Management Division. The evaluation committee believes the companies have the experience and organizational capacity to provide the required services at the lowest total cost.

If approved as recommended, staff may utilize any of the three awarded companies. For large projects, staff will secure quotes from the companies to ensure the City receives the best value for the work.

ATTACHMENTS: Vendor Offer Pages

STAFF CONTACT(S): Jerry Hart, Deputy Internal Services Director - Finance, (480) 350-8505

Department Director: Renie Broderick, Internal Services Director

Legal review by: David Park, Assistant City Attorney

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