



Legislation Text

File #: 24-106, Version: 1

**STRATEGIC PRIORITY:** Government Performance & Financial Management

**AGENDA DATE:** January 24, 2024

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Office of Procurement Services

**EXECUTIVE:** Jack Ireland

**SUBJECT**

Authorize a four-year service contract for asbestos abatement and demolition services for city and non-city owned structures for citywide use - RNDI Companies, Inc., most advantageous proposer of three - Not to exceed \$11,568,932.39 - Financing: General Fund (\$8,271,786.67), Capital Construction Fund (\$751,980.60), Dallas Water Utilities Fund (\$636,291.28), Water Construction Fund (\$636,291.28), Wastewater Construction Fund (\$636,291.28), and Storm Drainage Management Capital Construction Fund (\$636,291.28) (subject to annual appropriations)

**BACKGROUND**

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide for asbestos abatement and demolition services for city and non-city owned structures. The Department of Code Compliance utilizes this agreement for asbestos abatement and demolition of structures ordered to be demolished by District Court of Dallas County and municipal courts of the City of Dallas. Emergency demolition projects consist of unsafe buildings due to fire damage and other health hazardous demolitions of city owned and non-city structures. The demolishing of these structures contributed to the safety and beautification of City neighborhoods.

A six-member committee from the following departments reviewed and evaluated the qualifications:

- Building Services Department (1)
- Department of Code Compliance (1)
- Development Services (1)
- Park & Recreation Department (1)
- Water Utilities Department (1)
- Office of Procurement Services (1)\*

\*The Office of Procurement Services evaluated cost and local preference, if applicable.

The committee selected the successful respondent on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 30 points
- Experience 25 points
- Approach 25 points
- Business Inclusion & Diversity 15 points
- Local Preference 5 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out email notifications to vendors registered under relevant commodity codes. To further increase competition, the Office of Procurement Services uses historical solicitation information, the Internet, and vendor contact information obtained from user departments to contact additional vendors.

On November 10, 2015, the City Council authorized a living wage policy that requires contractors to pay their employees a “living wage” rate as established annually by the Massachusetts Institute of Technology Living Wage Calculator for Dallas County by Resolution No. 15-2141. The calculated living wage during the solicitation process of this contract is \$18.24; the selected vendor meets this requirement.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 8, 2015, the City Council authorized a four-year service contract for asbestos abatement and demolition services for City and non-City owned structures as required with RNDI Companies, Inc. and SKW Services, LLC, dba Clean Air Remediation Environmental Service by Resolution No. 15-0645.

On August 12, 2015, the City Council authorized rescinding the four-year service contract with SKW Services, LLC, dba Clean Air Remediation Environmental and RNDI Companies, Inc. previously approved on April 8, 2015, by Resolution No. 15-0645, for asbestos abatement and demolition services; and a four-year service contract for asbestos abatement and demolition services for City and non-City owned structures as required with RNDI Companies, Inc. and Lindamood Demolition, Inc. by Resolution No. 15-1338.

On May 11, 2022, the City Council authorized Supplemental Agreement No. 3 to increase the service contract for asbestos abatement and demolition services for City and non-City owned structures and to extend the term from August 10, 2022 to August 9, 2023, with RNDI Companies, Inc. by Resolution No. 22-0733.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
General Fund	\$1,575,201.24	\$1,575,201.24	\$5,121,384.19

Capital Construction Fund	\$ 250,660.20	\$ 250,660.20	\$ 250,660.20
Dallas Water Utilities Fund	\$ 159,073.00	\$ 159,073.00	\$ 318,145.28
Water Construction Fund	\$ 159,073.00	\$ 159,073.00	\$ 318,145.28
Wastewater Construction Fund	\$ 159,073.00	\$ 159,073.00	\$ 318,145.28
Storm Drainage Management Capital Construction Fund	\$ 159,073.00	\$ 159,073.00	\$ 318,145.28
Total	\$2,462,153.44	\$2,462,153.44	\$6,644,625.51

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$11,568,932.39	Other Services	N/A
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
N/A	N/A	N/A
<ul style="list-style-type: none"> <li>• This item is Other Services which does not have an availability and disparity participation goal.</li> <li>• RNDI Companies, Inc. - Local; Workforce - 0.00% Local</li> </ul>		

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> <li>• Utilized for high technology procurements, insurance procurements, and other goods and services</li> <li>• Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications</li> <li>• Always involves a team evaluation</li> <li>• Allows for negotiation on contract terms, including price</li> </ul>
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The Office of Procurement Services received the following proposals from solicitation number BBZ23 -00022305. We opened them on July 21, 2023. We recommend the City Council award this service contract to the most advantageous proposer by group. Information related to this solicitation is available upon request.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>
*RNDI Companies, Inc.	1851 Summit Avenue Unit 1 D Dallas, TX 75206	Multiple Groups
The Demo Company	2303 Shorecrest Drive Dallas, TX 75235	Multiple Groups
Lindamood, Inc.	2020 South Nursey Road Irving, TX 75060	Multiple Groups

**OWNER**

**RNDI Companies, Inc.**

Diana Cross, President