



Legislation Text

File #: 23-976, **Version:** 1

STRATEGIC PRIORITY: Environmental & Sustainability
AGENDA DATE: May 24, 2023
COUNCIL DISTRICT(S): All
DEPARTMENT: Building Services Department
EXECUTIVE: Dr. Robert Perez

SUBJECT

Authorize a two-year construction services contract, with three one-year renewal options, to perform job order contracting services for environmental remediation at City of Dallas buildings with Prism Response LLC, dba Alloy Group, and RNDI Companies, Inc., the most advantageous proposers of three - Not to exceed \$15,000,000.00 - Financing: General Fund (\$5,000,000.00) and Capital Construction Fund (\$10,000,000.00)

BACKGROUND

This action will authorize a construction service contract with two firms to provide job order contracting (JOC) services for environmental remediation at City of Dallas buildings. Typical work to be performed under the contract consists of asbestos abatement, lead abatement, mold remediation, and industrial waste removal, transportation, and disposal. These services will be provided at City buildings such as: community centers, cultural facilities, fire stations, libraries, police stations, service centers, historical facilities, and City Hall.

JOC is an alternative contracting method that provides an option to address construction, repair, rehabilitation, and alterations at City-owned buildings, as provided for by Texas Government Code Chapter 2269. This action does not encumber funds. The purpose of a JOC is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as needed basis.

On February 22 and March 1, 2023, the request for competitive sealed proposals for JOC services for environmental remediation services was advertised in accordance with City of Dallas purchasing guidelines. Prism Response, LLC dba Alloy Group, and RNDI Companies, Inc. were selected by an evaluation committee as the most advantageous proposers to the City.

The following chart illustrates RNDI Companies, Inc.'s contractual activities with the City of Dallas within the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	13	1	0	0
Change Orders	0	1	2	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

Prism Response, LLC dba Alloy Group has had no contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction May 2023
Complete Construction May 2025

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
General Fund	\$ 0.00	\$1,500,000.00	\$3,500,000.00
Capital Construction Fund	\$500,000.00	\$4,000,000.00	\$5,500,000.00
Total	\$500,000.00	\$5,500,000.00	\$9,000,000.00

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:

Contract Amount	Procurement Category	M/WBE Goal
\$15,000,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
16.00%	32.00%	\$2,400,000.00
• This contract meets the M/WBE goal.		
• RNDI Companies- Local; Workforce - 100.00% Local		
• Prism response dba Alloy Group - Local; Workforce - 50.00% Local		

PROCUREMENT INFORMATION

On February 22 and March 1, 2023, the request for competitive sealed proposals for JOC services for environmental remediation services was advertised in accordance with City of Dallas purchasing guidelines. The following three proposals were received and opened on March 24, 2023. The proposers were ranked as follows:

*Denotes successful proposers

<u>Proposers</u>	<u>Address</u>	<u>Rank</u>
*Prism Response LLC DBA Alloy Group	3869 East Loop 820 South Fort Worth Texas 76119	1
*RNDI Companies, Inc.	1821 Summit Avenue Suite 4D Dallas Texas 75206	2
RS Commercial Construction	17250 Dallas Parkway Dallas Texas 75244	3

OWNERS

Prism Response LLC, dba Alloy Group

Brad Van Zee, Manager

RNDI, Companies, Inc.

Diana Cross, President