

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Former Georgia State Farmers Market Phase II – Site Remediation – RFP No. 22-0030
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a construction contract with KAM, Inc. (Columbus, GA) for Phase II of the former Georgia State Farmers Market project.

KAM, Inc. will provide all labor, materials, equipment, permits, and incidentals necessary to complete all tasks associated with 1) removal of an underground storage tank system, soil removal, and placement of fill material, and 2) demolition of an old towing and recovery building.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on April 18, 2022. This RFP has been advertised, opened, and evaluated. One proposal was received on July 1, 2022, from the following vendor:

KAM, Inc. (Columbus, GA)

The following events took place after receipt of the proposal:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Combined Pre-Evaluation and 1 st Evaluation Meeting	08/11/2022	The Purchasing Manager advised evaluation committee members of the RFP rules and process, the using department representative provided an overview of the project, and the committee discussed the one proposal that was received; the committee determined that clarifications were necessary.
Clarification Requested	08/12/2022	Clarification was requested from the vendor.
Clarification Received	08/16/2022	Clarification responses were received and forwarded to the committee.
Evaluation Ballots	08/12/2022	Evaluation ballots were forwarded to the voting committee members.
Evaluation Results	08/15/2022	The voting committee members unanimously recommended award to the sole vendor of KAM, Inc. (Columbus, GA).

Evaluation Committee:

The proposal was reviewed by members of the Evaluation Committee, which consisted of two voting members from the Community Reinvestment Department and one voting member from the Planning Department.

A representative from the Inspections and Code Enforcement Department served as an alternate voter.

An additional representative from the Community Reinvestment Department and a representative from the contracted consulting firm served as non-voting advisors.

Award Recommendation:

Based on the evaluation ballot results, the Committee unanimously recommends award to the sole responding contractor, KAM, Inc. (Columbus, GA).

Vendor Qualifications/Experience

- KAM, Inc. has been incorporated since 1988.
- The contractor is engaged fulltime as an environmental remediation contractor, with experience in the cleanup of overturned tankers, underground storage tank removal, petroleum in situ remediation systems, pond closures, and landfill construction, closure and maintenance.
- The firm will subcontract with W. T. Miller for the removal and demolition of the building and slab, along with asbestos abatement.
- Below are the three most recent entities for which KAM, Inc. has performed similar work:
 - *WestRock (Cottonton, AL)* *October 2021 – September 2022*
Excavation and disposal of approximately 320,000 cubic yards of ash that was generated by the boiler facility at Westrock. KAM, Inc. also performs the civil work for the onsite Ash Management Area.
 - *Terracon Consultants (Columbus, GA)* *June 2022*
KAM, Inc. was responsible for the removal, cleaning, and disposal of two 10,000-gallon underground storage tanks and all associated piping and pumps at the site. KAM, Inc. also managed all backfilling and site restoration.
 - *Stantec/Georgia Power* *May 2022*
KAM, Inc. was responsible for the removal, cleaning, and disposal of two 10,000-gallon underground storage tanks and all associated piping and pumps at the site. KAM, Inc. also managed all backfilling and site restoration.

The City’s Procurement Ordinance, Article 3-110, (Competitive Sealed Proposals (Negotiations)) governs the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public

until after the award of the contract. Therefore, the cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funds are budgeted in the FY23 Budget: Multi-Government Project Fund – Community Reinvestment – Brownfields Cleanup Grant – Contractual Services; 0216-245-3492-BRWN-6319.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT WITH KAM, INC. (COLUMBUS, GA) FOR PHASE II OF THE FORMER GEORGIA STATE FARMERS MARKET PROJECT.

WHEREAS, an RFP was administered (RFP No. 22-0030) and one proposal was received; and,

WHEREAS, the proposal submitted by KAM, Inc. met all proposal requirements and was deemed responsive to the RFP.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to execute a construction contract with KAM, Inc. (Columbus, GA) for Phase II of the former Georgia State Farmers Market project. Funds are budgeted in the FY23 Budget: Multi-Government Project Fund – Community Reinvestment – Brownfields Cleanup Grant – Contractual Services; 0216-245-3492-BRWN-6319.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2022 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Barnes voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor House voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.
- Councilor Woodson voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor