

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Demolition Services (Annual Contract) – RFP No. 23-0024
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of annual contracts with W.T. Miller, LLC (Cataula, GA) and SACAL Environmental & Management Company (Macon, GA) for demolition services. The Inspections and Code Department will procure the services on an as-needed basis. Other City departments may utilize the contract, including the Community Reinvestment Department, Highway Coordinator Division of the Planning Department, and the Public Works Department. The City reserves the right to issue separate solicitations for projects that are funded in whole or in part by state and federal agencies or if deemed in the City’s best interest. The City will be the sole judge of the factors and will proceed accordingly. The Inspections and Code Department budgets approximately \$150,000.00 annually for the services and the Community Reinvestment Department budgets up to \$325,000.00 annually for the services.

W.T. Miller, LLC and SACAL Environmental & Management Company will provide all necessary equipment, materials, transportation, and labor for residential and commercial demolition services. For each project, the user department will obtain written quotes from the awarded contractors. For the Community Reinvestment Department projects that may be funded by Community Development Block Grants (CDBG), contractors shall ensure that all project activities will be administered in compliance with applicable labor and civil rights laws and regulations.

The contract term shall be for two years with the option to renew for three additional twelve-month periods. The contract renewals shall be contingent upon the mutual agreement of the City and the Contractors.

Annual Contract History:

The previous five-year contract was awarded on November 28, 2017 (Resolution No. 402-17) to M. Mitchell Group, LLC (Carrollton, GA) and W. M. Miller Demolition & Construction (Cataula, GA).

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 May 30, 2023. This RFP has been advertised, opened and evaluated. Six proposals were received by the due date of June 30, 2023, from the following vendors:

- W.T. Miller, LLC (Cataula, GA)**
- SACAL Environmental & Management Company (Macon, GA)**
- G & P Construction, Hauling & Environmental, LLC (North Augusta, GA)
- RLC Farms, LLC (West Point, GA)

Southern Demolition, LLC (Atlanta, GA)
 The M. Mitchell Group (Carrollton, GA)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Combined Pre-Evaluation Committee Meeting	09/18/23	The designee of the Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview of the contract requirements. Proposal copies were forwarded to the evaluation committee.
1 st Evaluation Committee Meeting	10/18/23	The committee discussed each proposal and determined clarification was required from one contractor.
Clarification Requested/Received	10/19/23	Clarification was requested and received from one contractor. The information was forwarded to the evaluation committee, which determined additional clarification was not required.
Evaluation Forms Sent	11/01/23	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Completed	11/14/23	Evaluation forms were completed and returned to Purchasing for compilation results, which were then forwarded to the Evaluation Committee members for review.
2 nd Evaluation Committee Meeting	12/12/23	Committee members discussed evaluation results and determined changes were required for some of the contractors.
Revised Evaluation Forms Received	12/19/23	Revised evaluation forms received for some of the contractors.
Final Evaluation Results	12/22/23	With a vote of 2-to-1, the voting committee members recommended award to the two highest-scoring vendors, W.T. Miller, LLC and SACAL Environmental & Management Company.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of a voting member from the Community Reinvestment Department, a voting member from the Inspections and Code Department and a committee member from the Planning Department.

Serving as alternate voters were an additional representative from the Community Reinvestment Department and an additional representative from the Inspections and Code Department.

Serving as non-voting advisors were an additional representative from the Community Reinvestment Department and an additional representative from the Inspections and Code Department.

Award Recommendation:

With a vote of 2-to-1, the voting committee members recommended award to the two highest-scoring vendors, W.T. Miller, LLC and SACAL Environmental & Management Company for the following reasons:

- **W.T. Miller, LLC**

- The vendor is very responsive to CCG staff and the Inspections and Code Department has a long history with the company.
 - The vendor meets all of the qualifications to perform the scope of work and has more than enough equipment to perform the services.
 - The vendor has an excellent service plan and will accommodate emergency projects.
 - W.T. Miller provided great prices in their cost proposal.
 - The vendor has experience with federal, state and local projects.
- Qualifications/Experience:
 - W.T. Miller is a limited liability company that has been in operation for over 10 years.
 - The main type of work performed by the firm is demolition and abatement.
 - The contractor is licensed as an asbestos contractor firm and certified to perform lead-based paint activities by the Georgia Department of Natural Resources, Environmental Protection Division.
 - An employee of the company is a Level IA certified personnel by the Georgia Soil and Water Conservation Commission.
 - Below are the last three clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:
 - Georgia Department of Transportation 02/23 – 04/23
Cusseta Road/Old Cusseta Road Improvements

Perform asbestos abatement, demolished 4,256 sq. ft. gas station and 6,000 gallons underground storage tanks, demolished 1500 sq. ft. one-story wood frame house with brick veneer, and demolished one-story wood framed house with Hardie siding.
 - Alexander Contracting Company, Inc. 06/21 – 09/21
Multi-family Housing – Highland Terrace Phase II

Performed asbestos abatement on three buildings. Demolished two one-story masonry buildings and demolished one two-story masonry building. Removed piles of miscellaneous cross contaminated materials and soils from a compromised building.
 - WB Construction 08/21 – 01/23
Demolition of Facilities Phase 8C (Support West)

Performed abatement on multiple buildings and demolished 35 buildings, one pool, and two underground storage tanks.

- **SACAL Environmental & Management Company**

- The contractor provided a good service plan to perform the scope of work.
 - SACAL has completed projects for Macon-Bibb County, the City of Albany, GA, and Hall County Government.
 - The contractor has more than enough equipment to complete projects.
 - The contractor plans to hire local personnel to help complete the scope of work, which will bring employment to the City of Columbus.
 - The vendor is certified as a Disadvantaged Business Enterprise (DBE) by the United States Small Business Administration (US SBA).
- Qualifications/Experience:
- SACAL Environmental & Management Company is a minority-owned firm with its headquarters office located in Macon-Bibb County, GA.
 - The contractor has been in operation since 1997 and is incorporated in the State of Georgia.
 - The contractor provides a broad range of environmental services, including, but not limited to hazardous materials building surveys, inspections, testing, monitoring, abatement, remediation, demolition, phase 1, II and III Environmental Site Assessments (ESAs), NEPA EA.
 - The contractor is licensed as an asbestos contractor firm and certified to perform lead-based paint activities by the Georgia Department of Natural Resources, Environmental Protection Division.
- Below are the last three clients for which the contractor has performed similar services, at the time the contractor submitted a proposal:
- Macon-Bibb County, GA 2021 - ongoing
Abatement and demolition of Macon-Bibb County blight structures.
 - Macon-Bibb County, GA 2016 - ongoing
Abatement and demolition of Macon- Bibb County blight structures.
 - City of Albany, GA 2016 - ongoing
Asbestos surveys of blighted properties condemned for demolition.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) 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 evaluation results and cost information have been submitted to the City Manager in a separate memo for informational purposes.

Funds are budgeted each fiscal year for this ongoing expense: General Fund – Community Development – Inspections & Code Enforcement – Special Enforcement – Demolition Services; 0101-240-2400-SENF-6381; Community Reinvestment – Real Estate – Demolition Services, 0101-245-2400-REAL-6381, and Community Development Block Grant Fund – Community Reinvestment – Aid to Other Agencies – Demolition Services, 0210-245-2300-ECON-6381.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF ANNUAL CONTRACTS WITH W.T. MILLER, LLC (CATAULA, GA) AND SACAL ENVIRONMENTAL & MANAGEMENT COMPANY (MACON, GA) FOR DEMOLITION SERVICES. THE INSPECTIONS AND CODE DEPARTMENT WILL PROCURE THE SERVICES ON AN AS-NEEDED BASIS. OTHER CITY DEPARTMENTS MAY UTILIZE THE CONTRACT, INCLUDING THE COMMUNITY REINVESTMENT DEPARTMENT, HIGHWAY COORDINATOR DIVISION OF THE PLANNING DEPARTMENT, AND THE PUBLIC WORKS DEPARTMENT. THE CITY RESERVES THE RIGHT TO ISSUE SEPARATE SOLICITATIONS FOR PROJECTS THAT ARE FUNDED IN WHOLE OR IN PART BY STATE AND FEDERAL AGENCIES OR IF DEEMED IN THE CITY'S BEST INTEREST. THE CITY WILL BE THE SOLE JUDGE OF THE FACTORS AND WILL PROCEED ACCORDINGLY. THE INSPECTIONS AND CODE DEPARTMENT BUDGETS APPROXIMATELY \$150,000.00 ANNUALLY FOR THE SERVICES AND THE COMMUNITY REINVESTMENT DEPARTMENT BUDGETS UP TO \$325,000.00 ANNUALLY FOR THE SERVICES.

WHEREAS, an RFP was administered (RFP No. 23-0024) and six proposals were received; and,

WHEREAS, the proposals submitted by W.T. Miller, LLC and SACAL Environmental & Management Company met all proposal requirements and were deemed responsive to the RFP; and,

WHEREAS, the contract term shall be for two years with the option to renew for three additional twelve-month periods. The contract renewals shall be contingent upon the mutual agreement of the City and the Contractor.

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

That the City Manager is hereby authorized to execute annual contracts with W.T. Miller, LLC (Cataula, GA) and SACAL Environmental & Management Company (Macon, GA) for demolition services. The Inspections and Code Department will procure the services on an as-needed basis. Other City departments may utilize the contract, including the Community Reinvestment Department, Highway Coordinator Division of the Planning Department, and the Public Works Department. The City reserves the right to issue separate solicitations for projects that are funded in whole or in part by state and federal agencies or if deemed in the City's best interest. The City will be the sole judge of the factors and will proceed accordingly. The Inspections and Code Department budgets approximately \$150,000.00 annually for the services and the Community Reinvestment Department budgets up to \$325,000.000 annually for the services. Funds are budgeted each fiscal year for this ongoing expense: General Fund – Community Development – Inspections & Code Enforcement – Special Enforcement – Demolition Services; 0101-240-2400-SENF-6381; Community Reinvestment – Real Estate – Demolition Services, 0101-245-2400-REAL-6381, and Community Development Block Grant Fund – Community Reinvestment – Aid to Other Agencies – Demolition Services, 0210-245-2300-ECON-6381.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____.
Councilor Barnes voting _____.
Councilor Begly voting _____.
Councilor Cogle voting _____.
Councilor Crabb voting _____.
Councilor Davis voting _____.
Councilor Garrett voting _____.
Councilor Huff voting _____.
Councilor Thomas voting _____.
Councilor Tucker voting _____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson III, Mayor