

**WColumbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Asbestos Abatement for Former Georgia State Farmers Market – RFP No. 22-0001
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with W. T. Miller, LLC (Cataula, GA) for asbestos abatement services.

W. T. Miller, LLC will provide all labor, materials, equipment, permits, and incidentals necessary to complete all tasks associated with remediating asbestos-containing building materials identified in six structures of the former Georgia State Farmers Market, which is located at 318 10th Avenue.

This project is funded in part by a US EPA Brownfields Cleanup Grant intended to remediate asbestos containing building materials identified in the site structures during a hazardous materials survey performed by Terracon Consultants, Inc, the City’s contracted environmental consultant for Brownfield Assessments. The services will be performed in accordance with the survey results listed in the Hazardous Materials Report dated June 14, 2018 and in accordance with the Analysis of Brownfield Cleanup Alternatives (ABCA).

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web page of the Purchasing Division, the Georgia Procurement Registry and DemandStar on July 21, 2021. This RFP has been advertised, opened, and evaluated. Four proposals were received on September 10, 2021, from the following:

- W. T. Miller, LLC (Cataula, GA)**
- American Property Restoration (Atlanta, GA)
- BluSky Restoration Contractors, LLC (Norcross, GA)
- Southeast Demolition & Environmental Services, Inc. (Atlanta, GA)

The following events took place after receipt of the proposal.

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action
Pre-Evaluation Meeting	10/20/21	The Purchasing Manager advised Evaluation Committee members of the RFP rules and process, and the using department representative provided an overview.

		Proposals were emailed to each committee member to review.
1 st Evaluation Meeting	11/02/21	The Evaluation Committee discussed all proposals and determined clarifications were not required.
Evaluation Forms Sent	11/03/21	Evaluation forms were forwarded to the voting committee members.
Evaluation Forms Returned	11/10/21	The last set of evaluation forms were returned to the Purchasing Division.
Evaluation Results	11/10/21	The evaluation results were forwarded to the committee. The voting committee members unanimously recommended award to the highest-scoring contractor of W. T. Miller, LLC.

Evaluation Committee:

The proposals were reviewed by members of the Evaluation Committee, which consisted of two voting members from the Community Reinvestment Department and a voting member from the Engineering Department.

A representative from the Inspections and Code Department and a representative from the Columbus Civic Center served as alternate voters.

A representative from Terracon Consultants, Inc. and an additional representative from the Community Reinvestment Department served as non-voting advisors.

Award Recommendation:

Based on the evaluation ballots results, the voting committee members unanimously recommended award to the highest-scoring contractor of W. T. Miller, LLC.

Vendor Qualifications/Experience:

- W. T. Miller, LLC has been performing abatement and demolition services since December 2012.
- The Georgia Department of Natural Resources, Environmental Protection Division, licensed W. T. Miller, LLC as an asbestos contractor firm. Additionally, the firm's chief operating officer and asbestos abatement supervisor are both certified as asbestos contractor supervisors.
- W. T. Miller, LLC has had a working relationship with the Environmental Protection Division (Georgia) since 2013, including asbestos abatement on the following local projects:
 - Residential properties throughout the area, as the City's contracted provider of demolition services.
 - Multiple buildings for the GDOT Buena Vista Road interchange project.
 - Multiple school buildings for the Muscogee County School District.
 - Claflin School Renovation project.
 - Multiple renovations at the Piedmont Medical Center.
 - Columbus Federal Courthouse / Post Office.

- Old Tank Farm in Columbus.
 - Multiple projects located on Fort Benning.
 - Multiple projects for Columbus State University.
- Below are the last three entities for whom W. T. Miller has performed similar work
 - Bailey Harris Construction Company August 2021 – September 2021
At the EJI Legacy Plaza in Montgomery, AL, the contractor abated the existing asbestos flooring, sink coating, exterior caulk, roof cement, roof flashing, roof membrane, cementitious side panels, and mastic on three buildings prior to demolition of the buildings.
 - Georgia Department of Transportation November 2020 – June 2021
At the Buena Vista Road interchange, the contractor performed asbestos abatement on Parcel 35 (textured ceiling) and Parcel 39 (roofing, floor tile, mastic, and joint compound) prior to demolition of the commercial buildings.
 - Brasfield & Gorrie, LLC November 2020 – July 2021
At the Rothschild Building, the contractor performed asbestos abatement on the existing roof and windows.

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 evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funds are budgeted in the FY22 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 CONTRACT WITH W. T. MILLER, LLC (CATAULA, GA) FOR ASBESTOS ABATEMENT SERVICES FOR SIX OF THE STRUCTURES IN THE FORMER GEORGIA STATE FARMERS MARKET.

WHEREAS, an RFP was administered (RFP No. 22-0001) and four proposals were received; and,

WHEREAS, the proposal submitted by W. T. Miller, LLC met all proposal requirements and was deemed most 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 contract with W. T. Miller, LLC (Cataula, GA) for asbestos abatement services for six of the structures in the former Georgia State Farmers Market. Funds are budgeted in the FY22 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 _____, 2021 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