



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Procurement  
**DCM:** David Gaines  
**DATE:** August 16, 2022

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a contract with FH ARC Abatement, LLC, dba ARC Abatement and Intercon Environmental, Inc., for Asbestos and Demolition Services for the City of Denton; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7971 – awarded to FH ARC Abatement, LLC, dba ARC Abatement and Intercon Environmental, Inc., for a three (3) year term, with the option for two (2) additional one (1) year extensions, in the five (5) year not-to-exceed amount of \$1,250,000.00).

### **INFORMATION/BACKGROUND**

The proposed contracts for asbestos abatement and demolition services for the City of Denton allow the City to specify the scope of work per project and receive quotes from the pre-qualified contractors. The Request for Qualifications (RFQ) was reviewed by pre-set criteria that resulted in two (2) contractors receiving the highest rankings. Both contractors meet the minimum required criteria by being licensed by the State of Texas for asbestos abatement and demolition services. Each contractor will be provided the opportunity to bid on packages of work put forth by City departments. The contractor with the lowest bid that meets the requirements of the projects including the schedule may be awarded the work.

There is no guaranteed minimum amount of work under these contracts. This process will be repeated for each package of work for the entirety of the contracts. These contracts will work in conjunction with the asbestos consulting contract approved by City Council on May 3, 2022, to allow departments to contract asbestos abatement and demolition of structures on the city-owned and city-controlled properties.

The contract NTE is based on the estimated annual spend of various City Departments, as shown in the chart below.

<b>City Department</b>	<b>Estimated 5-Year Expenditure</b>
CIP/Engineering	\$1,000,000
Facilities	\$125,000
DME	\$125,000
<b>Total 5 Year NTE Amount:</b>	<b>\$1,250,000</b>

Request for Qualifications (RFQ) for asbestos and demolition services was sent to 939 prospective firms for these services, including 69 Denton firms. In addition, the RFQ was placed on the Procurement website for prospective respondents to download, and advertised in the local newspaper. Eight (8) statements of

qualifications (SOQ) were received. The SOQs were evaluated based on published criteria including experience, resumes, legal history, work history with local governments, qualifications of subcontractors, and references. Based upon this evaluation, the recommended award is to FH ARC Abatement, LLC, dba ARC Abatement and Intercon Environmental, Inc., and are determined to be the most qualified firms for the City.

NIGP Code Used for Solicitation:	910, 912, and 926
Notifications sent for Solicitation sent in IonWave:	939
Number of Suppliers that viewed Solicitation in IonWave:	27
HUB-Historically Underutilized Business Invitations sent out:	102
SBE-Small Business Enterprise Invitations sent out:	362
Responses from Solicitation:	8

## **RECOMMENDATION**

Award contracts with FH ARC Abatement, LLC, dba ARC Abatement and Intercon Environmental, Inc., for Asbestos and Demolition Services for the City of Denton, in a three (3) year, with the option for two (2) additional one (1) year extensions, in the five (5) year not-to-exceed amount of \$1,250,000.

## **PRINCIPAL PLACE OF BUSINESS**

FH ARC Abatement, LLC, dba ARC Abatement  
Waco, TX

Intercon Environmental, Inc.  
Mansfield, TX

## **SUSTAINABILITY MEASURES**

All asbestos-related activities will be performed, at a minimum, in strict adherence to the Texas Asbestos Hazards and Protection Act, NESHAP, and Occupational Safety and Health Administration (OSHA) rules and regulations. If the Provider provides their own sampling pumps, tubing, and PCM cassettes to the City's Asbestos Consultant then the City's Consultant will perform the laboratory analysis of the PCM cassettes for OSHA monitoring. The provider will be required to comply with all applicable Texas Pollution Discharge Elimination System (TPDES) Storm Water permits, rules, and regulations. All work performed under the contract shall be in strict adherence to all applicable Federal, State, and local rules and regulations.

### **Relationship to Sustainability Framework**

Focus Area: Water & Air Quality

In compliance with all Federal, State, and local rules and regulations stormwater controls will be installed and monitored through the demolition process. Air monitoring will be regularly conducted in compliance with the Texas Asbestos Hazards and Protection Act and NESHAP throughout all abatement activities.

## **ESTIMATED SCHEDULE OF PROJECT**

This is an initial three (3) year contract with options to extend the contract for two (2) additional one (1) year periods, with all terms and conditions remaining the same.

## **FISCAL INFORMATION**

These products and services will be funded through the using department's budget on an as-needed basis. The City will only pay for services rendered and is not obligated to pay the full contract amount unless needed.

## **EXHIBITS**

Exhibit 1: Agenda Information Sheet

Exhibit 2: Evaluation Sheet

Exhibit 3: LLC Members

Exhibit 4: Ordinance and Contracts

Respectfully submitted:  
Lori Hewell, 940-349-7100  
Purchasing Manager

For information concerning this acquisition, contact: Michael Gange, 940-349-7165.

Legal point of contact: Marcella Lunn at 940-349-8333.