

**CITY OF SAN ANTONIO  
ENVIRONMENTAL SERVICES DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

CONSENT AGENDA  
12  
ITEM NO. \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Daniel V. Cárdenas, Director of Environmental Services

**SUBJECT:** Asbestos Abatement Stand-by Services Agreement, 2006

**DATE:** January 19, 2006

**SUMMARY AND RECOMMENDATION**

This ordinance accepts the proposal and authorizes the execution of a Stand-by Asbestos Abatement Environmental Construction Services agreement for asbestos abatement to be performed by TLI & Environmental Services, Inc. (TLI) for compensation in an amount not to exceed \$330,000.00 annually. This agreement will be utilized on an as-needed basis for various asbestos abatement projects for a period of one year, with options, in favor of the City, to extend the term of the agreement for two (2) additional (1) year performance periods under the same terms and conditions, one or both of which options may be exercised, upon the approval of the Director of Environmental Services.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

This contract is also categorized as a Stand-by Professional Non-Engineering Services Agreement for Asbestos Abatement. It requires asbestos remediation activities to be performed by licensed, trained and insured professionals in accordance with the regulations and guidelines set forth by the Texas Department of State Health Services (TDSHS) and the U.S. Environmental Protection Agency (USEPA). The asbestos abatement services provided by TLI will include, but are not limited to, the following:

- 1) Perform asbestos abatement as directed by the Environmental Services Department;
- 2) Remove all asbestos-containing material from City facilities and unsafe structures scheduled for demolition as directed by the Environmental Services Department. (The structures may be in varying states of degradation with some flood, fire and/or structural damage);
- 3) Safely and legally manage, remove and transport all asbestos-containing material to facility permitted to accept such waste; generate and maintain manifests; and provide copies of manifests to the Environmental Management Division.

TLI was selected based on the City's standard Request for Proposal process. A selection committee comprised of representatives from the Neighborhood Action, Contract Services, Economic Development and Environmental Services departments evaluated the proposals. TLI was selected as the best qualified firm out of nine respondents. The proposals were evaluated based on the firm's qualifications, background, experience, capability, the proposed plan for providing services and value. Specifically, higher ratings or scores were given to the firms

demonstrating the ability to perform asbestos abatement projects economically and with a high level of professionalism. Additional points were given to firms based on their local presence, structure as a minority and/or woman-owned business and their commitment to the City's Small Business Economic Development Advocacy (SBEDA) policy. TLI has a current contract with the Neighborhood Action Department for lead-based paint abatement services, and is performing satisfactorily under the terms of that agreement. The ranking and evaluation criteria are attached.

The contract term of this agreement shall be for a period of (1) year from the date recited in the enabling ordinance or recited in the finally executed contract documents. Two (2) optional one (1) year performance periods with identical terms and conditions offering the same contract value may be exercised by the Director of Environmental Services. This type of contract has been used by the Environmental Services Department for approximately seven years.

### **POLICY ANALYSIS**

Approval of this ordinance is consistent with City Council policy to address environmental issues in a safe and professional manner in accordance with state and federal regulations.

### **FISCAL IMPACT**

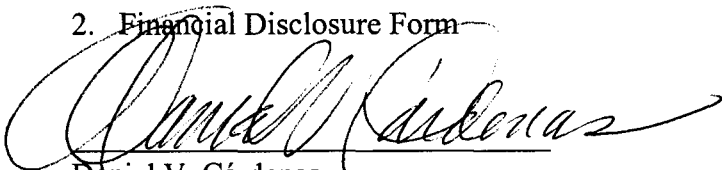
Approval of this ordinance will authorize expenditures under this agreement not to exceed \$330,000 per year. Funds will be identified and allocated on a per project basis at the time the work is required. Depending on the nature of the work, funds will be allocated from the General Fund, Capital Projects, Enterprise Funds, and/or Special Revenue Funds.

### **COORDINATION**

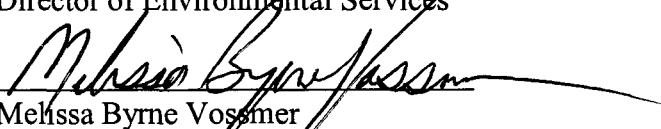
This request for ordinance has been coordinated with the Public Works, Contract Services, Economic Development, Finance and Neighborhood Action Departments as well as the City Attorney's Office.

### **ATTACHMENTS**

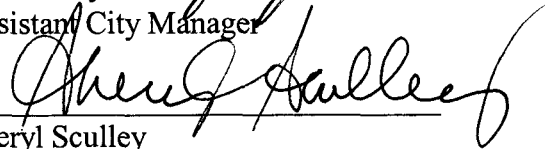
1. Evaluation Matrix
2. Financial Disclosure Form



Daniel V. Cárdenas  
Director of Environmental Services



Melissa Byrne Vosmer  
Assistant City Manager



Sheryl Sculley  
City Manager

## Asbestos Abatement Services 2006

	Maximum Points	ARC Abatement, Inc.	Bexar Environmental, Inc.	Enviro-Tech Consultants, Inc.	Jett Builders, Inc.	Jupe Environmental, Inc.	Lynx Contractors, Inc.	Olmos Abatement, Inc.	S.W. Texas Environmental Contractors, Inc.	TLI Environmental Services, Inc.
<b>A - Experience, Background and Capability</b>	<b>35</b>	27.60	17.00	23.80	14.80	13.60	16.80	16.40	15.20	31.60
<b>B - Proposed Work Plan</b>	<b>15</b>	12.60	6.00	9.70	6.90	3.80	9.60	6.00	6.00	15.00
<b>Sub-Total</b>	<b>50</b>	<b>40.20</b>	<b>23.00</b>	<b>33.50</b>	<b>21.70</b>	<b>17.40</b>	<b>26.40</b>	<b>22.40</b>	<b>21.20</b>	<b>46.60</b>
<b>C - Proposed Fee Schedule (Revised)</b>	<b>30</b>	19.56	20.45	14.68	8.22	30.00	25.49	6.18	8.97	25.67
<b>Sub-Total</b>	<b>80</b>	<b>59.76</b>	<b>43.45</b>	<b>48.18</b>	<b>29.92</b>	<b>47.40</b>	<b>51.89</b>	<b>28.58</b>	<b>30.17</b>	<b>72.27</b>
<b>D - Local Business Enterprise</b>	<b>10</b>	6.00	10.00	10.00	10.00	10.00	0.00	0.00	10.00	0.00
<b>D - Historically Underutilized Enterprise</b>	<b>5</b>	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
<b>D - Compliance w/SBEDA Policy</b>	<b>5</b>	0.00	1.00	0.00	3.00	0.00	0.00	0.00	0.00	2.00
<b>Sub-Total</b>	<b>20</b>	<b>6.00</b>	<b>11.00</b>	<b>10.00</b>	<b>18.00</b>	<b>10.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.00</b>	<b>7.00</b>
<b>TOTAL SCORE</b>	<b>100</b>	<b>65.76</b>	<b>54.45</b>	<b>58.18</b>	<b>47.92</b>	<b>57.40</b>	<b>51.89</b>	<b>28.58</b>	<b>40.17</b>	<b>79.27</b>

## ATTACHMENT B.

### City of San Antonio

#### Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)*

*Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity<sup>1</sup> that is a **party** to the discretionary contract:

TLI & Environmental Services, Inc.

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☒ **No partner, parent or subsidiary; or**

**List partner, parent or subsidiary of each party to the contract and identify the corresponding party:**        **N/A**

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☒ **No subcontractor(s); or**

**List subcontractors:**        **N/A**

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ **No lobbyist or public relations firm employed; or**

**List lobbyists or public relations firms:**        **N/A**

<sup>1</sup> A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

**(5) Political Contributions**

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☒ **No contributions made; If contributions made, list below:**

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
N/A	N/A	N/A	N/A

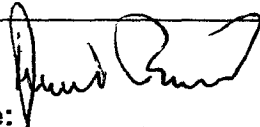
**(6) Disclosures in Proposals**

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question<sup>2</sup> as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ **Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or**

**Party aware of the following facts:** N/A

*This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.*

<b>Signature:</b> 	<b>Title:</b>	<b>Date:</b>
<b>Printed name:</b> Reynaldo Medrano	<b>Company or D/B/A:</b> TLI & Environmental Services	14 November 2005

<sup>2</sup> For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.