



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 10/5/2022

ALL

Item Creation Date: 8/26/2022

N31223 - Demolition Services - ORDINANCE

Agenda Item#: 69.

**Background:**

**Formal Bids Received April 21, 2022, for P05-N31223 – An Ordinance approving and authorizing various contracts between the City of Houston and (1) Peace of Mind Comfort Solutions LLC, (2) Perez Demolition Inc, (3) Emanuel Enterprises LLC, and (4) Compass Abatement Services LLC, in the maximum amount of \$18,189,839.30 for demolition services for the Department of Neighborhoods.**

**Specific Explanation:**

The Director of the Department of Neighborhoods and the Interim Chief Procurement Officer recommend that City Council approve an ordinance approving and authorizing various contracts between the City of Houston and **(1) Peace of Mind Comfort Solutions LLC, (2) Perez Demolition Inc, (3) Emanuel Enterprises LLC, and (4) Compass Abatement Services LLC** for a **three-year term, with two (2) one-year options to renew** in the maximum amount of **\$18,189,839.30** for demolition services for the Department of Neighborhoods. The department is funding \$3,000,000.00 of the maximum amount with previously appropriated funds and an additional appropriation of \$15,189,893.30 will be requested at a later date. The Director may terminate this Agreement at any time by giving 30 days written notice to Contractor, with a copy of the notice to the Chief Procurement Officer.

The scope of work requires the contractor to provide all labor, materials, equipment, safety, insurance, transportation, and permits necessary to perform all operations in connection with the demolition and disposal of buildings and sites that are declared dangerous within the City of Houston and Harris, Montgomery, and Fort Bend counties. The scope includes demolition and disposal of the main structure and accessory structures, removal of excess debris, filling septic tanks with fill dirt, capping sewer disconnects and placing fill dirt to level the property. The scope also includes swimming pool/spa removal and securing and boarding services. All the above-mentioned services could be needed to be performed in an expedited time frame. The overall site is to be left in a manner that enables the property owner to mow the lot once the grass is re-grown.

This Invitation to Bid (ITB) was advertised in accordance with the requirements of the State of Texas bid laws. Prior to issuing the solicitation, the Strategic Procurement Division canvassed the City's registered vendor data base, as well as the market, to identify potential bidders who could possibly provide the type of services needed. Several prospective respondents downloaded the solicitation from SPD's e-bidding website, and ten (10) bids were received as outlined below.

Company	Bid Amount
1. Peace of Mind Comfort Solutions LLC	\$ 4,200,191.50
2. Perez Demolition Inc	\$ 4,319,342.00
3. Emanuel Enterprises LLC	\$ 4,546,052.20
4. Compass Abatement Services LLC	\$ 5,124,253.60
5. Her Abatement and Demolition Service	\$ 5,658,079.91
6. RNDI Companies, Inc	\$ 7,311,530.52
7. DRC Emergency Services, LLC	\$ 9,240,591.00
8. Byrdson Services, LLC	\$ 9,715,776.70
9. Smith-Mobley, Inc	\$ 12,216,314.80
10. Sitek Omni Services, LLC	\$ 13,105,806.70

**M/WBE Subcontracting:**

This contract was awarded with a 11% MWBE participation goal. Below is a breakdown of participation by each vendor.

**Peace of Mind Comfort Solutions LLC** submitted a MWBE participation plan calculating to **11% MWBE** participation.

Company	Type of Work	Percentage
TCB Services	Demolition Services	11%

**Perez Demolition Inc** submitted a MWBE participation plan calculating to **11% MWBE** participation.

Company	Type of Work	Percentage
R. Ortiz Trucking	Dump Trucking	11%

**Emanuel Enterprises LLC** submitted an MWBE participation plan calculating to **11% MWBE** participation.

Company	Type of Work	Percentage
Emanuel Enterprises, LLC	Demolition Services	5.5%
R. Ortiz Trucking	Dump Trucking	5.5%

**Compass Abatement Services LLC** submitted an MWBE participation plan calculating to **11% MWBE** participation.

Company	Type of Work	Percentage
Velez Trucking, Inc	Dumb Trucking	11%

**Pay or Play Program:**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. Peace of Mind Comfort Solutions LLC and Emanuel Enterprises LLC have elected to pay into the Contractor Responsibility Fund. Compass Abatement Services, LLC has elected to do both, to pay into the Contractor Responsibility Fund and provide health benefits to eligible employees in compliance with City policy. Perez Demolition Inc. submitted Pay or Play Program Employee Waiver Request forms (POP-8) and they were approved by the department's Pay or Play liaison.

**Hire Houston First:**


This contract requires compliance with the City's 'Hire Houston First' (HHF) ordinance which promotes economic opportunity for Houston businesses and supports job creation. While Perez Demolition Inc and Compass Abatement Services, LLC are HHF designated, they were the lowest bidders, therefore the HHF preference was not applied to the award of this contract. Peace of Mind Comfort Solutions LLC and Emanuel Enterprises LLC are not designated companies, no firms were within three percent.

**Fiscal Note:**

No significant Fiscal Operating impact is anticipated as a result of this project.

9/22/2022

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Jedediah Greenfield  
Interim Chief Procurement Officer

DocuSigned by:

Takasha Francis, Director

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Department Approval Authority

9/23/2022

DS

HS

Estimated Spending Authority for Department of Neighborhoods			
CONTRACTORS	FY2023	Out-Years	Award Amount
1. Peace of Mind Comfort Solutions, LLC	\$250,000.00	\$3,950,191.50	\$4,200,191.50
2. Perez Demolition, Inc.	\$250,000.00	\$4,069,342.00	\$4,319,342.00
3. Emanuel Enterprises, LLC	\$250,000.00	\$4,296,052.20	\$4,546,052.20
4. Compass Abatement Services, LLC	\$250,000.00	\$4,874,253.60	\$5,124,253.60
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>\$17,189,839.30</b>	<b>\$18,189,839.30</b>

**Prior Council Action:**

Appropriating Ordinance No. 2022-82, passed on February 2, 2022

**Amount and Source of Funding:**

\$3,000,000.00 - Dangerous Building Consolidated Fund (1801) - Previously appropriated by Ordinance No. 2022-82  
~~\$15,189,893.30~~ – Dangerous Building Consolidated Fund (1801) – additional appropriation will be requested at a later date  
**\$18,189,893.30 - Total**

**Contact Information:**

NAME:	DEPARTMENT/DIVISION	PHONE
Karen Simonton, Sr. Procurement Specialist	FIN/SPD	832.393.9027
Yesenia Chuca, Division Manager	FIN/SPD	832.393.8727
Herbert Sims, Assistant Director	DON	832.393.1054

**ATTACHMENTS:**

Description Type

Description	Type
N31223 - Bid Tab	Backup Material
N31223 - Certification of Funds - Compass	Financial Information
N31223 - Certification of Funds - Emanuel	Financial Information
N31223 - Certification of Funds - Peace of Mind	Financial Information
N31223 - Certification of Funds - Perez	Financial Information
N31223 - Insurance Forms - Compass	Backup Material
N31223 - Insurance Forms - Emanuel	Backup Material
N31223 - Insurance Forms - Peace of Mind	Backup Material
N31223 - Insurance Forms - Perez	Backup Material
N31223 - OBO Forms - Compass	Backup Material
N31223 - OBO Forms - Emanuel	Backup Material
N31223 - OBO Forms - Peace of Mind	Backup Material
N31223 - OBO Forms - Perez	Backup Material
N31223 - Ordinance 2022-82 Appropriating Funds	Backup Material
N31223 - Ownership Form - Compass	Backup Material
N31223 - Ownership Form - Emanuel	Backup Material
N31223 - Ownership Form - Peace of Mind	Backup Material
N31223 - Ownership Form - Perez	Backup Material
N31223 - Pay or Play Forms - Compass	Backup Material
N31223 - Pay or Play Forms - Emanuel	Backup Material
N31223 - Pay or Play Forms - Peace of Mind	Backup Material
N31223 - Pay or Play Forms - Perez	Backup Material
N31223 - Tax Report - Compass	Backup Material
N31223 - Tax Report - Emanuel	Backup Material
N31223 - Tax Report - Peace of Mind	Backup Material
N31223 - Tax Report - Perez	Backup Material