




DATE: November 8, 2018

TO: Board of Commissioners
Detroit Building Authority

FROM: Donna C. Rice 
Senior Project Manager

RE: Joe Louis Arena
Asbestos/Hazardous/Regulated Materials Abatement
New Contract Award - Homrich

On March 12, 2018, the Board of Commissioners (“the Board”) authorized a Professional Services Agreement between Testing Engineers & Consultants, Inc (TEC) and the Detroit Building Authority (DBA) in an amount not to exceed \$375,000.00 to conduct Environmental Due Diligence (EDD) services at the Joe Louis Arena, located at 19 Steve Yzerman Drive, Detroit, MI 48226 (aka 600 Civic Center Drive, Detroit, MI 48226). These services include asbestos and hazardous materials surveys to be utilized by the abatement and demolition contractors.

On September 14, 2018, the DBA released a Request for Qualifications/Proposals (RFQ/P) for the asbestos/hazardous/regulated materials abatement of items identified in TEC’s asbestos and hazardous material surveys for the Joe Louis Arena. The scope of services includes, but is not limited to, the following removals:

- Third and fourth floor drywall ceilings/patching material (157,000 square feet)
- Exterior perimeter walls (205,000 square feet)
- Fire doors
- Sink undercoating

The RFQ/P was advertised on the DBA’s website, McGraw Hill, the Construction Association of Michigan, and the Legal News. The RFQ/P was released via the on-line procurement platform Bidsync, which is also used by the City of Detroit Office of Contracting and Procurement.

A mandatory walk through was held at the Arena, where sixteen firms were represented. Eight (8) firms submitted a response. The respondents were:

1. 21 Century Salvage/Next Generation, Belleville, MI
2. Detroit Dismantling (Detroit Headquartered) Detroit, MI
3. Dore & Associates, Bay City, MI
4. Environmental Specialty Services, Highland Park, MI
5. Global Green Service Group, Dearborn Heights, MI
6. Homrich (Detroit Based), Carelton, MI
7. National Environmental Group, Flint, MI
8. Precision Environmental (Independence, OH)

Qualifications were evaluated by a team of professionals representing the DBA capital projects and demolition staff, Buildings, Safety, Engineering and Environmental Department (BSEED) Environmental Affairs and engineering staff, and TEC.

The DBA then scored each qualified submittal on a one hundred (100) point scale. Qualifications were weighted at seventy five (75) points. Local Preferences constituted a maximum of twenty five (25) points in accordance with Ordinance No. 15-00 which gives preference to Detroit-based firms.

After qualifications were scored, points for local preferences were applied where applicable. Points were awarded as follows:

Rank	Points	Contractor
1	77.86	Homrich
2	76.43	Detroit Dismantling
3	49.29	National Environmental Group
4	45	21 st Century Salvage
5	40.71	Dore & Associates
6	17.86	Environmental Sepcialty Services (ESS)
7 (tie)	15	Precision Environmental
7 (tie)	15	Global Green Service Group

The four highest scoring companies were short listed and then given one week to submit their proposals on Bidsync, and to prepare to interview with the evaluation committee. Detroit Dismantling did not submit their proposal before the established deadline, so their entire bid package was disqualified.

Factors considered for award included the company's understanding of the project, applicable experience of both the company and proposed staff, their ability to meet the schedule that was provided in the RFQ/P, effort to support diversity and inclusion of Detroit based businesses, and their proposed cost for abatement.

The following proposals were submitted:

National Environmental Group	\$6,424,000
21 st Century Salvage	\$3,601,011
Homrich	\$3,483,000

Upon extensive deliberation, the evaluation committee has unanimously selected Homrich as the lowest responsible bidder. Homrich is known for their demolition operation, however, Homrich has provided environmental services for commercial and residential structures since the 1980's. They are currently providing abatement services in Detroit for the City of Detroit, the State of Michigan, Bedrock Management, and the Wayne County Airport Authority.

Homrich presented a well thought out strategy to abate the Arena in the timeframe necessary to make way for the demolition contractor in order to meet the demands of the overall project completion schedule of late December, 2019.

Homrich has also committed to make a good faith effort to utilize Detroit based and disadvantaged businesses during the performance of the project. A list of companies that fall into these categories that Homrich intends to use, was also provided.

Homrich's proposed cost to provide asbestos/hazardous/regulated materials abatement has been deemed fair and reasonable.

Therefore, DBA staff requests board authorization to enter into a Construction Services Agreement with Homrich, for the abatement of Asbestos/Hazardous/Regulated Materials at Joe Louis Arena, located at 19 Steve Yzerman Drive, Detroit, MI 48226, in an amount not to exceed \$3,483,000.

HOMRICH

October 26, 2018

Donna Rice
City of Detroit Building Authority
1301 Thrid Street, Suite 328
Detroit, MI 48226

Re: Interview Response: 18TT2289.2
Asbestos/Hazardous Materials Abatement Price Proposal
Joe Louis Arena

Dear Ms. Rice,

Following our post bid review several action items were requested. Please see below for responses and clarifications. Also attached to this response are the documents requested; current EMR letter, resume for Superintendent John Maranian, and Michigan Asbestos Certifications.

The amount included for bond costs, listed as \$27,500.00 on the bid form, is included in the in the base bid amount of \$3,483,000.00.

Addenda #1 was issued during the request for qualification of this bid process and was acknowledged in BidSync system. Please see revised bid form reflecting this.

Some concern was voiced regarding our duration of ceiling removal, specifically the fourth floor. The duration of seventeen days is the crew days directly attributable to that work. Seventeen days is not representative of the total duration needed to complete the work as there are activities needed to be completed in preparation. Please refer to the schedule that was included in Exhibit A of our RFQ.

Homrich plans to utilize a security service during off site hours for security of the building. Fencing and gates will also be utilized on the site to aid in securing the site while occupied by our workforce.

Homrich will work toward the target 51% Detroit Residents to comply with Executive Order 2016-1. Hiring will be based on training/certifications and union affiliation.

HOMRICH

Homrich will make a good faith effort to utilize Detroit based businesses and disadvantaged business enterprises during the performance of project. The following contractors are being proposed to utilize for this project. No formal agreements have been entered as they are dependent on award of contract.

- Gipson Trucking
- Haynes Trucking
- EKS Service
- Pembroke Security
- JJ Curran Crane

For questions or additional information, please contact Tom Lantagne at 734-654-9800, ext. 81.

Sincerely,



Tom Lantagne
Estimator
Homrich