

**Department of Public Health & Environment - Division of Environmental Quality  
On-Call Asbestos Abatement Services Contracts  
Executive Summary/Fact Sheet**

**Department of Public Health & Environment - Division of Environmental Quality (DEQ)  
On-Call Asbestos Abatement Services Contracts**

DDPHE is requesting two contract amendments; to extend the term of services from three years to five years and increase in maximum contract amount by four million dollars (\$4,000,000) of four existing contracts primarily used for asbestos abatement, general abatement, demolition, and emergency response services. The City first entered these contract agreements mid 2020 through competitive bidding as directed by General Services protocol. The term increase action fulfills the maximum extension term clause contained in each contract. These contracts are 'on-call' and funds are procured only when City agencies require their performance on a project and paid only when their work is completed. These contracts do not guarantee any minimum amount of work to the contractor.

**Purpose and Use of Agreements:**

The purpose of these On-Call services contracts is to establish and maintain a pool of qualified and regulated firms to meet the needs of agencies City-wide for professional services relating to planned and emergency response abatement and remediation actions for City properties containing asbestos, lead, mold, and other environmentally regulated building materials. Most services are for State and Federally regulated asbestos abatement actions. The remaining services are for environmentally required remediation of lead-based painted materials, lead dust contaminated interiors, visual mold contaminations, and the remediation of refrigerants, mercury containing building materials, polychlorinated biphenyl (PCB) containing building materials, radioactive building materials, batteries, smoke detectors, building liquids, and chemical wastes. Abatement and remediation actions are precursors to renovation or demolition projects with the goal to remove environmental hazards prior to general contractor and sub-contractor work. All work is coordinated by DDPHE and most of the contract capacity is used for DOTI & DPR projects.

**These on-call services have also included:** emergency Covid-19 cleaning actions, remediation and final disposal of abandoned vehicles, abatement and demolition of residential properties deemed an immediate public health threat and where projects require special hazardous trained personnel or for work done within containment conditions.

**Procurement:**

- In 2020 five contractors were chosen to enter into agreements with the City (DDPHE) per the competitive bidding process (directed by GS/Purchasing using BidNet, etc.). DEDO assessed a 0% goal for these services.
- Each of the contracts contain existing language allowing for the initial term of service to be three years and for an extension by an additional two years, for a total period of performance not to exceed five years.
- Each of the original contracts contain existing language allowing a maximum payment obligation not to exceed one million dollars (\$1,000,000).

**Contracts Description:**

The firms selected for these contract extensions and increase in maximum contract amount are.

- ARC Abatement, Inc
  - initial term ending summer 2023
  - initial contract value \$1,000,000
  - to date remaining contract value \$836,575 (83% of original value)
- JKS Industries, Inc.
  - initial term ending summer 2023
  - initial contract value \$1,000,000
  - to date remaining contract value \$19,802 (2% of original value)
- OAK Environmental, LLC
  - initial term ending summer 2023
  - initial contract value \$1,000,000
  - to date remaining contract value \$495,105 (49% of original value)
- Orion environmental, Inc.
  - initial term ending summer 2023
  - initial contract value \$1,000,000
  - to date remaining contract value \$75,449 (8% of original value)

By this term extension, departments City-wide may continue to utilize these on-call contracts for planned and emergency response abatement and remediation services through the summer of 2025.

The increase in contract values reflects the anticipated need through the summer of 2025 based on the past two years usage by City projects. It also maximizes the ability to use these four contractors to perform in the mini-bid process for competitive bidding (per project) as allowed within the agreement.

Future City projects, within the next few years, that may use large amounts of contact value from one of more of these contracts include: Weir Gulch, Pre-Arrestment Detention Facility/DPD 6, Ruby Hill Park Phase III, Cherokee St. Boiler House Denver Sheriff abandoned vehicle storage, and numerous planned City renovation projects.