



Fulton County Board of Commissioners
Agenda Item Summary

19-1142

BOC Meeting Date
 12/18/2019

Requesting Agency

Real Estate and Asset Management

Commission Districts Affected

All Districts

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of lowest responsible bidder - Department of Real Estate and Asset Management, Bid#19ITB654321K-JAJ, Fulton County Government Center Complex Tower and Public Safety Buildings Domestic Water Piping Replacement- Phase II in the amount of \$557,370 with J Squared Plumbing Co., Inc. (Decatur, GA), to provide domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety Buildings, which this is a continuation of the water main replacement project that was started in Phase I. Effective for a period of 180 calendar days upon issuance of the Notice to Proceed.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-373, all competitive sealed bids of more than \$49,999.99 shall be forwarded to the Board of Commissioners for approval.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes All People trust government is efficient, effective, and fiscally sound

Is this a purchasing item?

Yes

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Scope of Work: This contract furnishes all materials, labor, tools, equipment and appurtenances necessary for the Domestic Water Piping Replacement – Phase II Project in the Fulton County Government Center Complex Tower and Public Safety Buildings located at 141 Pryor Street, SW, Atlanta, Georgia 30303.

The Scope of Work includes, but are not limited to:

- Demolition
- Debris removal
- Remove and replace approximately 920 lineal feet of domestic water piping
- Plumbing insulation, piping, fixtures, valves and specialties
- Replacing walls and ceilings that were removed for construction
- Required cutting, fitting and patching
- Replace five (5) domestic water heaters
- Replace all mop sinks with stainless steel backsplashes and shut-off valves
- Interior painting

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

- Equipment wiring
- Conduct all operations to minimize interference with adjacent facilities, user spaces, common areas, and pedestrian ways.

Background History:

The Fulton County Government Center (FCGC) is approximately a 627,000 sf complex of interconnected buildings consisting of the following: Assembly Hall Building, Low Rise Building, Midrise Building, Public Safety Building, Atrium, and High Rise Building. The domestic water service lines to the Government Center complex and risers within the buildings are failing. The piping is galvanized steel and is original to the building and potentially hazardous. Leaks exist at numerous locations along the lines and new ones seem to appear weekly, debris in water and scaling inside the main pipeline.

Some small sections of the water line have been replaced by a Standby On-Call Plumbing contractor. However, it was found that the corrosion and scaling has occurred for lengths beyond the repaired sections. Because the extent of such damage could not be determined, a decision was made to replace the entire length of the main domestic water lines and all branches, including the valves installed in these sections, along with the janitor sinks and some hot water heaters.

The overall primary purpose of the project is to completely replace the galvanized steel piping with copper piping.

The BOC approved Phase I, on October 17, 2018, as Item #18-0757 in the amount of \$325,000 with J Squared Plumbing Co., to provide urgent domestic water piping replacement at the Fulton County Government Center Complex Project. The affected areas were the Mid Rise, Low Rise buildings and Assembly Hall, a total of 220,083 square feet. The intent of Phase I was to replace the existing 4" galvanized steel lines with new 4" insulated copper lines.

Community Impact: This replacement is necessary for the environmental health to have working plumbing systems to protect the patrons and employees in County buildings.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the lowest bidder to provide Phase II of the continuing domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety Buildings located at 141 Pryor Street, SW, Atlanta, Georgia 30303.

The recommendation was based on the bidders' cost for removing and replacing approximately 920 lineal feet of domestic water piping, furnishing and installing associated equipment, and performing necessary restoration work as required in the Scope of Work. These costs includes: base bid lump sum; allowances for given specified amounts which includes: ball valves @ \$30,000 and access panels @ \$5,000; and including a \$50,000 Owner-Contingency; and total-up all Lump Sums (lines items 1-4) to determine the lowest responsible bidder.

The County received and evaluated one (1) bid response to the solicitation. J Squared Plumbing submitted the only bid (Single Bidder) response for the Domestic Water Piping Replacement Project II. The Purchasing Department conducted a Single Bid Analysis. Therefore, we recommend the award to J Squared Plumbing Co., Inc. to provide domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety Buildings.

J Squared Plumbing Co., Inc. has performed very good and highly competent as a plumbing contractor (Standby Plumbing Repair Services- Bid#16ITB58461C-MT) for Fulton County as stated in their performance reports.

The Project Management is coordinated by the Department of Real Estate and Asset Management Project Management Team and Building Maintenance Division. The estimated time to complete the required water piping replacement is 180 calendar days upon receipt of Notice to Proceed and Purchase Order with lead time of materials and equipment.

Project Implications: This contract is necessary for handling such urgent situations, which early on this year serious property damage occurred to the County and could cause health problems to the staff and visitors if this matter not dealt with immediately. The domestic water main lines and branches are showing signs of deterioration, and have developed leaks in several areas. In lieu of creating a patchwork of sections that have, or will be replaced over time, it is recommended to remove and replace all of the galvanized steel water mains, and the deteriorated branch piping as required. The overall primary purpose of the project is to complete the continuation of the water main replacement project that was started in Phase I in the remaining areas of the Government Center Tower and Public Safety Building by replacing the galvanized steel piping with copper piping.

Community Issues/Concerns: None that the Department is aware of.

Department Issues/Concerns: If this contract is not approved, the County does not have the capacity to provide the required corrective water piping replacement on a timely basis in the Fulton County Center Complex.

History of BOC Agenda Item: This is a new procurement.

Contract & Compliance Information (Provide Contractor and Subcontractor details.)

Contract Value: \$557,370.00
Prime Vendor: J Squared Plumbing Co. Inc.
Prime Status: African American Male Business Enterprise Non-Certified
Location: Decatur, GA
County: Dekalb County
Prime Value: \$390,159.00 or 70.00%

Subcontractor: Noland (supplier)
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Subcontractor Value: \$167,211.00 or 30.00%

Total Contract Value: \$557,370.00 or 100.00%
Total M/FBE Value: \$390,159.00 or 70.00%

To protect the interests of the County, the County Attorney shall approve the contract as to form and substance, and make any necessary modification, prior to execution by the Chairman.

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Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:	50	62		112
No. Bids Received:	0	1	0	1

Total Contract Value	\$557,370.00 or 100.00%
Total M/FBE Values	\$390,159.00 or 70.00%
Total Prime Value	\$390,159.00 or 70.00%

Fiscal Impact / Funding Source *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*
 533-520-5200-K009-BFAC-533CST: FCURA-2019, Real Estate and Asset Management, MEP
 Improve Govt. Ctr. FCURA- \$557,370

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*
Exhibit 1: Bid Tabulation Sheet
Exhibit 2: Contractor's Performance Report
Exhibit 3: Department Recommendation Memo

Source of Additional Information *(Type Name, Title, Agency and Phone)*
 Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Procurement

Contract Attached: No	Previous Contracts: Yes		
Solicitation Number: 19ITB654321K-JAJ	Submitting Agency: Department of Real Estate and Asset Management	Staff Contact: Harry Jordan	Contact Phone: (404) 612-5933

Description: Approval of lowest bidder to provide domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety buildings.

FINANCIAL SUMMARY

Total Contract Value:		MBE/FBE Participation:	
Original Approved Amount: .		Amount: .	%: .
Previous Adjustments: .		Amount: .	%: .
This Request: \$557,370.00		Amount: \$390,159.00	70.00%: .
TOTAL: \$557,370.00		Amount: .	%: .

Grant Information Summary:

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

Funding Line 1: 533-520-5200-K009-BFAC-533CST	Funding Line 2: .	Funding Line 3: .	Funding Line 4: .
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KEY CONTRACT TERMS

Start Date: Issuance of NTP	End Date: 180 Calendar Days
Cost Adjustment: Click here to enter text.	Renewal/Extension Terms:

ROUTING & APPROVALS
(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 12/6/2019
X	County Attorney:	Stewart, Denva	Date: 12/10/2019
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 12/11/2019
X	Finance/Budget Analyst/Grants Admin:	Jones, Monica	Date: 12/7/2019
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 12/11/2019

BID TABULATION SHEET

BID NUMBER# 19ITB654321K-JAJ			OPENING DATE:	1 of 1
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BID DESCRIPTION: Fulton County Government Center Complex Tower and Public Safety Buildings Domestic Water Piping Replacement- Phase II

REQUESTING DEPARTMENT: Real Estate and Asset Management

CONTACT

	VENDOR CODE	VENDOR CODE
	VENDOR NAME	VENDOR NAME
	J Squared Plumbing Co., Inc.	
	ADDRESS	ADDRESS
	5365 Divided Dr. , Suite A Decatur, GA 30035	
	TELEPHONE	TELEPHONE
	(404) 545-7295	
	CONTACT:	CONTACT:
	Broderick Jackson	

NON RESPONSIVE VENDORS AND OTHER INFORMATION

No	DESCRIPTION	Estimated Quantity	Unit	TOTAL PRICE	Est. Qty	Unit	TOTAL PRICE
1	Base Bid	1	LS	\$472,370.00			
2	Allownace (Ball Valves)	1	LS	\$30,000.00			
3	Allownace (Access Panels)	1	LS	\$5,000.00			
4	Owner Controlled Contingency	1	LS	\$50,000.00			
3	TOTAL BASE BID (Lump Sum) AMOUNT (Lines 1-4)	1	LS	\$557,370.00			

Base Bid Amount			
BIDS MAILED			
BIDS RECEIVED:	1	CONTACT: James Jones, APA, K Team, Purchasing & Contract Compliance	

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DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT
OTHER SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
1/1/2018	4/1/2018	1/1/2018	12/31/2018
O Number			PO Date
200228180000000...			2/28/2018
Department	Real Estate and Asset Management		
id Number	16ITB58461C-MT		
Service Commodity	Plumbing On-Call Services		
Contractor	J Squared		

= Unsatisfactory	<i>Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.</i>
= Poor	<i>Achieves contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.</i>
= Satisfactory	<i>Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.</i>
= Good	<i>Achieves contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.</i>
= Excellent	<i>Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.</i>

Quality of Goods/Services (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification)

0 Comments:

1 The vendor goods and services was of acceptable quality. Technical Excellence was demonstrated by technicians work performed when called upon.

2

3

4

Timeliness of Performance (-Were Milestones Met Per Contract - Response Time (per agreement, if applicable) - Responsiveness to Direction/Change - On time Completion Per Contract)

0 Comments:

1 Work request was completed in a timely manner. The response times was exceptional. The vendor responsive to inquiries was also exceptional.

2

3

4

Business Relations (-Responsiveness to Inquiries - Prompt Problem Notifications)

0 Comments:

1

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4

Customer Satisfaction (-Met User Quality Expectations - Met Specification - Within Budget - Proper Invoicing - No Substitutions)

0

1

2

3

4

Comments:

The vendor met user quality expectations. Vendor had some issues with invoicing but worked them out in a timely manner.

Contractors Key Personnel (-Credentials/Experience Appropriate - Effective Supervision/Management - Available as Needed)

0

1

2

3

4

Comments:

The vendor key personnel was available when called upon. Management was very effective in assigned work.

Overall Performance Rating:

3.4

Would you select/recommend this vendor again?
(Check box for Yes. Leave Blank for No)

Yes No

Rating completed by:

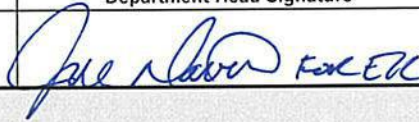
benjamin.wright

Department Head Name

Department Head Signature

Date

ELLIS G. KIRBY



7/3/2018



INTEROFFICE MEMORANDUM

Joseph N. Davis, Director
Department of Real Estate and Asset Management
Phone: (404) 612-3772
Fax: (404) 612-1002

TO: Felicia Strong-Whitaker, Director, Purchasing & Contract Compliance
FROM: Joseph N. Davis, Director 
DATE: December 4, 2019
SUBJECT: Award Recommendation – Fulton County Government Center Complex Tower and Public Safety Buildings Domestic Water Piping Replacement- Phase II, ITB #19ITB654321K-JAJ

RECOMMENDATION: We are recommending approval of the lowest bidder for Fulton County Government Center Complex Tower and Public Safety Buildings Domestic Water Piping Replacement- Phase II in the amount of \$557,370 with J Squared Plumbing Co., Inc. (Decatur, GA) to provide domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety Buildings, which this is a continuation of the water main replacement project that was started in Phase I. Effective for a period of 180 calendar days upon of issuance of the Notice to Proceed. This is a one-time procurement.

DISCUSSION: One (1) bid was received and evaluated. J Squared Plumbing Co., Inc. submitted the lowest responsible and responsive bid.

	Responsive Bidder	Base Bid Amount	Recommendation
1	J Squared Plumbing Co., Inc.	\$557,370.00	Lowest Bidder

The recommendation was based on the bidders' cost for removing and replacing approximately 920 lineal feet of domestic water piping, furnishing and installing associated equipment, and performing necessary restoration work as required in the Scope of Work. These costs includes: base bid lump sum; allowances for given specified amounts which includes: ball valves @ \$30,000 and access panels @ \$5,000; and including a \$50,000 Owner-Contingency; and total-up all Lump Sums (lines items 1-4) to determine the lowest responsible bidder.

The County received and evaluated one (1) bid response to the solicitation. J Squared Plumbing submitted the only bid (Single Bidder) response for the Domestic Water

Piping Replacement Project II. The Purchasing Department conducted a Single Bid Analysis and has concluded that their bid is responsible. Therefore, we recommend the award to J Squared Plumbing Co., Inc. to provide domestic water piping replacement at the Fulton County Government Center Complex Tower and Public Safety Buildings.

J Squared Plumbing Co., Inc. has performed very good and highly competent as a plumbing contractor (Standby Plumbing Repair Services- Bid#16ITB58461C-MT) for Fulton County as stated in their performance report.

The Project Management is coordinated by the Department of Real Estate and Asset Management Project Management Team and Building Maintenance Division. The estimated time to complete the required water piping replacement is 180 calendar days upon receipt of Notice to Proceed and Purchase Order with lead time of materials and equipment.

The funds are available in this account line #533-520-5200-K009 in the total amount of \$557,370.00.

Authorized Signature: 
(By Director/Deputy Director)

Date: 12/4/19

If you require additional information, contact Harry Jordan at (404) 612-5933.

Attachments:

1. Bid Evaluation Form
2. Bid Tabulation Sheet- 19ITB654321K-JAJ

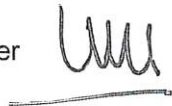
C: Bill Mason, Facilities Program Manager, DREAM
Tim Dimond, Deputy Director, DREAM
Harry Jordan, Contract Management Administrator, Purchasing/DREAM
Darlene Banks, CAPA, K Team, Purchasing & Contract Compliance
James Jones, APA, K Team, Purchasing & Contract Compliance
Florene Thornton, Financial Administrator, DREAM



INTEROFFICE MEMORANDUM

TO: Joseph Davis, Director DREAM

THROUGH: Tim Dimond, Deputy Director

FROM: Bill Mason, Facilities Program Manager 

DATE: November 26, 2019

SUBJECT: Bid Evaluation Form – 19ITB654321K-JAJ, Fulton County Government Center Complex Tower and Public Safety Buildings Domestic Water Piping Replacement- Phase II

The above mentioned ITB are being submitted for your evaluation. Please review it carefully and make your recommendation for award. You may retain this copy of the bid packages/contract compliance documents. Annotate your information below:

Total Award Amount Requested: \$557,370.00 (FY2019)

Funding Line(s): 533-520-5000-K009

Contract Terms: One-Time Project, 180 calendar days upon issuance of NTP

RECOMMENDATION/JUSTIFICATION:

Recommended Bidder	Award Authority	Notes
J Squared Plumbing Co., Inc.	# 557,370.00	Lowest responsive bidder

Attachments:

1. Single Bid Response (J Squared Plumbing Co., Inc.)
2. Bid Tabulation Sheet- #19ITB654321-JAJ

Department Authorize Approval:

Authorized Signature: *y Williams for
Florene Thornton*
(By Financial Administrator)

Date: 12/4/19

Authorized Signature: *Joe Nava*
(By Director/Deputy Director)

Date: 12/4/2019

- C: Harry Jordan, Contract Management Administrator, Purchasing/DREAM
- James Jones, APA, K Team, Purchasing & Contract Compliance
- Darlene Banks, CAPA, K Team, Purchasing & Contract Compliance
- Florene Thornton, Financial Administrator, DREAM



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

BID TABULATION SHEET FCGC Domestic Water Piping Replacement

19ITB654321K-JAJ

DATE: 11/04/19

TOTAL NUMBER OF BIDDERS: 1

James A. Jones
APA

* CONTRACTOR'S NAME	BID BOND YES/NO	TOTAL BASE BID AMOUNT	PLUMBERS LICENSE YES/NO	E-verify Number
J Squared Plumbing Co. Inc.	Y	\$557,370.00	Y	406419

*INDICATES BUSINESS IS LOCATED IN FULTON COUNTY

THE RESULTS RECEIVED IN RESPONSE TO THIS SOLICITATION DOES NOT REFLECT AWARD OF THIS CONTRACT. RESPONSES WILL BE FURTHER EVALUATED BY FULTON COUNTY REPRESENTATIVES.