



Fulton County Board of Commissioners
Agenda Item Summary

BOC Meeting Date
11/20/2019

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 recommended proposal- Department of Real Estate and Asset Management, RFP#19RFP070819K-DB, Fulton County Justice Center Tower Repairs & Alterations to the Exterior Façade with Metro Waterproofing, Inc. (Scottsdale, GA) in the amount of \$1,518,198.00 to provide repairs and alterations to the exterior façade at the Fulton County Justice Center Tower building located at 185 Central Avenue SW, Atlanta, GA 30303. Effective for a period of 365 calendar days upon issuance of Notice to Proceed.

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

In accordance with the State of Georgia O.C.G.A. §36-91-1 et. seq., Georgia Local Government Public Works Construction Law, all competitive sealed proposals (RFPs) for public works construction projects costing \$100,000 or more 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: The Contractor is to furnish all materials, labor, tools, equipment and appurtenances necessary for the repairs and alterations to the exterior façade at the Fulton County Justice Center Tower building located at 185 Central Avenue SW, Atlanta, GA 30303.

The Scope of Work includes but not limited to:

- Replace all exterior building sealants
- Cleaning and prepare exterior surface
- Apply base coating system
- Recoat the failed surface
- Remove and replace any failed gaskets
- Check and re-attach all mullion covers that are detached
- Wet seal all curtain wall glazing units
- Paint all metal exterior doors, frames and stairs
- Install parapet cap at the cast-in place concrete panels

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)

- Certify the roof davits and anchors

Project Background:

In 2016, a Facilities Assessment was conducted for all Fulton County owned facilities providing constituent services. The County facilities assessed included those located in the Urban Redevelopment Area, consisting of the Government Center Complex, the Justice Center Complex, related annexes and various other facilities, which involves the repair, renovation, and redevelopment of these facilities. The preliminary goal is to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional and flexible in terms of size, appropriateness and purpose to meet the long-term space and service needs of the constituents and employees of Fulton County.

Building Description:

The Fulton County Justice Center Tower (JCT) is the blue-black glass building on the corner of Central Ave. and Martin Luther King Jr. Drive. The JCT is a nine (9)-story (plus a lower level parking garage) Courthouse located at 185 Central Avenue SW and includes 615,000 SF of floor area. The JCT was developed in 1993 and contains multiple courtrooms, offices, Judges' chambers, jury assembly area, and other ancillary spaces.

The JCT is generally in fair condition. However, the building has been subject to limited capital repair and renewal. Based upon this and the 26-year age of the building, refurbishment of the exterior wall systems is needed.

Building Conditions:

Exterior Walls: The exterior wall systems consist of a combination of precast and cast-in-place concrete panels, and a glazed curtain wall.

1. **Precast Concrete Exterior Elements:** The precast concrete and cast-in-place concrete cladding panels are in good condition with no areas of significant cracks, spalling or corrosion. However, there are three areas of distress that should be addressed immediately to allow the continued performance of the cladding system. The first area is the build-up of atmospheric stains, the second is erosion of the cementitious coating; and the third is the cohesive and adhesive failure of sealants installed between the cladding panels.
2. **Glazed Curtain Wall:** The curtain wall system is generally in fair to good condition except for the localized areas of water and air ingress. However, since installed, the curtain wall has been subject to limited capital and operational maintenance.

Community Impact: This effort and impact is necessary to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional to meet the long-term space and service needs of the community and employees of Fulton County.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the proposal to provide repairs and alterations to the exterior façade at the Fulton County Justice Center Tower building located at 185 Central Avenue SW, Atlanta, GA 30303.

Continued

The recommended Contractor will work in collaboration with the Department of Real Estate and Asset Management, Project Management Team.

Project Implications: This contract intent is to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional to meet the long-term space and service needs of the constituents and employees of Fulton County located at 185 Central Avenue SW, Atlanta GA, 30303.

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

Department Issues/Concerns: If this proposal is not approved, the County does not have the capacity, or the expertise, to perform the repairs and alterations to the exterior façade at the Fulton County Justice Center Tower building.

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

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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Contract Value: \$1,518,198.00
Prime Vendor: Metro Waterproofing, Inc.
Prime Status: Non-Minority
Location: Scottdale, GA
County: Dekalb County
Prime Value: \$1,503,016.02 or 99.00%

Subcontractor: Nova Engineering
Subcontractor Status: Non-Minority
Location: Kennesaw, GA
County: Cobb County
Contract Value: \$15,181.98 or 1.00%

Total Contract Value: \$1,518,198.00 or 100.00%
Total M/FBE Value: \$-0-

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19-0973

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:	15	19	14	48
No. Bids Received:	4	0	0	4

Total Contract Value	\$1,518,198.00 or 100%
Total M/FBE Values	\$0 or 0%
Total Prime Value	\$1,503,016.02 or 99.00%

Fiscal Impact / Funding Source *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*
 533-520-5200-K005: FCURA-2019, Real Estate and Asset Management, Exterior Justice Tower.-
 FCUR- \$1,518,198.00

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*
Exhibit 1: Evaluation Committee Recommendation Letter
Exhibit 2: Contractor Performance Report

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: 19RFP070819K-DB	Submitting Agency: Department of Real Estate and Asset Management	Staff Contact: Harry Jordan	Contact Phone: (404) 612-5933

Description: Approval of recommended proposal to provide repairs and alterations to the exterior façade at the Fulton County Justice Center Tower building.

FINANCIAL SUMMARY

Total Contract Value:		MBE/FBE Participation:	
Original Approved Amount: .		Amount: .	%. .
Previous Adjustments: .		Amount: .	%. .
This Request: \$1,518,198.00		Amount: \$15,181.98 or 1.00%	.
TOTAL: \$1,518.198.00		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-K005	Funding Line 2: .	Funding Line 3: .	Funding Line 4: .
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KEY CONTRACT TERMS

Start Date: Issuance of NTP	End Date: 365 days after NTP
Cost Adjustment: .	Renewal/Extension Terms: No renewals

ROUTING & APPROVALS

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 9/27/2019
X.	County Attorney:	Stewart, Derval.	Date: 10/25/2019 .
X.	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia.	Date: 10/25/2019.
X	Finance/Budget Analyst/Grants Admin:	Jones, Monica	Date: 3/8/2019
.	Grants Management:	.	Date: .
X.	County Manager:	Anderson, Dick.	Date: 10/25/2019.



INTEROFFICE MEMORANDUM

TO: Felicia Strong-Whitaker, Director
Department of Purchasing & Contract Compliance

FROM: Evaluation Committee Recommendation Letter

DATE: September 23, 2019

PROJECT: #19RFP070819K-DB; Fulton County Justice Center Tower Repairs & Alterations to the Exterior Facade

In accordance with the Purchasing Code, a duly appointed Evaluation Committee has reviewed the proposals submitted in response to the above-reference project on behalf of the Department of Real Estate and Asset Management.

Four (4) qualified firms submitted proposals for evaluation and consideration for award of this project:

1. Mark1 Restoration Company
2. Midwest Maintenance, Inc.
3. Metro Waterproofing, Inc.
4. Waterproofing Contractors, Inc.

After review, evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP, the Evaluation Committee has determined that the proposal submitted by Metro Waterproofing, Inc. with a total score of 76.67, is the recommended vendor for the award of #19RFP052119K-DB; Fulton County Justice Center Tower Repairs & Alterations to the Exterior Façade.

The Evaluation Committee members attest that each member scored each proposal independently in accordance with the evaluation criteria set forth in the Request for Proposal and that their individual score is a part of the final scores in the attached Evaluation Matrix.

SELECTION COMMITTEE MEMBERS:



Bill Mason,
Facilities Program Manager, Department of Real Estate and Asset Management



Samuel Bakare,
Administrator, Building Construction, Department of Real Estate and Asset Management



Michael Ross,
Administrator, Building & Grounds, Department of Real Estate and Asset Management

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EVALUATION CRITERIA	WEIGHT	Metro Waterproofing, Inc.	Mark1Restoration Company	Midwest Maintenance, Inc.	Waterproofing Contractors, Inc.
Executive Summary	2	1.67	2	1.67	1.83
Project Approach	35	25.50	31.92	25.50	22.08
Project Team Qualifications	15	13.75	13.75	13.75	12.50
Relevant Project Experience	15	12.50	12.50	13.75	13.75
Availability	4	3.33	4	3.67	3.00
Safety Qualifications	5	3.75	4.58	4.17	3.75
Employee Training	2	1.17	2	1.67	1.33
Local Preference	5	0	0	0	0
Service Disabled Veterans Preference	2	0	0	0	0
Cost Proposal	15	15	5.21	6.89	12.04
TOTAL SCORE:	100.00	76.67	75.96	71.07	70.28

**To sum Total Score columns highlight the row and press F9*

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT
CONSTRUCTION SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
1/2/2017	3/31/2017	4/15/2016	4/15/2017
PO Number			PO Date
520 161TB99402K-JAJ			4/15/2016
Department	REAL ESTATE AND ASSET MANAGEMENT		
Bid Number	161TB99402-JAJ		
Service Commodity	Fulton County Government Center Peachtree Remediation Project		
Contractor	Metro Waterproofing, Inc.		

0 = 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>
1 = 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>
2 = 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>
3 = 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>
4 = 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>

1. Project Development (-Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification)

Comments:

0

1

2

3

4

The contractor was only involved in Construction Services. However, Their technical expertise are excellent and personnel qualifications are outstanding.

2. Design (-Were Milestones Met Per Contract – Reliability – Responsiveness to Direction/Change – On Time Completion – Liquidated Damages)

Comments:

0

1

2

3

4

The contractor was only involved in Construction Services. They responded to all changes encounter during construction. They used their technical know-how to solve a lot of unforeseen issues encountered. All milestones were met. They actually delivered the project substantially completed ahead of time.

3. Award - Proposal Development (-Met Timeless/Due Dates - Reasonable/Cooperative - Flexible/Motivated - Prompt Problem Notification)

Comments:

19-0973

- 0
- 1
- 2
- 3
- 4

The contractor was only involved in Construction Services. The design services for this facility was performed by others. However, the construction project manager was very knowledgeable about design issues and made several suggestions to the design team. They are very much solution driven.

4. Construction (-Mobilization Timely – Were Milestones Met – Met/Exceeded Specifications – Within Budget Performance – Proper Invoicing – Quality of Work – Responsive to Owner)

Comments:

- 0
- 1
- 2
- 3
- 4


The contractor mobilized immediately after NTP was issued. They went above expectation to keep the user group happy through out construction. Their quality of work is very outstanding. Moreover, Fulton county employees likes what they see and they are now enjoying the new terraces. This is a successful project and the contractor wealth of knowledge play a big role.

5. Closeout Action and Contractors Key Personnel (-Effective Management - Credentials/Experience - Ability to Accomplish Mission - Conduct)

Comments:

- 0
- 1
- 2
- 3
- 4

The Contractor turned in the closed out documents as scheduled. All required closed out items were addressed. They also provided the documents in an electronic format which will make it valuable for the County in the future. Overall the outcome of the project was outstanding.

Overall Performance Rating: 4.0		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No) <input checked="" type="radio"/> Yes <input type="radio"/> No	Rating completed by:	Samuel Bakare
Department Head Name	Department Head Signature	Date
MICHAEL ROSS		5/8/2017