

Contract Renewal Evaluation Form

Date:	July 21, 2023
Department:	Real Estate and Asset Management
Contract Number:	21ITB131067C-GS
Contract Title:	On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance Countywide

Instructions:

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed, and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

1. Describe what efforts were made to reduce the scope and cost of this contract.

This contract is used on an “as needed” basis. Before awarding individual work to contractor, in house resources are utilized to troubleshoot the issues and correctly identify the problems and identify repair required. This eliminates the time spent by the contractor on these tasks. Contractor is called in only after-hours and when our in-house resources are not sufficient to complete the work in a timely manner and where the work involves compliance with ADA or Fire Codes. Contractor is also called when the repair /replacement of overhead door is involved, for which the County does not have trained technicians.

2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:

Internet search of pricing for same product or service:

	Date of search:	July 3, 2023
	Price found:	\$ 300 average
	Different features / Conditions:	Commercial OH Doors
	Percent difference between internet price and renewal price:	48%

Explanation / Notes:

A comparison was made with Commercial Door Services rates available on an internet search. Doors come in a myriad of sizes, materials, and levels of quality. For interior doors, average repair prices fall in the \$100–300 range. For exterior doors, expect costs of \$150–500 for repair. Interior and exterior doors can cost \$200–500 and \$250–2,500+ for replacement, respectively Based on the lowest labor rates quoted by the vendor against this bid, and assuming a 3 hrs. average for repairing a similar door, the cost comes out to \$ 135. This is still less expensive than the rates available in the market

4. Is this a seasonal item or service? Yes No

5. Has an analysis been conducted to determine if this service can be performed in-house? Yes
 No If yes, attach the analysis.

Fulton County does not have technicians with training or experience to undertake repair of commercial entry systems like roll-up doors and metal doors. Certain mandated requirements like ADA and National Fire Codes require engagement of qualified installers, to avoid liability

6. What would be the impact on your department if this contract was not approved?

If these contracts are not approved, the County will not be able to secure the buildings, parking lots and workshops effectively and in a timely manner. This could lead to loss of assets and life.

Vijay Nair

Vijay Nair, Bldg. Maintenance Mgr.-Central
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September 21, 2023

Prepared by

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Joseph N. Davis

Department Head

Date

September 27, 2023

Date