

BOC Meeting Date 10/7/2020

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 to renew existing contracts- Department of Real Estate and Asset Management, Bid#18ITB113489C-BKJ, Standby Plumbing Repair Services in the total amount of \$200,000.00 with: (A) Legwork Plumbing Solutions (Atlanta, GA) in the amount of \$100,000.00; and (B) Talon Property Services (Atlanta, GA) in the amount of \$100,000.00, to provide standby plumbing repair services for Fulton County facilities. This action exercises the second of two renewal options. No renewal option remains. Effective dates: January 1, 2021 through December 31, 2021.

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

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

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

Yes Open and Responsible Government

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: These contracts furnish all materials, labor, tools, equipment and /or system, necessary to provide standby plumbing repair services for Fulton County facilities.

The Scope of Work includes, but is not limited to the following:

- 1. Repairing and/or replacing water mains because of burst water main or utility re-routing.
- 2. Repairing frozen water lines (ranging in size from ½ inch to 2 inches). These include lines made from copper, plastic and galvanized piping.
- 3. Repairing frozen water lines (ranging in size from ½ inch to 2 inches). These include lines made from copper, plastic and galvanized piping.
- 4. Installing, repairing and re-routing water supply lines 1/2 inch to 4 inches in size.
- 5. Installing, repairing, and re-routing storm water and sewer lines and installing manholes, gratings, retention basins.
- 6. Installing, repairing and replacing fixtures such as faucets, mixing valves, toilets, flush urinals, tubs, sinks, kitchen sinks, ball valves, angle/straight stops, supply lines, pressure-reducing valves, and any commercial plumbing fixture such as floor sinks, dishwashers, any specialty

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

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

Continued

kitchen/bathroom.

- 7. Installing and repairing water heaters, sump pumps, circulation pumps and plumbing for icemakers.
- 8. Installing, repairing and replacing underground conduit pipes as needed on an occasional basis.
- 9. Digging ditches and right of ways for sewer, water main, potable water lines, storm sewers, French drains and gas lines.
- 10. Unstopping storm water and sewer lines in buildings and repairing collapsed lines. Using underground pipe camera to locate the problems and diagnosing problems for repair.
- 11. Removal and installation of sanitary fittings, including Commodes, urinals, soap dispenser and paper towel dispensers.
- 12. Demolition and installation of bath room fixtures including bath tubs, shower rooms, shower heads and faucets.
- 13. Installation and adjustment of drinking water fountains.
- 14. Repairing irrigation sprinkler systems.
- 15. Other plumbing related items not listed herein that the County may request to be repaired or installed. And,
- 16. Minor masonry repair jobs

Community Impact: These services are necessary for the environmental health to have working plumbing systems to protect the patrons and employees in County facilities.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval to renewal of existing contracts to provide standby plumbing repair services for Fulton County facilities for fiscal year 2021.

These contracts are time and materials that require covering the cost for replacement parts/components and hourly labor rates.

Historical Expenditures:

- FY2020: The County expenditures as of 8/24/2020, \$155,950.96
- FY2019: The County spent \$121,732.31
- FY2018: The County spent \$850,000.00

Project Implications: These contracts are required for augmentation of our capacity and to provide capabilities that the County does not have. There have been several instances where our capacity was found insufficient to meet multiple simultaneous system failures. Having an on-call contract in place is considered the most efficient way for handling such emergency situations, which otherwise could cause serious property damage to County.

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

Department Issues/Concerns: If these renewal contracts are not approved, the Department does not have sufficient capacity to provide this in-house such as; labor, equipment and technics for special issue to perform standby plumbing repair services.

History of BOC Agenda Item: Yes, see charts below:

(A) Legwork Plumbing Solutions, Inc.

Continued

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	18-0752	10/17/18	\$75,000.00
1 st Renewal	19-0903	11/6/19	\$100,000.00
2 nd Renewal			\$100,000.00
Total Revised Amount			\$275,000.00

(B) Talon Property Services, LLC.

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	18-0752	10/17/18	\$55,000.00
1 st Renewal	19-0903	11/6/19	\$100,000.00
2 nd Renewal			\$100,000.00
Total Revised Amount			\$255,000.00

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

Total Contract Value: \$200,000.00

(A)

Contract Value: \$100,000.00

Prime Vendor: Legwork Plumbing Solutions, Inc.

Prime Status: African American Male Business Enterprise-Certified

Location: Atlanta, GA County: Fulton County

Prime Value: \$100.000.00 or 100.00%

Subcontractor: None

Total Contract Value: \$100,000.00 or 100.00% Total M/FBE Value: \$100,000.00 or 100.00%

(B)

Contract Value: \$100,000.00

Prime Vendor: Talon Property Services, LLC

Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County

Prime Value: \$85,000.00 or 85.00%

Subcontractor: D & L Contractors

Subcontractor Status: African American Male Business Enterprise-Non-Certified

Location: Conyers, GA
County: Rockdale County
Contract Value: \$10,000.00 or 10.00%

20-0693

Continued

Subcontractor: Staple Enterprises

Subcontractor Status: African American Male Business Enterprise- Non-Certified

Location: Ellenwood, GA
County: Clayton County
Contract Value: \$5,000.00 or 5.00%

Total Contract Value: \$100,000.00 or 100.00% Total M/FBE Value: \$15,000.00 or 15.00%

Grand Contract Value: \$200,000.00 or 100.00% Grand M/FBE Value: \$115,000.00 or 57.50%

.

Solicitation Information No. Bid Notices Sent:	NON-MFBE	MBE	FBE	TOTAL	
No. Bids Received:					

Total Contract Value	\$200,000.00 or 100.00%
Total M/FBE Values	\$115,000.00 or 57.50%
Total Prime Value	\$185,000.00 or 92.50%

Fiscal Impact / Funding Source

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance- \$100,000 100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance- \$100,000 "Subject to availability of funding adopted for FY2021 by BOC"

Exhibits Attached

(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

Exhibit 1: Contract Renewal Agreements
Exhibit 2: Contractor's Performance Reports
Exhibit 3: Contract Renewal Evaluation Form

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		
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	Approval
Signature	Date	

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

Continued

Procurement						
Contrac Yes	ontract Attached: Previous Contracts: Yes					
Solicita	ntion Number: 13489C-BKJ	Submitting Agency: Department of Real Estate and Asset Management	Staff Contact: Harry Jordan	Contact (404) 612		
	Description: Approval to renewal of existing contracts to provide standby plumbing repair services for Fulton County facilities for fiscal year 2021.					
		FINANCI	AL SUMMARY			
Original Approved Amount: Previous Adjustments: This Request: TOTAL: Start Information Summary: Amount Requested: Start Date: \$175,000.00 \$200,000.00 \$200,000.00 \$\$575,000.00 Amount: \$115,000.00 Amount: Amount: Cash In-Kind Approval to			Amount: . Amount: \$115,000.00 Amount: . Cash In-Kind Approval to A Apply & Acce	%: . %: . 57.50%: %: .		
		KEY CON	TRACT TERMS			
Start Da 1/1/202 Cost Ac		End Date: 12/31/2021 Renewal/Extension Te				
. No renewal option remains. ROUTING & APPROVALS (Do not edit below this line)						
Х	Originating Dep	partment:	Davis, Joseph]	Date: 8/26/2020	
X	County Attorne	*	Stewart, Denval		Date: 9/20/2020	
X		ntract Compliance:	Strong-Whitaker, Fe		Date: 9/24/2020	
Χ		t Analyst/Grants Admin:	Whitted, Ivan		Date: 8/31/2020	
	Grants Manage				Date: .	
Χ	X County Manager:		Gillespie, Alana	[Date: 9/24/2020	



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 18ITB113489C-BKJ

BID/RFP# TITLE: Standby Plumbing Repair Services

ORIGINAL APPROVAL DATE: 10/17/2018

RENEWAL EFFECTIVE DATES: 1/1/2021 THROUGH 12/31/2021

RENEWAL OPTION #: 2 **OF** 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$100,000.00

COMPANY'S NAME: Legwork Plumbing Solutions, Inc.

ADDRESS: 201 17th Street

CITY: Atlanta

STATE: GA

ZIP: 30363

This Renewal Agreement No. ___ was approved by the Fulton County Board of

Commissioners on BOC DATE: BOC NUMBER:

SIGNATURES: SEE NEXT PAGE

20-0693

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein: <u>Bid #18ITB113489C-BKJ</u>

FULTON COUNTY, GEORGIA	LEGWORK PLUMBING SOLUTIONS, INC.
Debeut I Ditte Chairman	Rachael Grier
Robert L. Pitts, Chairman Fulton County Board of Commissioners	Owner
ration county board of commissioners	Owner
ATTEST:	ATTEST:
Tonya R. Grier	Secretary/
Interim Clerk to the Commission	Assistant Secretary
(Affix County Seal)	(Affix Corporate Seal)
AUTHORIZATION OF RENEWAL:	ATTEST:
Joseph N. Davis, Director Department of Real Estate and Asset	Notary Public
Management	County:
	Commission Expires:
	(Affix Notary Seal)
ITEM#: RCS:	ITEM#: RM:
RECESS MEETING	REGULAR MEETING
INCOCOO MICCI IIIO	INLOULAN MILLIMO



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 18ITB113489C-BKJ

BID/RFP# TITLE: Standby Plumbing Repair Services

ORIGINAL APPROVAL DATE: 10/17/2018

RENEWAL EFFECTIVE DATES: 1/1/2021 THROUGH 12/31/2021

RENEWAL OPTION #: 2 **OF** 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$100,000.00

COMPANY'S NAME: Talon Property Services

ADDRESS: 730 Pryor Street, S.W.

CITY: Atlanta

STATE: GA

ZIP: 30315

This Renewal Agreement No. ___ was approved by the Fulton County Board of

Commissioners on BOC DATE: BOC NUMBER:

SIGNATURES: SEE NEXT PAGE

20-0693

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein: <u>Bid #18ITB113489C-BKJ</u>

FULTON COUNTY, GEORGIA	TALON PROPERTY SERVICES		
Robert L. Pitts, Chairman Fulton County Board of Commissioners	Rob Heller Managing Member		
ATTEST:	ATTEST:		
Tonya R. Grier	Secretary/		
Interim Clerk to the Commission	Assistant Secretary		
interim Olerk to the Commission	Assistant occidary		
(Affix County Seal)	(Affix Corporate Seal)		
AUTHORIZATION OF RENEWAL:	ATTEST:		
Joseph N. Davis, Director Department of Real Estate and Asset	Notary Public		
Management	County:		
	Commission Expires:		
	(Affix Notary Seal)		
ITEM#: RCS:	ITEM#: RM:		
RECESS MEETING REGULAR MEETING			

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE CONTRACTORS PERFORMANCE REPORT PROFESSIONAL SERVICES Report Period Start Report Period End Contract Period Start Contract Period End 4/20/2020 7/20/2020 1/1/2020 12/31/2020 PO Number PO Date 012720000*00083 1/27/2020 Department Real Estate and Asset Management **Bid Number** 18ITB113489C-BKJ Service Commodity Standby Plumbing and Repair Services Contractor Legwork Plumbing Solutions, Inc. Achieves contract requirements less than 50% of the time, not responsive, = Unsatisfactory effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction. = Poor 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. Achieves contract requirements 80% of the time; generally responsive, effective = Satisfactory 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. = Good 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 Achieves contract requirements 100% of the time. Immediately responsive; = Excellent highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded. . Quality of Goods/Services (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification) Comments: Techs has been very effective in completing assigned work request, and demonstrated a professional finish of completed work. . Timeliness of Performance (-Were Milestones Met Per Contract - Response Time (per agreement, if applicable) - Responsiveness to Direction/Change - On Time completion Per Contract) Comments: () 0 Response times has improved since last evaluation. \bigcirc 1 0 2 3

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

O 0 Comments:

 \bigcirc 1

$\#~20 ext{-}0693$ ies to improve in their response to inquiries an	nd emails.	ı
3		
Q 4		
. Customer Satisfaction (-Met User Quality Expectations - Met Specif	ication - Within Budget - Proper Invoicing - No Su	bstitutions)
O 0 Comments: Vendor has not met the user quality expectations. Vendor ne	eed to improve in submitting Invoices. I have to reach	out to vendor for invoicing
O 1	to improve in additioning involues. There to reach	out to vendor for involcing.
② 2		
○ 3		
O 4		
. Contractors Key Personnel (-Credentials/Experience Appropriate -	Effective Supervision/Management - Available as	Needed)
Comments:		
Vendor has made sure that all techs received the necessary their job performance.	credentials to perform work at Fulton County Facilitie	s. Techs have demonstrated the knowledge and expertise in
O 2		
○ 3		
4		
Duarall Performance Pating: 3.2	V	
Overall Performance Rating: 3.2		
Vould you select/recommend this vendor again? Check box for Yes. Leave Blank for No)	Rating completed by: benjam	in.wright
Yes		
0.163 0.110	1 John	
8		
Department Head Name	Department Head Signature	Date
1		7/20/2020
Joseph DAVIS	(perong p	

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE CONTRACTORS PERFORMANCE REPORT GOODS AND COMMODITIES SERVICES Report Period Start Report Period End Contract Period Start Contract Period End 4/20/2020 7/20/2020 1/1/2020 12/31/2020 PO Number PO Date 012720000*000082 1/27/2020 Department Real Estate and Asset Management **Bid Number** 18ITB113489C-BKJ Service Commodity Standby Plumbing Repair Services Contractor Talon Property Services = Unsatisfactory Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction. = Poor 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. Achieves contract requirements 80% of the time; generally responsive, effective = Satisfactory 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. = Good 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. = Excellent 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. . Quality of Goods/Services (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification) 0 Quality service is satisfactory. Quality of goods meets contract specifications. $)_1$ 3 . Timeliness of Performance (-Were Milestones Met Per Contract - Response Time (per agreement, if applicable) - Responsiveness to Direction/Change - On ime Completion Per Contract) Comments: Vendor was responsive to directions and schedules as needed. Vendor has responded in a timely manner. Milestones, when established, were met \bigcirc 1 \bigcirc 2 (a) 3 04 . Business Relations (-Responsiveness to Inquiries - Prompt Problem Notifications) 0 Vendor responsiveness and inquiries has improved. $)_1$ 3

Packet Page -565-

Vendor did not meet all requirements of quality work. Invoices with a second se	ere submitted	in a timely manner	
Comments: Contractor's key personnel were knowledgeable and experience 1 2 3 4 4			
Overall Performance Rating: 3.2			
Vould you select/recommend this vendor again? Check box for Yes. Leave Blank for No) Yes No	na vertica (al antica de la companio de la compani	Rating completed by:	benjamin.wright
Department Head Name	De	partment Head Signature	Date
Joseph Davis	4	Cave	7/20/2020
	/		

Contract Renewal Evaluation Form

Date:	July 30, 2020	
Department:	Department of Real Estate and Asset Management	
Contract Number:	18ITB113489C-BKJ	
Contract Title:	Standby Plumbing Repairs	

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 for augmenting internal resources. Department has been able to perform many tasks in-house. However, it doesn't have enough and qualified resources to carry out all tasks in-house. Apart from this, increase in need for replacement of old and defective installations forces the County to make use of contractors who are more experienced and efficient in that kind of jobs. This contract requires specialty tools, equipment, training and skills that the County's employees do not have. Without this contract in place, Fulton County will not be able to complete many tasks that require a licensed plumber or tasks that require higher skill levels or equipment resources

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 30, 2020
Price found:	\$ 45 - \$ 94 (Average \$ 90)
Different features / Conditions:	Commercial Facilities
Percent difference between internet price and renewal price:	Contract prices, \$ 20-\$ 75 are 20% to 55% less than market price

Explanation / Notes:

The prices for standby plumbing and repair services were obtained through the procurement process in which reflect the current market. This procurement was conducted in accordance with all applicable provisions of the Fulton County Code of Ordinances and the specific method of source selection for the services required in this bid is code Selection 102-373, Competitive Sealed Bid.

	☐ Market Survey of other jurisdictions:				
	Date contacted:	Click here to	enter å date.		
	Jurisdiction Name / Contact name:	Click here to enter text. Click here to enter a date. Click here to enter text. Click here to enter text. Click here to enter text. Click here to enter text.			
	Date of last purchase:				
	Price paid:				
	Inflation rate:				
	Adjusted price:				
	Percent difference between past purchase price and renewal price:				
	Are they aware of any new vendors?	☐ Yes	⊠ No		
	Are they aware of a reduction in pricing in this industry?	□ Yes	⊠ No		
	How does pricing compare to Fulton County's award contract?	Click here to enter text.			
ge	Click here to enter text. Other (Describe in detail the analysis conducted and the outco We have evaluated market pricing with other plumbing vendors in the Atlanta I tting a fair rate for the county. Comparison of hourly labor cost in the market againsted across varying skill levels was mad.	Metro area to ensure	that we are inimum labor cos		
3.	What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year? The County spent approximately \$121,732.31 in 2019, and has expenditures as of 7/30/20, \$97,057.97.				
4.	Does the renewal option include an adjustment for inflation? (Information can be obtained from CPI index)	☐ Yes	⊠ No		

Was it part of the initial contract?	□ Yes	⊠ No				
Date of last purchase:	Click here to enter a	date.				
Price paid:	Click here to enter to	ext.				
Inflation rate:	Click here to enter to	ext.				
Adjusted price:	Click here to enter to	ext.				
Percent difference between past purchase price and renewal price:	Click here to enter to	•xt.				
Explanation / Notes:						
Click here to enter text.						
5. Is this a seasonal item or service? ☐ Yes ☒ No						
6. Has an analysis been conducted to determine if this service can be performed in-house? ☐ Yes ☒ No ☐ If yes, attach the analysis.						
7. What would be the impact on your department if this contract	ct was not approved?					
If these contracts are not renewed, it would impact the efficie the Department would not be able to respond to emergenchigher skills and equipment. Efficient completion of large projewould have a negative effect on the department and countywater main break or an unsanitary condition such as a sewatimely fashion. The liability risk would be at a high rate caus lawsuits.	y situations and situ ects will be negatively if a dangerous cond age spill was not tak	ations requiring r impacted. Also dition such as a sen care of in a				
Vijay Nair, Building Maintenance mgr.						
Lakeisha Brackett, Building Maintenance Mgr.	July 30, 2020					
Prepared by	Date	Marie				
Joseph N. Davis, Director	Click here to enter a d	ate.				
Department Head	/Date					

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Cost Report

Atlanta Plumbing Service Costs & Prices - ProMatcher Cost Report

Atlanta Plumbing Service Costs & Prices

Atlanta, Georgia. The Atlanta Plumbing Service Cost Report is a concise report on everything you need to know about the cost of plumbing service in the Atlanta area.

Average Plumbing Service Cost in Atlanta

We have done a little research to find the average cost of plumbing service in Atlanta. Here are the average costs and prices reported back to us:

Cost of Residential Plumbing Contractors in Atlanta, Georgia

\$79.90 per hour (plus parts and materials) (Range: \$68.63 - \$91.17)

Free Estimates from Local Pros

Cost of Commercial Plumbing Contractors in Atlanta, Georgia

\$90.92 per hour (plus parts and materials) (Range: \$87.59 - \$94.25)

Free Estimates from Local Pros

Cost of Plumbing for Remodel or Home Addition in Atlanta, Georgia

\$8,250.00 for repiping 1500 sf home with copper (Range: \$4,500.00 - \$12,000.00)

\$2,000.00 for repiping 1500 sf home with cpvc (Range: \$1,500.00 - \$2,500.00)

\$3,649.60 for repiping 1500 sf home with pex (Range: \$3,102.13 - \$4,197.07)

\$2,000.00 for repiping 1500 sf home with pvc (Range: \$1,500.00 - \$2,500.00)

\$92.50 per hour (plus parts and materials)

(Range: \$62.50 - \$122.50)

Free Estimates from Local Pros

Cost of Faucets, Fixtures and Pipes Installation or Repair in Atlanta, Georgia

\$100.00 per hour (plus parts) (Range: \$75.00 - \$125.00)

Free Estimates from Local Pros

Cost of Toilet Installation or Replacement in Atlanta, Georgia

\$450.84 fixed fee (labor and standard grade toilet)

Free quotes from local plumbers near you.

Click to Get Quotes

Atlanta Plumbers

SK Service CO - Plumbing Service 314 Hill Crest Cir, Woodstock, GA 404-226-4210 |

http://sk-service-company-plumbing-service.business.site

Handyman Georgia Born st, Lithonia, GA

678-618-0430

AC Plumbing solutions IIc 1415 highway 85 N. Suite 310-377, Fayetteville, GA 404-483-1216

Tell us how much you charge for your services and receive a free business listing.

Register Your Business Today

How much will your project cost?

Get Estimates Now

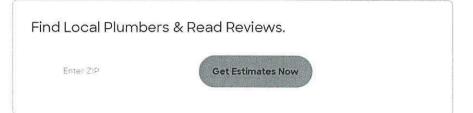
How Much Do Plumbers Charge?

Most charge an hourly rate between \$45 to \$200 per hour. Most licensed professionals run anywhere from \$80 to \$130 with handyman rates falling close to \$45. Handyman projects are usually less complicated, such as unclogging a drain or replacing a kitchen sink p-trap. Pros charge for travel time in one of the following ways:

- · Set a minimum number of hours for service calls.
- · Add a trip fee of \$50 to \$300
- · Charge a service fee averaging \$150.
- · Charge a flat rate for the first hour (ranging from \$100 to \$350) with a lower rate after the first hour.
- · Offer flat rates for a few common issues.

A rule of thumb for all projects requiring labor is that the more difficult, complex or inaccessible the job, the longer it will take and the higher the price. Apprentices or journeymen might be able to complete some simple jobs, but complex projects, like new installations and gas line repairs, require a master plumber.

Be prepared to not only spend money in labor and trip charges, but the supplies needed to complete your job. Your location, materials needed, and complexity of the job are the largest cost considerations. Always get a quote in writing before agreeing to any work.



Plumber Cost Per Hour

Most rates average \$70 to \$120 per hour before trip fees and materials. Rates can range as high as \$200 or as low as \$45. Hourly rates not only cover their wages but also insurance premiums, union dues, overhead, equipment, vehicle maintenance and lease, and tools.

Plumber Flat-Rate Prices

Flat rates run \$100 to \$400 for most simple service calls such as unclogging a drain or fixing a faucet or toilet. More complex jobs requiring more time often incur further labor charges.

Average Master Plumber Hourly Rates

Expect to pay an additional \$25 to \$75 per hour for a master plumber. Often, they oversee the work of apprentice and journeymen contractors. Many states dont require or endorse certification levels. Check with your local building construction and planning office for specifics on licensing requirements in your state or municipality.

Average Pay Per Hour for a Journeyman or Apprentice

A journeyman makes **between \$16** and \$34 per hour with a median wage of \$25 per hour. An apprentice makes about half of that in most states. These are for wages only. Your bill reflects those wages plus overhead, insurance, tools, equipment, vehicle expenses, and advertising.

Apprentices work for 4 to 5 years under a master plumber before taking the test to become a journeyman.

1