

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 the lowest responsible bidders - Department of Real Estate and Asset Management, Bid# 19ITB120358C-GS, Fire Sprinkler Protection System Maintenance Services in the total amount of \$160,000 with (A) VSC Fire & Security, Inc., Inc. (Norcross, GA) in the amount of \$80,000 and (B) Central Fire Protection, Inc. (Conyers, GA) in the amount of \$80,000, to provide fire sprinkler protection system maintenance services for County facilities effective January 1, 2020 through December 31, 2020, with two renewal options.

**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 to provides three (3) quarterly flow tests and verification of associated alarms, one annual inspection, testing and maintenance of the sprinkler system and fire pumps for all Fulton County facilities equipped with Fire Sprinklers. This contract is also used for rectification of deficiencies observed during quarterly or annual inspections. The procedure and requirements for the inspection and maintenance are specified in NFPA 25, Inspection Testing and Maintenance of Water-Based Fire Protection Systems.

**Community Impact:** This agenda item is directly related to one of the BOC's key strategic focus areas: (2) all people are safe. This contract covers the annual maintenance and inspection of the fire alarm systems in County facilities. Any deficiency that may be observed that would put the building out of compliance. Corrective preventive maintenance repairs needs to be conducted to maintain the systems in operation and ensure compliance with fire codes.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval of the lowest responsible and responsive bidders to provide fire sprinkler protection system maintenance services for County facilities for fiscal year 2020.

**Agency Director Approval****County Manager's Approval**

Typed Name and Title

Felicia Strong-Whitaker, Director

Phone

(404) 612-5800

Signature

Date

The recommendation was based on the bidders' prices for quarterly, annual, and five year maintenance testing on various types of fire control systems (dry, control valves, flow switches, tampers and fire pumps) located throughout each facility; costs for winterization and fire hydrant testing in a few identified facilities; per hour labor cost for non-scheduled repairs by calculating the given estimated hours for annual labor charges; and trip service charges per call by calculating the given estimated number of trip charges and totaling up all costs for Based Bid Amount to determine the lowest responsible bidder.

The recommendation was also based on the bidder's submittal of required professional licenses such as: State of Georgia Certificate (Georgia Department of Insurance and Fire Safety requires technicians/Inspectors to have current NICET Level III Certification in Inspection and Testing of Water-Based Systems or other acceptable forms of certification acceptable to the area having jurisdiction (City, State, etc.) to prove they are qualified to perform maintenance on fire protection systems including fire pumps and dry systems.

The County received and evaluated six (6) bid responses to the solicitation. VSC Fire & Safety, Inc. submitted the lowest responsible bid. However, the second apparent low bidder did not provide cost for 5-year maintenance, winterization and fire hydrant costs and therefore was deemed non-responsive. After determining these factors, the Department requiring multiple fire sprinkler protection contractors to provide the County with maximum flexibility to service needs.

Therefore, DREAM recommends approval to VSC Fire & Safety, Inc. as the lowest responsible bidder and Central Fire Protection, Inc. as the next most responsible and responsive bidder to provide fire sprinkler protection system maintenance services for County facilities for fiscal year 2020.

This is a time and materials contract that includes the cost for replacement of all parts/ components and labor for inspections, and maintenance repairs. The bid prices quoted by the bidders are only for a fixed cost. In addition, because of the age of the systems there will be deficiencies. When such deficiencies are identified, the County is liable for the repairs, which may be an additional cost. The authority requested includes the cost for any additional repairs required.

#### Historical Expenditures:

- FY2019: The County expenditures as of 10/29/2019, \$162,428.79

Note: Total current available spending authority for Fire Sprinkler Protection Maintenance Services is \$335,273.00; and is now pending \$135,273.00 in anticipated fire protection systems replacement and upgrade work at four (4) county facilities: 911 Call Center, Government Center Complex, Pre-Trail Services and the new Justice Resource Center. These actions (Increase Spending Authority) were approved by the BOC on 7/10/2019, as Item #19-0599.

- FY2018: The County spent \$173,412
- FY2017: The County spent \$90,650

**Project Implications:** These are activities mandated by the State Fire Marshal and a requirement for accreditation of law enforcement agencies like Sheriff Department and Marshall Department. Non-compliance also could result in potential life-safety risks for employees and visitors to Fulton Count facilities.

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

**Department Issues/Concerns:** If these contracts are not approved, the County will not be in compliance with the State Fire Marshall and the NFPA 25, Inspection Testing and Maintenance of Water-Based Fire Protection Systems.

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

<b>Contract &amp; Compliance Information</b>	<i>(Provide Contractor and Subcontractor details.)</i>
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**Total Contract Value:** \$160,000.00

**(A)**

**Contract Value:** \$80,000.00  
**Prime Vendor:** VSC Fire & Security, Inc.  
**Prime Status:** Non-Minority  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Prime Value:** \$80,000.00 or 100.00%

**Total Contract Value:** \$80,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**(B)**

**Contract Value:** \$80,000.00  
**Prime Vendor:** Central Fire Protection, Inc.  
**Prime Status:** Non-Minority  
**Location:** Conyers, GA  
**County:** Rockdale County  
**Prime Value:** \$80,000.00 or 100.00%

**Total Contract Value:** \$80,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**Grand Contract Value:** \$160,000.00 or 100.00%  
**Grand M/FBE Value:** \$-0-

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.

# # 19-1136

<b>Solicitation Information</b>	<b>NON-MFBE</b>	<b>MBE</b>	<b>FBE</b>	<b>TOTAL</b>
No. Bid Notices Sent:	<b>7</b>	<b>2</b>	<b>3</b>	<b>12</b>
No. Bids Received:	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>

<b>Total Contract Value</b>	<b>\$160,000.00 or 100.00%</b>
<b>Total M/FBE Values</b>	<b>\$-0-</b>
<b>Total Prime Value</b>	<b>\$160,000.00 or 100.00%</b>

**Fiscal Impact / Funding Source** *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*  
100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance-\$160,000  
"Subject to availability of funding adopted for FY2020 by BOC"

**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:** Contractors Performance Reports

**Exhibit 3.** Department Recommendation Letter

**Source of Additional Information** *(Type Name, Title, Agency and Phone)*

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

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

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

Continued

**Procurement****Contract Attached:**  
No**Previous Contracts:**  
Yes**Solicitation Number:**  
19ITB120358C-GS**Submitting Agency:**  
Department of Real  
Estate and Asset  
Management**Staff Contact:**  
Sang Gon Kim**Contact Phone:**  
404-612-6127**Description:** Approval of the lowest responsible bidders to provide fire sprinkler protection system maintenance services for County Facilities.**FINANCIAL SUMMARY****Total Contract Value:**

Original Approved Amount: .  
 Previous Adjustments: .  
 This Request: \$160,000.00  
 TOTAL: \$160,000.00

**MBE/FBE Participation:**

Amount: 0                      %: 0  
 Amount: .                      %: .  
 Amount: \$-0-                      0.00%: .  
 Amount: .                      %: .

**Grant Information Summary:**

Amount Requested: . ☐ Cash  
 Match Required: . ☐ In-Kind  
 Start Date: . ☐ Approval to Award  
 End Date: . ☐ Apply & Accept  
 Match Account \$: .

**Funding Line 1:**

100-520-5221-1116:  
 \$160,000.00, "Subject  
 to Availability of  
 Funding adopted for  
 FY 2020"

**Funding Line 2:**

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**Funding Line 3:**

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**Funding Line 4:**

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**KEY CONTRACT TERMS****Start Date:**

1/1/2020

**End Date:**

12/31/2020

**Cost Adjustment:**

Click here to enter  
 text.

**Renewal/Extension Terms:**

Two renewal options

**ROUTING & APPROVALS**

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 11/14/2019
X	County Attorney:	Stewart, Denval	Date: 12/10/2019
XX	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 12/11/2019
X	Finance/Budget Analyst/Grants Admin:	Whitted, Ivan	Date: 11/20/2019
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 12/11/2019

BID NUMBER#19ITB120358C-GS				DETAIL BID TABULATION SHEET																						
				BID DESCRIPTION: Fire Sprinkler Protection Sytem Maintenance Services																						
REQUESTING DEPARTMENT: Department of Real Estate and Asset Management																								Due Date:		
				VENDOR CODE			VENDOR CODE			VENDOR CODE			VENDOR CODE			VENDOR CODE			VENDOR CODE			NON RESPONSIVE VENDORS AND OTHER INFORMATION				
				VENDOR NAME			VENDOR NAME			VENDOR NAME			VENDOR NAME			VENDOR NAME			VENDOR NAME							
				Alliance Fire Protection Servicess, Inc.			All-Star Fire, LLC.			Central Fire Protection, Inc.			Johnson Controls			Pro-Tec Fire Protection, LLC			VSC Fire & Security, Inc.							
				ADDRESS			ADDRESS			ADDRESS			ADDRESS			ADDRESS			ADDRESS							
				6100 GA Hwy 20, P.O.Box 1798, Loganville, GA 30052			3284 Medlock Bridge Road, Suite 300 Norcross, GA 30092			1760 Old Covington Rd. N.E. Conyers, GA 30013			1350 Northmeadow Pkwy, Suite 100, Roswell, GA 30076			2330 ProTec Way Loganville, GA 30052			1780 Coporate Dr Ste. 425 Norcross, GA 30093							
				TELEPHONE			TELEPHONE			TELEPHONE			TELEPHONE			TELEPHONE			TELEPHONE							
				770-554-5004			678-691-0011			770-922-4250			303-503-8640			770-554-5285			678-252-0600							
				CONTACT:			CONTACT:			CONTACT:			CONTACT:			CONTACT:			CONTACT:							
Ronda Parks				Tricia A. Biando			Keith E. Ratcek			Wesley Hales			Robert Ford			William R. Nixon										
No	Building Name	Address	Total Squire Footage	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost					
1	1 Avenue Research Library	101, Auburn Avenue	69912	Deemed Non-Responsive			\$ 375.00	\$ 1,085.00	\$ 1,600.00	\$ 350.00	\$ 650.00	\$ 500.00	\$ 900.00	\$ 1,600.00	\$ 2,200.00	\$ 325.00	\$ 900.00	\$ 1,000.00	\$ 450.00	\$ 300.00	\$ 300.00					
2	1 Library	1, Margaret Mitchell Sq.					REMOVED																			
3	5 L. Carnes Justice Center g of FC	160, Pryor Street, SW	142396				\$ 375.00	\$ 875.00	\$ 2,000.00	\$ 350.00	\$ 400.00	\$ 400.00	\$ 1,125.00	\$ 1,250.00	\$ 2,750.00	\$ 250.00	\$ 650.00	\$ 1,200.00	\$ 400.00	\$ 1,360.00	\$ 300.00					
4	of Health and Rehabilitation	265, Boulevard, NE	53033				\$ 275.00	\$ 500.00	\$ 2,000.00	\$ 350.00	\$ 500.00	\$ 500.00	\$ 1,125.00	\$ 1,250.00	\$ 2,750.00	\$ 250.00	\$ 650.00	\$ 1,200.00	\$ 250.00	\$ 400.00	\$ 300.00					
5	ment Center - Assembly g	141, Pryor Street, SW	83064				\$ 375.00	\$ 1,085.00	\$ 800.00	\$ 400.00	\$ 550.00	\$ 500.00	\$ 450.00	\$ 1,100.00	\$ 1,100.00	\$ 175.00	\$ 375.00	\$ 550.00	\$ 550.00	\$ 1,530.00	\$ 300.00					
6	ment Center - Midrise g	141, Pryor Street, SW	137019				\$ 825.00	\$ 1,650.00	\$ 4,400.00	\$ 500.00	\$ 900.00	\$ 1,000.00	\$ 2,545.00	\$ 2,950.00	\$ 6,050.00	\$ 325.00	\$ 1,100.00	\$ 2,100.00	\$ 575.00	\$ 2,465.00	\$ 300.00					
7	ment Center - Public Safety	130, Peachtree Street, SW	75100				\$ 675.00	\$ 1,950.00	\$ 3,600.00	\$ 500.00	\$ 1,250.00	\$ 1,000.00	\$ 2,025.00	\$ 2,850.00	\$ 490.00	\$ 350.00	\$ 1,350.00	\$ 1,900.00	\$ 400.00	\$ 1,020.00	\$ 300.00					
8	ment Center - Tower Building	141, Pryor Street, SW	263577				\$ 1,650.00	\$ 3,780.00	\$ 9,200.00	\$ 500.00	\$ 3,650.00	\$ 1,000.00	\$ 5,175.00	\$ 6,350.00	\$ 12,650.00	\$ 975.00	\$ 2,900.00	\$ 4,300.00	\$ 935.00	\$ 2,593.00	\$ 300.00					
9	& Human Service Building (Old Office Of The Public Defender)	137, Peachtree Street, SW	29484				\$ 375.00	\$ 790.00	\$ 2,400.00	\$ 400.00	\$ 600.00	\$ 500.00	\$ 1,350.00	\$ 1,500.00		\$ 300.00	\$ 750.00	\$ 1,300.00	\$ 250.00	\$ 300.00	\$ 300.00					
10	Helene S Mills Senior Multi-Purpose Building	515, John Wesley Dobbs Ave	36000				\$ 175.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 250.00	\$ 300.00	\$ 300.00					
11	Judge Romae T. Powell Juvenile Justice Center	395, Pryor Street	165000				\$ 375.00	\$ 1,190.00	\$ 2,400.00	\$ 500.00	\$ 1,125.00	\$ 1,000.00	\$ 1,350.00	\$ 2,100.00		\$ 300.00	\$ 750.00	\$ 1,300.00	\$ 450.00	\$ 825.00	\$ 300.00					
12	Justice Tower - Was Justice Center Tower	185, Central Avenue	615000				\$ 375.00	\$ 1,610.00	\$ 4,000.00	\$ 500.00	\$ 2,775.00	\$ 1,000.00	\$ 2,510.00	\$ 3,450.00	\$ 6,050.00	\$ 550.00	\$ 1,625.00	\$ 2,300.00	\$ 2,040.00	\$ 3,409.00	\$ 300.00					
13	Kirkwood Library	11, Kirkwood Road	7500				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00					
14	Lewis R. Slaton Courthouse (FCC: Fulton County Courthouse)	136, Pryor Street, SW	274628				\$ 275.00	\$ 900.00	\$ 4,400.00	\$ 500.00	\$ 1,250.00	\$ 1,000.00	\$ 2,735.00	\$ 3,100.00		\$ 600.00	\$ 1,825.00	\$ 2,500.00	\$ 825.00	\$ 2,678.00	\$ 450.00					
15	Medical Examiner's Facility	430, Pryor Street	28000				\$ 275.00	\$ 325.00	\$ 400.00	\$ 300.00	\$ 500.00	\$ 500.00	\$ 935.00	\$ 1,100.00	\$ 2,200.00	\$ 250.00	\$ 600.00	\$ 1,000.00	\$ 200.00	\$ 200.00	\$ 300.00					
16	Ponce De Leon Library	980, Ponce De Leon Avenue	10815				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.					
17	Southeast Neighborhood Senior Center	1650, New Town Circle	7659				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 150.00	\$ 200.					
18	East Atlanta Library	400 Flat Shoals Ave SE	4608				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 150.00	\$ 200.					
19	Metropolitan Library	1332 Metropolitan Pkwy	23,606				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.					
20	Southeast Library		15,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.					
21	West End Library	525 Peeples Street SW	7980				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 150.00	\$ 200.					

No	Building Name	Address	Total Squire Footage	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year mai Cost
22	Adamsville Regional Health Center	3700 Martin Luther King Jr Dr	34,664				\$ 275.00	\$ 375.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.
23	Adamsville/Collier Heights Library	3424 M. L. King Jr. Drive	11,368				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.
24	Alpharetta Branch Main Bldg	10 Park Plaza	25,000				\$ 225.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.
25	Aviation Community Cultural Center	3900 Aviation Cultural Center	16,200				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.
26	Buckhead Library	269 Buckhead Avenue, NE	19,488				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
27	Camp Truitt Neighborhood Senior Center	4320 Herschel Road	5,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.30	\$ 300.00	\$ 260.00	\$ 350.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
28	Central Maintenance Facility	895 Marietta Boulevard	66,500				\$ 275.00	\$ 375.00	\$ 800.00	\$ 175.00	\$ 275.00	\$ 375.00	\$ 450.00	\$ 500.00	\$ 1,100.00	\$ 150.00	\$ 350.00	\$ 650.00	\$ 450.00	\$ 200.00	\$ 275.00
29	Cleveland Avenue Library	47 Cleveland Ave.	13,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 300.00	\$ 400.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
30	College Park Regional Health Center	1920 John Wesley Avenue	40,546				\$ 275.00	\$ 375.00	\$ 800.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 450.00	\$ 500.00		\$ 150.00	\$ 350.00	\$ 650.00	\$ 450.00	\$ 200.00	\$ 275.00
31	Dogwood Library	1838 Donald Lee Hollowell, NW	6,200				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
32	Doraville Neighborhood Senior Center	1953 Donald Lee Hollowell NW	7,155				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
33	Douglasville C. Benson Senior Center Purpose Complex	6500 Vernon Woods Drive	43,918				\$ 225.00	\$ 300.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
34	Douglasville E. Fulton Regional Library	5090, Abbotts Bridge Rd.	25,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
35	Douglasville Roswell Branch Main Bldg	2301 Holcomb Bridge Rd	15,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
36	Douglasville Snowden Senior Multipurpose Center	2885 Church Street	36,472				\$ 275.00	\$ 375.00	\$ 800.00	\$ 175.00	\$ 300.00	\$ 300.00	\$ 450.00	\$ 500.00		\$ 150.00	\$ 350.00	\$ 650.00	\$ 450.00	\$ 200.00	\$ 275.00
37	Douglasville Mableton Neighborhood Senior Center Main Bldg	527, King Arnold Street	8,522				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 300.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
38	Douglasville G. Darnell Senior Multipurpose Center Main Bldg	677 Fairburn Rd	33,806				\$ 225.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
39	Douglasville South Atlanta Place Homeless Complex	1135 Jefferson Street, NW	45,000				\$ 225.00	\$ 350.00	\$ 400.00	\$ 200.00	\$ 400.00	\$ 500.00	\$ 485.00	\$ 600.00	\$ 1,100.00	\$ 150.00	\$ 350.00	\$ 650.00	\$ 450.00	\$ 400.00	\$ 375.00
40	Douglasville Milton Branch Main Building	855 Mayfield	25,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
41	Douglasville Neighborhood union Health Center Main Bldg	186 Sunset Dr.	7,600				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
42	Douglasville New Beginnings Neighborhood Senior Center	66 Brooks St	13,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
43	Douglasville North Fulton Service Center	7741 Roswell Rd	44,000				\$ 225.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 350.00	\$ 450.00	\$ 450.00	\$ 600.00	\$ 275.00
44	Douglasville North Fulton Water Services Administration Bldg	11575 Maxwell Road	114,093				\$ 275.00	\$ 375.00	\$ 1,600.00	\$ 200.00	\$ 450.00	\$ 600.00	\$ 900.00	\$ 1,000.00		\$ 325.00	\$ 900.00	\$ 1,000.00	\$ 450.00	\$ 200.00	\$ 275.00
45	Douglasville Northeast/Spruill Oaks Regional Library	9560 Spruill Road	24,855				\$ 175.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
46	Douglasville Northside Library	3295 Northside Parkway	11,070				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
47	Douglasville Northwest Branch Main Bldg	2489 Perry Boulevard	25,000				\$ 175.00	\$ 350.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
48	Douglasville Oak Hill Child & Adolescent Center Administration Building	2799 Metropolitan Pkwy	39,500				\$ 275.00	\$ 375.00	\$ 2,000.00	\$ 350.00	\$ 400.00	\$ 500.00	\$ 1,195.00	\$ 1,450.00		\$ 300.00	\$ 850.00	\$ 1,300.00	\$ 450.00	\$ 200.00	\$ 275.00
49	Douglasville Palmetto Branch	9111 Cascade Palmetto Hwy	10,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
50	Douglasville Palmetto Neighborhood Senior Center	510 Turner Avenue	13,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00
51	Douglasville Public Safety Training Center Main Building	3025 Merk Rd	34,956				\$ 175.00	\$ 325.00	\$ 400.00	\$ 200.00	\$ 300.00	\$ 400.00	\$ 225.00	\$ 350.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 500.00	\$ 350.00	\$ 300.00
52	Douglasville Roswell Library	115 Norcross Street	23,716				\$ 175.00	\$ 325.00	\$ 400.00	\$ 300.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00

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No	Building Name	Address	Total Squire Footage	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	Quarterly Maint. Cost	Annual Maint. Cost	Five Year maint. Cost	
53	Roswell Neighborhood Senior Center	1250 Warsaw Road	11,102				\$ 175.00	\$ 325.00	\$ 400.00	\$ 300.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 250.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
54	Fulton Regional Library	4055 Flat Shoals Road, SW	15,300				\$ 175.00	\$ 325.00	\$ 400.00	\$ 350.00	\$ 400.00	\$ 500.00	\$ 485.00	\$ 600.00	\$ 1,100.00	\$ 150.00	\$ 400.00	\$ 650.00	\$ 450.00	\$ 200.00	\$ 275.00	
55	vest Arts Center, Theater	915 New Hope Road	19,000				\$ 275.00	\$ 325.00	\$ 800.00	\$ 275.00	\$ 400.00	\$ 450.00	\$ 710.00	\$ 850.00	\$ 1,650.00	\$ 200.00	\$ 475.00	\$ 750.00	\$ 450.00	\$ 200.00	\$ 275.00	
56	vest Regional Library	3665 Cascade Road, SW	27,270				\$ 275.00	\$ 350.00	\$ 800.00	\$ 300.00	\$ 400.00	\$ 450.00	\$ 710.00	\$ 850.00	\$ 1,650.00	\$ 200.00	\$ 475.00	\$ 750.00	\$ 450.00	\$ 200.00	\$ 275.00	
57	ngton Park/Annie McPheeters	1116 M. L. King Jr., Drive	8,120				\$ 175.00	\$ 325.00	\$ 400.00	\$ 300.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
58	ation 11		11,500				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 550.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
59																						
60	Springs Library		20000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
61	Park Library		9,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00		\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
62	reek Branch Library	3100 Enon Rd	25,000				\$ 175.00	\$ 325.00	\$ 400.00	\$ 175.00	\$ 200.00	\$ 300.00	\$ 225.00	\$ 250.00	\$ 500.00	\$ 150.00	\$ 250.00	\$ 450.00	\$ 450.00	\$ 200.00	\$ 275.00	
63	cost of Maintenance						\$ 15,675.00	\$ 31,890.00	\$ 61,200.00	\$ 14,300.00	\$ 25,775.00	\$ 24,775.00	\$ 36,005.00	\$ 43,800.00	\$ 62,700.00	\$ 12,275.00	\$ 28,025.00	\$ 45,250.00	\$ 28,775.00	\$ 27,430.00	\$ 16,875.00	
64	our labor cost for non-scheduled repairs - \$ _____ per hour. Estimated annual hours – 200 al Cost of labor = 200 X labor charges quoted above - \$ _____ ervice charges if applicable - \$ _____ per trip or						\$95/Hr	Annual Labor Cost: \$19000	\$95/Hr	Annual Labor Cost: \$19,000	\$118/Hr	Annual Labor Cost: \$23.600	\$155/hr	Annual Labor Cost: \$31,000	\$85/Hr	Annual Labor Cost: \$17,000						
65	Estimated annual service calls – 150 Annual Cost of trip /service calls – 150 X Trip charges per call \$ _____						\$N/A/Trip	Annual Trip/Service Cost: \$ _____	\$200/Trip	Annual Trip/Service Cost: \$30,000	\$N/A/Trip	Annual Trip/Service Cost: \$ _____	\$49.95/Trip	Annual Trip/Service Cost: \$7,492.50	\$N/A/Trip	Annual Trip/Service Cost: \$ _____						
66	BASE Bid Amount			Deemed Non-Responsive			\$ 136,115.00			\$ 116,400.00			\$ 172,705.00			\$ 124,042.50			\$ 91,875.00			
	Number of Bid																					
	BIDS MAILED																					
	BIDS RECEIVED:		6																			
				CONTACT: Gertis Stroizer																		

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## DEPARTMENT OF PURCHASING &amp; CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT  
OTHER SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
7/1/2019	9/30/2019	2/11/2019	12/31/2019
PO Number			PO Date
DO 021119000*151			2/11/2019
Department	<u>Real Estate and Asset Management</u>		
Bid Number	17ITB104045C-BKJ		
Service Commodity	FIRE AND INTRUSION ALARM TESTING AND MAINTENANCE		
Contractor	VSC FIRE AND SECURITY		

- = 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.
- = Satisfactory** 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.
- = 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)

Comments:

QUALITY GOODS AND SERVICES. TECHNICALLY SOUND IN PRATICE. PERSONNEL QUILIFIED. SLOW IN REPORTING ON ISSUES AT FACILITIES.

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

Comments:

SOME PMS ARE BEING DONE WITHOUT REGARD TO DUE DATE. PERFORMANCE ON REPAIRS GOOD. RESPONSIVE TO CHANGE.

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

Comments:

- ☐ 0
- ☐ 1

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☒ 4

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

Comments:

ISSUES WITH INVOICING. NO LINE ITEM DETAILS OF SOME REPAIRS AND CHARGES.

☐ 0

☐ 1

☐ 2

☒ 3

☐ 4

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

Comments:

EXPERIENCE APPROPRIATE. SUPERVISION IS EFFECTIVE. HAVE FOUND SUPERVISORS AND MANAGEMENT AVAILABLE.

☐ 0

☐ 1

☐ 2

☐ 3

☒ 4

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:

norris.callier

Department Head Name

Department Head Signature

Date

MICHAEL ROSS

*Michael Ross*

9/20/2019





## INTEROFFICE MEMORANDUM

**TO:** Felicia Strong-Whitaker, Director, Purchasing and Contract Compliance

**FROM:** Joseph Davis, Director, DREAM 

**DATE:** October 28, 2019

**SUBJECT:** Contractor's Performance Report – Fire Sprinkle Protection System Maintenance Services

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The Contractor listed below has never provided any professional goods or services to Fulton County's Department of Real Estate and Asset Management and contract was recently executed, therefore there is no Contractor's Performance Report in the current database:

**PROJECT:** Fire Sprinkle Protection System Maintenance Services

**PROJECT NO.:** 19ITBC120358C-GS

**CONTRACTOR:** Central Fire Protection, Inc.  
1760 Old Covington Rd. N.E.  
Conyers, GA 4250

**POC:** Mr. Keith E. Ratchek

**PHONE:** (770) 922-4250



## INTEROFFICE MEMORANDUM

**TO:** Felicia Strong-Whitaker, Director of Purchasing and Contract Compliance

**FROM:** Joseph Davis, Director, DREAM 

**DATE:** October 28, 2019

**SUBJECT:** **Recommendation Award - #19ITBC120358C-GS**  
Fire Sprinkler Protection System Maintenance Services

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**RECOMMENDATION:** We are requesting approval of the lowest responsible bidders- Department of Real Estate and Asset Management, Bid# 19ITB120358C-GS, Fire Sprinkler Protection System Maintenance Services in the total amount of \$160,000 with (A) VSC Fire & Security, Inc., Inc. (Norcross, GA) in the amount of \$80,000 and (B) Central Fire Protection, Inc. (Conyers, GA) in the amount of \$80,000 to provide fire sprinkler protection system maintenance services for County facilities. Effective upon execution of contracts through December 31, 2020, with two renewal options.

**DISCUSSION:** The Department of Real Estate and Asset Management recommends approval of the lowest responsible and responsive bidders to provide fire sprinkler protection system maintenance services for County facilities for fiscal year 2020.

The recommendation was based on the bidders' prices for quarterly, annual, and five year maintenance testing on various types of fire control systems (dry, control valves, flow switches, tampers and fire pumps) located throughout the facility; costs for winterization and fire hydrant testing on identified facilities; per hour labor cost for non-scheduled repairs by calculating the given estimated hours for annual labor charges; and trip service charges per call by calculating the given estimated number of trip charges and totaling up all costs for Based Bid Amount to determine the lowest responsible bidder.

The recommendation also was based on the bidder's submittal of required professional licenses such as: State of Georgia Certificate (Georgia Department of Insurance and Fire Safety calls for technicians/Inspectors to have current NICET Level III Certification in Inspection and Testing of Water-Based Systems or other acceptable forms of certification acceptable to the area having jurisdiction (City, State, etc.) to prove that they are qualified to perform maintenance on fire protection systems including fire pumps and dry systems on County facilities.

The County received and evaluated six (6) bid responses to the solicitation. VSC Fire & Safety, Inc. (current contractor) submitted the lowest responsible bid. However, the apparent 2<sup>nd</sup> lowest bidder, Alliance Fire Protection Services, Inc. did not provide cost for 5-year maintenance, winterization and fire hydrant costs and therefore was deemed non-responsive. The apparent 3<sup>rd</sup> lowest bidder, Central Fire Protection, Inc. submitted a very responsible and competitive bid. After determining these factors, The Department requiring

multiple fire sprinkler protection contractors to provide the County with maximum flexibility to service needs.

Therefore, we recommend VSC Fire & Safety, Inc. as the lowest responsible bidder and Central Fire Protection, Inc. as the next most responsible and responsive bidder to provide fire sprinkler protection system maintenance services for County facilities for fiscal year 2020.

The \$160,000 in spending authority is requested because this is a time and materials contract that requires covering the cost for replacement of all parts/ components and labor for inspections, and maintenance repairs. The bid prices quoted by the bidders are only for a fixed cost. However, in most cases, because of the age of the systems there will be deficiencies. When such deficiencies are identified, Fulton County is liable to repair them and these repairs come at additional cost. The extra authority requested, over and above the base bid cost will be used to cover the cost of deferred maintenance.

#### Historical Expenditures:

- FY2019: The County expenditures as of 10/29/2019, \$162,428.79

Note: Total current available spending authority for Fire Sprinkler Protection Maintenance Services is \$335,273.00; and is now pending \$135,273.00 in anticipated fire protection systems replacement and upgrade work at four (4) county facilities: 911 Call Center, Government Center Complex, Pre-Trail Services and the new Justice Resource Center. These actions (Increase Spending Authority) were approved by the BOC on 7/10/2019, as Item #19-0599.

- FY2018: The County spent \$173,412
- FY2017: The County spent \$90,650

If you require additional information, contact Sang Kim, Contracting Officer at ext. 26127.

ATTACHMENT: Bid Tabulation Sheet

cc: Mark Hawks, CAPA, Team C, Purchasing & Contract Compliance

Gertis Strozier, APA, Purchasing & Contract Compliance