



Fulton County Board of Commissioners
Agenda Item Summary

18-0941

BOC Meeting Date

12-19-18

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 bidders - Department of Real Estate and Asset Management, Bid#18ITB113793C-GS, Countywide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance in the total amount of \$200,000 with: (A) Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA) in the amount of \$140,000; and (B) Piedmont Door Automation, dba Piedmont Door Solutions (Dawsonville, GA) in the amount of \$60,000, to provide on-site door repair and preventive and predictive maintenance services Countywide. Effective dates: January 1, 2019 through December 31, 2019, 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 parts, labor, equipment, transportation and materials necessary to provide on-site door repair and preventive and predictive maintenance services Countywide. The scope of work includes inspection and repair of door and mounting, wind locks, guides weather stripping, counter balance and to inspect all pivot points, hinges latches, center roller supports and maintenance repair and replacement on a case-by case basis. Preventive and/or Predictive Maintenance (PM) checks include but not limited:

- Visual and Audible Inspection
- Operations Check
- Roll-Up doors: Manual and Power Operated
- Swing doors, ADA equipped doors and Main Entrance
- Gates with secured access
- Fire doors and Fire Curtains

Community Impact: This agenda item is directly related to two of the BOC's key strategic focus areas: 1) All people trust that government is effective, efficient and fiscally sound as well as 2) all people are safe.

| | | |
|--|--------------------------------|----------------------------------|
| 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)

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the lowest and responsible and responsive bidders to provide on-site door repair and preventive and predictive maintenance services Countywide.

Procedure for Recommendation:

The County received and evaluated three (3) bid responses to the solicitation. The recommendation was based on the bidders' cost for hourly labor rates during for services during normal and weekends/holidays call for repairing overhead doors and fixed pricing for preventive semi-annual and annual service maintenance for Fulton County facilities.

Evaluation Process:

The apparent low bidder was considered non-responsive because they did not submit the revised Bid Form (Addendum No. 1). Apart from this, their bid was considered unbalanced, their pricing was far less than industry rates. It appears they did not understand the scope of work which resulted in providing a low out of line cost for preventive and predictive maintenance. Also, their service charges were considerably higher at \$115 per hour during normal hours and at \$150 an hour after normal hours compared to the next lowest bidder at \$45 and \$80 for hourly rates (\$70 lower in normal hourly rate). The hourly rates are approximately 60% of the average cost of service.

Having multiple contractors will provide the County with maximum flexibility and sufficient manpower resources in order to respond to the scope and complexity of service needs for a county of this size.

This contract is a time and materials contract that requires covering the cost for replacement parts/components and hourly labor.

Project Implications: This contract ensures safety and security of employees and citizen. In many cases structural integrity of facilities will be compromised leading to vandalism and theft in County owned facilities. Not having a professional contractor could also result in County's failure to comply with Federal ADA requirements.

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

Department Issues/Concerns: If these contracts are not approved, the Department's ability to address the needs for on-site door repair and preventive and predictive maintenance services, with its limited in-house staff, will suffer when specialized trained technicians and equipment are not available.

History of BOC Agenda Item: This is new procurement.

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

Total Contract Value: \$200,000.00

(A)
Contract Value: \$140,000.00
Prime Vendor: Overhead Door Company of Atlanta, dba D.H. Pace Co. Inc,

Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$140,000.00 or 100.00%

Total Contract Value: \$140,000.00 or 100.00%
Total M/FBE Value: \$-0-

(B)
Contract Value: \$60,000.00
Prime Vendor: Piedmont Door Automation dba Piedmont Door Solutions
Prime Status: Non-Minority
Location: Dawsonville, GA
County: Dawson County
Prime Value: \$60,000.00 or 35.00%

Total Contract Value: \$60,000.00 or 100.00%
Total M/FBE Value: \$-0-

18-0941

| Solicitation Information | NON-MFBE | MBE | FBE | TOTAL |
|--------------------------|----------|-----|-----|-------|
| No. Bid Notices Sent: | 8 | 0 | 0 | 8 |
| No. Bids Received: | 3 | 0 | 0 | 3 |

| | |
|-----------------------------|--------------------------------|
| Total Contract Value | \$200,000.00 or 100.00% |
| Total M/FBE Values | \$-0- |
| Total Prime Value | \$200,000.00 or 100.00% |

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 FY2019 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:** Contractor's Performance Reports
- Exhibit 3:** Department Recommendation Memo

Source of Additional Information *(Type Name, Title, Agency and Phone)*
 Ellis Kirby, LEED AP, CEM, CEFP, Director, Department of Real Estate and Asset Management,
 (404) 612-5919

| 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)

Continued

Procurement

| | | | |
|--|---|---------------------------------------|---|
| Contract Attached: No | Previous Contracts: Yes | | |
| Solicitation Number: 18ITB113793C-GS | Submitting Agency: Department of Real Estate and Asset Management | Staff Contact: Harry Jordan | Contact Phone: (404) 612-5933 |

Description: Approval of lowest bidders to provide on-site door repair and preventive and predictive maintenance services Countywide.

FINANCIAL SUMMARY

| | | | |
|------------------------------|--|-------------------------------|----------|
| Total Contract Value: | | MBE/FBE Participation: | |
| Original Approved Amount: . | | Amount: . | %: . |
| Previous Adjustments: . | | Amount: . | %: . |
| This Request: \$200,000.00 | | Amount: \$-0- | 0.00%: . |
| TOTAL: \$200,000.00 | | 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: 100-520-5220-1116: \$100,000.00 "Subject to availability of funding adopted for FY2019 by BOC" | Funding Line 2: 100-520-5221-1116: \$100,000.00 "Subject to availability of funding adopted for FY2019 by BOC" | Funding Line 3: . | Funding Line 4: . |
|---|---|-----------------------------|-----------------------------|

KEY CONTRACT TERMS

| | |
|--------------------------------|---|
| Start Date: 1/1/2019 | End Date: 12/31/2019 |
| Cost Adjustment: . | Renewal/Extension Terms: Two, one-year renewal options. |

ROUTING & APPROVALS
(Do not edit below this line)

| | | | |
|---|--------------------------------------|--------------------------|------------------|
| X | Originating Department: | Kirby, Ellis | Date: 9/19/2018 |
| X | County Attorney: | Stewart, Derval | Date: 11/27/2018 |
| X | Purchasing/Contract Compliance: | Strong-Whitaker, Felicia | Date: 11/28/2018 |
| X | Finance/Budget Analyst/Grants Admin: | Jones, Monica | Date: 9/26/2018 |
| . | Grants Management: | . | Date: . |
| X | County Manager: | Anderson, Dick | Date: 11/28/2018 |

Bid Tabulation

| | | | | | | | | | |
|-------------------------------|-----------------|--|--|------------------------|-----------|---------------------|---|--|--|
| BID DESCRIPTION: | | On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance | | | | | | | |
| Bid Nbr: | 18ITB113793C-GS | Bid Opening Date: | | Bid Close Date: | 8/10/2018 | Page Number: | 1 | | |
| REQUESTING DEPARTMENT: | | Department of Real Estate and Asset Management | | | | | | | |

| | | | | VENDOR CODE | | VENDOR CODE | | VENDOR CODE | |
|--|--|--|--|--|--|------------------------------------|--|--|--|
| | | | | VENDOR NAME | | VENDOR NAME | | VENDOR NAME | |
| | | | | DH Security Solutions | | Overhead Door Company of Atlanta | | Piedmont Door | |
| | | | | ADDRESS | | ADDRESS | | ADDRESS | |
| | | | | 303 Premer Center North, Suite 300 Atlanta, GA 30346 | | 221 Armour Drive Atlanta, GA 30324 | | 67 American Way, Suite 160 Dawsonville, GA 30534 | |
| | | | | TELEPHONE | | TELEPHONE | | TELEPHONE | |
| | | | | (678) 341-9451 | | (404) 602-3120 | | (404) 205-8312 | |
| | | | | CONTACT: | | CONTACT: | | CONTACT: | |
| | | | | Tina Dungy | | Jeff Allen | | Chris Mitchell | |

| No | Building Name | Type of Doors | Qty | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost |
|------------------------------------|--|--------------------------------|-----|-----------------------------------|-----------------------|-----------------------------------|-----------------------|-----------------------------------|-----------------------|
| Central Fulton Service Area | | | | | | | | | |
| 1 | Government Center - Assembly Building | 1 (C) | 1 | \$57.73 | \$115.46 | \$125.00 | \$250.00 | No Bid | No Bid |
| 2 | Parking Lot : 135 Peachtree Street | 1 (D) | 1 | \$16.93 | \$33.87 | \$93.00 | \$186.00 | No Bid | No Bid |
| 3 | Medical Examiner's Office | 4 (D) | 4 | \$67.74 | \$135.48 | \$300.00 | \$600.00 | No Bid | No Bid |
| 4 | Charles L. Carnes Justice Center Building of FC | 6 (A), 1 (C) | 7 | \$826.31 | \$1,652.62 | \$465.00 | \$930.00 | \$510.00 | \$1,020.00 |
| 5 | Fulton County Courthouse | 6 (A) | 6 | \$657.68 | \$1,315.36 | \$434.00 | \$868.00 | \$510.00 | \$1,020.00 |
| 6 | Government Center - Atrium Building | 4 (A) (large glass) | 4 | \$275.45 | \$550.90 | \$299.00 | \$598.00 | \$340.00 | \$680.00 |
| 7 | Government Center - Midrise Building | 4 (A) large | 4 | \$304.82 | \$609.64 | \$299.00 | \$598.00 | \$340.00 | \$680.00 |
| 8 | Government Center - Public Safety Building | 2 (C), 2(A) large, 1(F) | 5 | \$331.92 | \$663.84 | \$264.00 | \$528.00 | \$255.00 | \$510.00 |
| 9 | Government Center - Tower Building | 1(A), H(1) | 2 | \$46.06 | \$92.12 | \$195.00 | \$390.00 | \$170.00 | \$340.00 |
| 10 | Justice Tower - Was Justice Center Tower | 3 (C), 2(B), 4(A), 4(F), 2 (H) | 15 | \$8,535.06 | \$17,070.12 | \$2,263.00 | \$4,526.00 | \$1,020.00 | \$2,040.00 |
| 11 | Judge Romae T Powell Juvenile Justice | 2(B), 4 (D), 2(H), 2(C) | 10 | \$663.84 | \$1,327.68 | \$850.00 | \$1,700.00 | \$340.00 | \$680.00 |
| 12 | Main (Aldredge) Health Center | 1(A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 13 | Central Library | 2 (B), 1(A), 1(C) | 4 | \$1,777.46 | \$3,554.92 | \$400.00 | \$800.00 | \$255.00 | \$510.00 |
| 14 | Helene S Mills Senior Center | 2 (B) | 2 | \$44.03 | \$88.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 15 | Ponce De Leon Library | 1 F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 16 | Southeast Neighborhood Senior Center | 1(D), 1(F) | 2 | \$46.06 | \$92.12 | \$250.00 | \$500.00 | \$85.00 | \$170.00 |
| 17 | Auburn Neighborhood Senior Center | 2 (F) | 2 | \$46.06 | \$92.12 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| Sub-Tot (Central Fulton) | | | | \$13,595.39 | \$27,190.78 | \$6,437.00 | \$12,874.00 | \$4,335.00 | \$8,670.00 |
| Greater Fulton Service Area | | | | | | | | | |
| 18 | Abernathy Parks Tennis Court | 1 (F) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | No Bid | No Bid |
| 19 | Fire Station # 8 | 4 (C) | 4 | \$159.86 | \$319.72 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 20 | Animal Control Clinic | 1 (D) | 1 | \$17.61 | \$35.22 | \$75.00 | \$150.00 | No Bid | No Bid |
| 21 | Belle Isle | 1 (D) | 1 | \$17.61 | \$35.22 | \$75.00 | \$150.00 | No Bid | No Bid |
| 22 | Central Maintenance Facility | 28 (C) | 1 | \$246.91 | \$493.82 | \$3,500.00 | \$7,000.00 | No Bid | No Bid |
| 23 | Central Maintenance Facility Sign | 1 (C) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | No Bid | No Bid |
| 24 | D.A. Pearson Maint. Storage, Pest | 1 (C) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | No Bid | No Bid |
| 25 | D.A. Pearson Maint. Complex, Bldg.B | 10 (C) | 1 | \$92.46 | \$184.92 | \$1,250.00 | \$2,500.00 | No Bid | No Bid |
| 26 | FCPD Tactical Operation and Planning Center | 3 (C) | 1 | \$30.48 | \$60.96 | \$375.00 | \$750.00 | No Bid | No Bid |
| 27 | Fire Station # 10, Fulton Industrial | 2 (C) | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | No Bid | No Bid |
| 28 | Fire Station # 12 Warsaw/Police | 4 (C) | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 29 | Fire Station # 13 Cascade | 4 (C) | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 30 | Fire Station # 19, Charlie Brown Airport | 4 (C) | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 31 | Facilities and Transportation Services, Electronics Division Bldg A | 3(C) | 1 | \$33.87 | \$67.74 | \$375.00 | \$750.00 | No Bid | No Bid |
| 32 | Facilities and Transportation Services, Material Management Bldg D | 2 (C) | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | No Bid | No Bid |
| 33 | Camp Creek House Admin. Bldg | D 1 | 1 | \$17.61 | \$35.22 | \$75.00 | \$150.00 | No Bid | No Bid |
| 34 | Fire Station #11, Fulton Industrial | (C) 4 | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 35 | Fire Station #15, Palmetto | (C) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | No Bid | No Bid |
| 36 | Fire Station #17, Cedar Grove | (C) 4 | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 37 | Fire Station #21, Fairburn | (C) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | No Bid | No Bid |
| 38 | Fire Station #5, Pine Ridge | (C) 4 | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 39 | Fire Station #9, Rico | (C) 4 | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 40 | Facilities and Transportation Services, Purchasing | (C) (D) 2 | 1 | \$40.64 | \$81.28 | \$275.00 | \$550.00 | No Bid | No Bid |
| 41 | Facilities and Transportation Services, South Zonal Maint. | (C) 6 | 1 | \$57.24 | \$114.48 | \$750.00 | \$1,500.00 | No Bid | No Bid |
| 42 | Facilities and Transportation Services South Zone, Crestview Storage | (C) 4 | 1 | \$40.64 | \$81.28 | \$500.00 | \$1,000.00 | No Bid | No Bid |
| 43 | Oak Hill Homes Administration | (D) 1 | 1 | \$17.61 | \$35.22 | \$75.00 | \$150.00 | No Bid | No Bid |
| 44 | Airport - Administration Building | 1(A) | 1 | \$22.85 | \$45.70 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 45 | Roswell Neighborhood Senior Center | 2(A) | 2 | \$79.25 | \$158.50 | \$186.00 | \$372.00 | \$170.00 | \$340.00 |
| 47 | Camp Truitt Neighborhood Senior Center | 1(A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 48 | Central Training Center | 2(A) | 2 | \$79.25 | \$158.50 | \$186.00 | \$372.00 | \$170.00 | \$340.00 |
| 49 | Fire Station #9, Rico | 2(A) | 2 | \$79.25 | \$158.50 | \$186.00 | \$372.00 | \$170.00 | \$340.00 |
| 50 | H.J.C Bowden Senior Multipurpose Facility | 1(A) | 1 | \$34.89 | \$69.78 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 51 | Southwest Regional Library | 1(A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 52 | Abernathy Arts Center Annex | F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 53 | Airport-FAA, Fire Department | 1 (A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 54 | Alpharetta Library | 1 (F) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 55 | Animal Control Center | 1 (F) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 56 | Buckhead Library | 2 (F) | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 57 | Cliffondale Recreation Center | 1 (F) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 58 | College Park Library | 1 (A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 59 | Dorothy C. Benson Senior Multi. | 6 (F) | 1 | \$23.03 | \$46.06 | \$750.00 | \$1,500.00 | \$510.00 | \$1,020.00 |
| 60 | Dr. Robert E. Fulton Regional Library | 1 (F) | 1 | \$23.03 | \$46.06 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |

NON RESPONSIVE VENDORS AND OTHER INFORMATION

Bid Tabulation

| BID DESCRIPTION: | | On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance | | | | | | | |
|--|---|--|-----|--|------------------------------------|--|-----------------------|-----------------------------------|-----------------------|
| Bid Nbr: | 18ITB113793C-GS | Bid Opening Date: | | Bid Close Date: | 8/10/2018 | Page Number: | 1 | | |
| REQUESTING DEPARTMENT: | | Department of Real Estate and Asset Management | | | | | | | |
| | | | | VENDOR CODE | VENDOR CODE | VENDOR CODE | | | |
| | | | | VENDOR NAME | VENDOR NAME | VENDOR NAME | | | |
| | | | | DH Security Solutions | Overhead Door Company of Atlanta | Piedmont Door | | | |
| | | | | ADDRESS | ADDRESS | ADDRESS | | | |
| | | | | 303 Premeter Center North, Suite 300 Atlanta, GA 30346 | 221 Armour Drive Atlanta, GA 30324 | 67 American Way, Suite 160 Dawsonville, GA 30534 | | | |
| | | | | TELEPHONE | TELEPHONE | TELEPHONE | | | |
| | | | | (678) 341-9451 | (404) 602-3120 | (404) 205-8312 | | | |
| | | | | CONTACT: | CONTACT: | CONTACT: | | | |
| | | | | Tina Dungy | Jeff Allen | Chris Mitchell | | | |
| No | Building Name | Type of Doors | Qty | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost | Semi-Annual PM Cost/Building Cost | Year 2019 Annual Cost |
| 61 | Harriett G Darnell Senior | 4(D) 2(A) | 6 | \$457.24 | \$914.48 | \$486.00 | \$972.00 | \$170.00 | \$340.00 |
| 62 | New Horizons Neighborhood Senior Center | 2(A) | 2 | \$40.64 | \$81.28 | \$186.00 | \$372.00 | \$170.00 | \$340.00 |
| 63 | Northside Library | 1A | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 64 | Northeast/Spruill oaks Regional Library | 1 F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 65 | Roswell Library | 2 F | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 66 | Sandy springs Library | A 1 | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 67 | Adams Park library | F2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 68 | Adamsville/ Collier Heights Library | A 2 | 1 | \$40.64 | \$81.28 | \$186.00 | \$372.00 | \$170.00 | \$340.00 |
| 69 | Central Training Center | F 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 70 | Cleveland Avenue Roy Lyndell Yancy, Sr. Library | 2 (F) | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 71 | Cliffondale Recreation Center | 1 (F) | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 72 | College Park Library | 2 (F) | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 73 | College Park Regional Health Center | 1F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 74 | East Atlanta Library | (F) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 75 | East Point Library | 1 (A) | 1 | \$23.03 | \$46.06 | \$93.00 | \$186.00 | \$85.00 | \$170.00 |
| 76 | H J C Bowden Senior Multipurpose Facility | (A) (F) 2 | 1 | \$58.38 | \$114.48 | \$343.00 | \$686.00 | \$255.00 | \$510.00 |
| 77 | Hapeville Senior Center | (F) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 73 | Palmetto Neighborhood Senior | (F) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 78 | South Fulton Regional Library | (F) 2 | 1 | \$23.03 | \$46.06 | \$250.00 | \$500.00 | \$170.00 | \$340.00 |
| 79 | Southwest Art Center | 1F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| 80 | Southwest Regional Library | 1F | 1 | \$17.61 | \$35.22 | \$125.00 | \$250.00 | \$85.00 | \$170.00 |
| Sub-Tot (Greater Fulton) | | | | \$1,488.45 | \$2,974.62 | \$7,096.00 | \$14,192.00 | \$5,100.00 | \$10,200.00 |
| Cost of Labor | | | | | | | | | |
| TOTAL (Central Fulton + Greater Fulton) | | | | 15,083.84 | 30,165.40 | 13,533.00 | 27,066.00 | 9,435.00 | 18,870.00 |
| | | | | DH Security Solutions | Overhead Door Company of Atlanta | Piedmont Door | | | |
| Evaluation Notes | | | | | | | | | |
| BIDS MAILED | | | | | | | | | |
| BIDS RECEIVED: | | | | | | | | | |
| | | | | 3 | Contact: | Gertis Strozier | | | |

| Overhead Doors | Type of Doors | Qty |
|---|--------------------------------|-----|
| Charles L. Carnes Justice Center Building of FC | 6 (A), 1 (C) | 7 |
| Fulton County Courthouse | 6 (A) | 6 |
| Government Center - Assembly Building | 1 (C) | 1 |
| Government Center - Atrium Building | 4 (A) (large glass) | 4 |
| Government Center - Midrise Building | 4 (A) large | 4 |
| Government Center - Public Safety Building | 2 (C), 2(A) large, 1(F) | 5 |
| Government Center - Tower Building | 1(A), H(1) | 2 |
| Justice Tower - Was Justice Center Tower | 3 (C), 2(B), 4(A), 4(F), 2 (H) | 15 |
| Central Library | 2 (B), 1(A), 1(C) | 4 |
| Helene S Mills Senior Center | 2 (B) | 2 |
| Ponce De Leon Library | 1 F | 1 |
| Southeast Neighborhood Senior Center | 1(D), 1(F) | 2 |
| Auburn Neighborhood Senior Center | 2 (F) | 2 |
| Airport - Administration Building | 1(A) | 1 |
| Roswell Neighborhood Senior Center | 2(A) | 2 |
| Camp Truitt Neighborhood Senior Center | 1(A) | 1 |
| Central Training Center | 2(A) | 2 |
| Fire Station #9, Rico | 2(A) | 2 |
| H.J.C Bowden Senior Multipurpose Facility | 1(A) | 1 |
| Southwest Regional Library | 1(A) | 1 |
| Abernathy Arts Center Annex | F | 1 |
| Abernathy Parks Tennis Court | 1 (F) | 1 |
| Fire Station # 8 | 4 (C) | 4 |
| Airport-FAA, Fire Department | 1 (A) | 1 |
| Alpharetta Library | 1 (F) | 1 |
| Animal Control Center | 1 (F) | 1 |
| Animal Control Clinic | 1 (D) | 1 |
| Belle Isle | 1 (D) | 1 |
| Buckhead Library | 2 (F) | 1 |
| Central Maintenance Facility Sign | 1 (C) | 1 |
| Cliftondale Recreation Center | 1 (F) | 1 |
| College Park Library | 1 (A) | 1 |
| D.A. Pearson Maint. Storage, Pest | 1 (C) | 1 |

| DH Security | Type of Doors | Qty |
|--|-------------------------|-----|
| Judge Romae T Powell Juvenile Justice | 2(B), 4 (D), 2(H), 2(C) | 10 |
| Parking Lot : 135 Peachtree Street | 1 (D) | 1 |
| Medical Examiner's Office | 4 (D), | 4 |
| Main (Aldredge) Health Center | 1(A) | 1 |
| Central Maintenance Facility | 28 (C) | 1 |
| D.A. Pearson Maint. Complex, Bldg.B | 10 (C) | 1 |
| Harriett G Darnell Senior | 4(D) 2(A) | 6 |
| Fire Station #11, Fulton Industrial | (C) 4 | 1 |
| Fire Station #17, Cedar Grove | (C) 4 | 1 |
| Fire Station #5, Pine Ridge | (C) 4 | 1 |
| Fire Station #9, Rico | (C) 4 | 1 |
| Facilities and Transportation Services, South Zonal Maint. | (C) 6 | 1 |

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT
OTHER SERVICES

| | | | |
|---------------------|---|-----------------------|---------------------|
| Report Period Start | Report Period End | Contract Period Start | Contract Period End |
| 1/31/2018 | 6/30/2018 | 1/1/2018 | 12/31/2018 |
| PO Number | | | PO Date |
| 113118-0125 | | | 1/31/2018 |
| Department | Real Estate and Asset Management | | |
| Item Number | 16ITB23742C-MT | | |
| Service Commodity | On-Site Door/Overhead Door Repair & Preventive Maintenance | | |
| Contractor | Overhead Door Company of Atlanta | | |

| | |
|-------------------------|---|
| = 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 provided quality goods and service. Vendor met the requirements and specifications for Fulton County. The vendors technician were experienced in all door repairs and was in compliance.

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 The vendor provided service in a timely manner. Vendor also responded well to after hour calls. Vendor met most of the deadlines that were set by end user.

2

3

4

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

0 Comments:

1

18-0941

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

Comments:

- 0
- 1
- 2
- 3
- 4

Vendor met the customer specification majority of the time. There are no documented complaints from any customer that D.H Pace has serviced. The vendor is very thorough in submitting invoices in a timely manner. All specifications was met and within budget.

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

Comments:

- 0
- 1
- 2
- 3
- 4

Contractor's key personnel possess the appropriate credentials in completing tasks that was assigned. Fulton County staff provided effective supervision for vendor's techs that serviced Fulton County Facilities.. Vendor provided services when needed.

Overall Performance Rating:

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

- Yes
- No


Rating completed by:

Department Head Name

Department Head Signature

Date

ELLIS G. KIRBY



FOR E/C



INTEROFFICE MEMORANDUM

Ellis G. Kirby, LEED AP, CEM, CEFP, Director
Department of Real Estate and Asset Management
Phone: (404) 612-5919
Fax: (404) 612-1766

TO: Felicia Strong-Whittaker, Director
Purchasing and Contract Compliance

FROM: Ellis G. Kirby, Director *[Signature]*
For ETK

DATE: September 12, 2018

SUBJECT: Contractor's Performance Report – Piedmont Door Solutions

The Contractor listed below to our knowledge has never provided any professional goods or services to Fulton County's Department of Real Estate and Asset Management:

PROJECT: Countywide On-Site Door Repair and Overhead Door Preventive & Predictive Maintenance

PROJECT NO.: #18ITB113793C-GS

CONTRACTOR: Piedmont Door Automation dba Piedmont Door Solutions
67 American Way, Suite 160
Dawsonville, GA 30534

POC: Mr. Chris Mitchell

PHONE: (404) 205-8312

If you have any questions, please contact Harry Jordan at (404) 612-5933.

EK/JD//haj

C: Joe Davis, Deputy Director, DREAM
Vijay Nair, Building Maintenance Manager, DREAM
LaKeshia Brackett, Building Maintenance Manager, DREAM



INTEROFFICE MEMORANDUM

Ellis G. Kirby, LEED AP, CEM, CEFP, Director
Department of Real Estate and Asset Management
Phone: (404) 612-5919
Fax: (404) 612-1766

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

FROM: Joe Davis, Deputy Director, DREAM
Vijay Nair, Building Maintenance Manager, DREAM

DATE: October 31, 2018

SUBJECT: Recommendation for Award – 18ITB113793C-GS, On Site Door Repair

RECOMMENDATION: We are requesting approval to recommend Bid#18ITB113793C-GS, Countywide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance in the total amount of \$200,000 with (A) Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA) in the amount of \$140,000; and (B) Piedmont Door Automation, dba Piedmont Door Solutions (Dawsonville, GA) in the amount of \$60,000, to provide on-site door repair and preventive and predictive maintenance services Countywide. Effective dates: from January 1, 2019 through December 31, 2019, with two renewal options.

DISCUSSION: The County received and evaluated three (3) bid responses to the solicitation. The recommendation was based on the fixed price quoted by the bidders for preventive maintenance of doors in various facilities listed in the bid.

DH Security Solutions was considered non-responsible because they submitted cost for services that were far less than what other bidders bided. On some line items the price quoted was far in excess of the price quoted by the other vendors. It is assumed that the bidder did not properly evaluate the scope of work and this resulted in quoting wrong prices on several line items. DH Security service charges did not even match the hourly labor charges quoted by them at \$115 during normal hours/\$150 after normal hours.

For line items where both have submitted their prices, the total PM service costs quoted by the other two bidders, Piedmont Door Solutions and DH Pace dba Overhead Door company of Atlanta, were evaluated and Piedmont Door Solutions quoted the lowest total. However because Piedmont Door solutions have not bid on all types of entrances, the contract is recommended to be split between them and Overhead Door Co.

Therefore, we recommend Overhead Door of Atlanta and Piedmont Door as the most responsible and responsive bidders to provide On-site Door Repair and Preventive and Predictive Maintenance for Fulton County facilities in FY2019.

Having multiple vendors will provide the County with maximum flexibility and sufficient manpower resources in order to respond to the scope and complexity of the service needs.

18-0941

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

ATTACHMENT: Bid Tabulation Sheet

cc: Charles Leonard, CAPA, Team C, Purchasing & Contract Compliance
Gertis Strozier, APA, Purchasing & Contract Compliance