

Contract Renewal Evaluation Form

Date:	July 20, 2022
Department:	Department of Real Estate and Asset Management
Contract Number:	21ITB130241C-CG
Contract Title:	Standby Plumbing Repair Services

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, plumbing repair services will not be performed in a timely or cost-effective manner.

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

☒ Internet search of pricing for same product or service:

Date of search:	July 30, 2020
Price found:	\$ 96 - \$ 108
Different features / Conditions:	Commercial Facilities
Percent difference between internet price and renewal price:	Contract prices are 32% to 40 % 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 a date.
Jurisdiction Name / Contact name:	Click here to enter text.
Date of last purchase:	Click here to enter a date.
Price paid:	Click here to enter text.
Inflation rate:	Click here to enter text.
Adjusted price:	Click here to enter text.
Percent difference between past purchase price and renewal price:	Click here to enter text.
Are they aware of any new vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are they aware of a reduction in pricing in this industry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does pricing compare to Fulton County's award contract?	Click here to enter text.

Explanation / Notes:

Click here to enter text.

☒ **Other (Describe in detail the analysis conducted and the outcome):**

We have evaluated market pricing with other plumbing vendors in the Atlanta Metro area to ensure that we are getting a fair rate for the county.

3. What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year?

FY2022 The County expenditures as of 8/11/22, \$149,912.58

FY2021 The County spent \$106,828.70

FY2020 The County spent \$157,625.99

4. Does the renewal option include an adjustment for inflation? ☐ Yes ☒ No

(Information can be obtained from CPI index)

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 text.
Inflation rate:	Click here to enter text.
Adjusted price:	Click here to enter text.
Percent difference between past purchase price and renewal price:	Click here to enter text.

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 was not approved?

If these contracts are not renewed, it would impact the efficiency of plumbing operations because the Department would not be able to respond to emergency situations and situations requiring higher skills and equipment. Efficient completion of large projects will be negatively impacted. Also would have a negative effect on the department and county if a dangerous condition such as a water main break or an unsanitary condition such as a sewage spill was not taken care of in a timely fashion. The liability risk would be at a high rate causing potential citizen complaints and lawsuits.

Vijay Nair *Willie Perryman*

Vijay Nair, Building Maintenance Mgr.
Willie Perryman, Building Maintenance Mgr.

Prepared by

August 11, 2022

Date

Joseph N. Davis, Director

August 11, 2022

Department Head

Date

Plumbing Service Costs & Prices - ProMatcher Cost Report

Find Costs & Prices: [Click Here To Get Quotes](#)

Plumbing Service Costs & Prices

We have collected data nationwide to help calculate the average cost of plumbing service in the US. The following are average costs and prices reported back to us:

Cost of Residential Plumbing Contractors

\$76.72 per hour (plus parts and materials)
(Range: \$71.88 - \$81.55)

[Free Estimates from Local Pros](#)

Cost of Commercial Plumbing Contractors

\$99.84 per hour (plus parts and materials)
(Range: \$96.18 - \$103.50)

[Free Estimates from Local Pros](#)

Cost of Plumbing for Remodel or Home Addition

\$4,913.74 for repiping 1500 sf home with pex
(Range: \$4,286.45 - \$5,541.02)

[Free Estimates from Local Pros](#)

Cost of Faucets, Fixtures and Pipes Installation or Repair

\$223.76 fixed fee - flat rate (Range: \$132.15 - \$315.36)

\$178.04 per hour (plus parts)
(Range: \$78.55 - \$277.52)

[Free Estimates from Local Pros](#)

Cost of Sink or Toilet Installation

\$337.50 fixed fee for mid-grade enamel sink
(Range: \$230.00 - \$445.00)

\$316.89 fixed fee for mid-grade stainless steel sink
(Range: \$230.64 - \$403.14)

\$175.33 fixed fee for toilet installation (labor only; toilet pre-purchased) (Range: \$122.33 - \$228.33)

\$150.84 per hour (plus materials)
(Range: \$114.17 - \$187.50)

[Free Estimates from Local Pros](#)

Cost of Toilet Installation or Replacement

\$156.43 fixed fee (labor only; toilet pre-purchased)
(Range: \$150.81 - \$162.05)

[Free Estimates from Local Pros](#)

Cost of Clearing Drain Clog or Blockage

\$136.04 fixed fee (unclog sink/tub/shower)
(Range: \$122.32 - \$149.76)

Get Matched & Get Quotes From Plumbers

Select a Service to Get Started

- [Plumbing Contractors - Residential](#)
- [Plumbing Contractors - Commercial](#)
- [Plumbing for Remodel or Addition - Install](#)
- [Faucets, Fixtures and Pipes - Repair or Replace](#)
- [Sinks and Toilets - Install or Repair](#)
- [Toilet - Install or Repair](#)
- [Pipes and Drains - Clean](#)
- [Bathtub - Install or Replace](#)
- [Shower - Install or Replace](#)
- [Drain Line or Pipe - Video Inspection](#)
- [Gas BBQ - Install](#)
- [Gas Lines - Install or Repair](#)
- [Septic System - Install or Replace](#)
- [Septic System - Repair](#)
- [Septic Tank - Pumping or Cleaning](#)
- [Sewer Main - Cleaning](#)
- [Sewer Main - Install, Replace or Repair](#)
- [Sump Pump - Install](#)
- [Sump Pump - Repair or Replace](#)
- [Swamp Cooler - Install or Replace](#)
- [Swamp Cooler - Service or Repair](#)
- [Water Main - Install, Replace or Repair](#)
- [Fuel Tank - Install or Replace](#)
- [Fuel Tank - Remove](#)
- [Water Treatment & Purification System - Install or Replace](#)
- [Water Treatment & Purification System - Repair or Service](#)