



# Fulton County

## Legislation Details (With Text)

<b>File #:</b>	21-0750	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	CM Action Item - Open & Responsible Government	<b>Status:</b>		Passed	
<b>File created:</b>	8/24/2021	<b>In control:</b>		Board of Commissioners	
<b>On agenda:</b>	10/6/2021	<b>Final action:</b>		10/6/2021	
<b>Title:</b>	Request approval of to renew existing contracts - Department of Real Estate and Asset Management, 20RFP124887K-BKJ, Standby Professional Services for Facilities Related Planning, Design, Engineering and Assessments - Architectural and Engineering Services, in the total amount of \$1,600,000.00 with (A) Sizemore Group, LLC (Atlanta, GA) in the amount of \$400,000.00; (B) Williams Russell and Johnson, Inc. (Atlanta, GA) in the amount of \$400,000.00; (C) CBRE   Heery + Russell (Atlanta, GA) in the amount of \$400,000.00; and (D) KHAFRA Engineering Consultants, Inc. (Atlanta, GA) in the amount of \$400,000.00 to provide standby professional services for facilities related planning, design, engineering and assessments - architecture & engineering services program on a "task order" basis for a variety of capital projects in support of the Department of Real Estate and Asset Management. This action exercises the first of two renewal options. One renewal options remains. Effective dates: January 1, 2022 through December 31, 2022. (APPROVED)				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Contract Renewal Agreement- (A) Sizemore Group, LLC, 2. Exhibit 1 Contract Renewal Agreement- (B) William Russell and Johnson, Inc., 3. Exhibit 1 Contract Renewal Agreement- (C) CBRE | Heery + Russell, 4. Exhibit 1 Contract Renewal Agreement- (D) KHAFRA Engineering Consultants, Inc., 5. Exhibit 2 Contractor's Performance Reports, 6. Exhibit 3 Contract Renewal Evaluation Form, 7. 2021-0750.pdf

Date	Ver.	Action By	Action	Result
10/6/2021	1	Board of Commissioners	approve	Pass

### Department

Real Estate and Asset Management

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of to renew existing contracts - Department of Real Estate and Asset Management, 20RFP124887K-BKJ, Standby Professional Services for Facilities Related Planning, Design, Engineering and Assessments - Architectural and Engineering Services, in the total amount of \$1,600,000.00 with (A) Sizemore Group, LLC (Atlanta, GA) in the amount of \$400,000.00; (B) Williams Russell and Johnson, Inc. (Atlanta, GA) in the amount of \$400,000.00; (C) CBRE | Heery + Russell (Atlanta, GA) in the amount of \$400,000.00; and (D) KHAFRA Engineering Consultants, Inc. (Atlanta, GA) in the amount of \$400,000.00 to provide standby professional services for facilities related planning, design, engineering and assessments - architecture & engineering services program on a "task order" basis for a variety of capital projects in support of the Department of Real Estate and Asset Management. This action exercises the first of two renewal options. One renewal options remains. Effective dates: January 1, 2022 through December 31, 2022. **(APPROVED)**

**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.

**Strategic Priority Area related to this item** *(If yes, note strategic priority area below)*

**Open and Responsible Government**

**Commission Districts Affected**

- All Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- District 6

**Is this a purchasing item?**

Yes

**Summary & Background** Renew existing contracts to provide Standby Professional Services for Architectural and Engineering for FY2022.

**Scope of Work:** The services to be provided under these contracts includes the following: engineering studies; consultative, advisory, investigative and pre-design services; pre-design and pre-construction activities; partnering; project management services; detailed design services; contract administration and general review during construction; construction management services; and additional services that may be requested by the County.

These requirements may include, but are not limited to the following: (a) extended commissioning and start-up assistance for equipment or facilities; (b) preparing plant specific operating and maintenance manuals; (c) determining deficiencies during the warranty period; (d) preparing the final acceptance document at the end of the warranty period; (e) assisting with facility management and /or operations after commissioning and start-up; (f) providing assistance in as-built drawing verification; (g) facility requirements and utilization studies; (h) feasibility studies for new, renovation and alteration projects (i) preparation of program documents; (j) preparation of schematic, preliminary, design development, contract documents, and specifications; (k) studies and audits for compliance with federal, state and local regulations; (l) services related to minor and/or new construction, renovation and alteration projects to include planning, handicapped accessibility (ADA), project evaluation, electrical, mechanical, structural and civil engineering; (m) additional services which may be required or requested; (n) master planning, building systems surveys; (o) facility programming; (p) construction administration; (q) development of design documents for the Standby Construction Program System (Job Order Contract); and (r) cost estimates.

**Community Impact:** None of which the Department is aware.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to renew existing contracts to provide standby professional services for

facilities related planning, design, engineering and assessments - architecture & engineering services program on a “task order” basis for a variety of capital projects in support of the Department of Real Estate and Asset Management for FY2022.

This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/departmental operating/capital funding as identified” adopted for FY2022.

Historical Expenditures:

FY2021: The County expenditures as of 8/23/2021, \$12,445.99 (but \$525,400.00 has been allocated to Task Order No.1 to provide a strategic workspace reimagined services model design plan for the Fulton County Government Center and Judicial Center Complexes. The BOC approved Task Order on 4/21/2021, as Item #21-0307)

FY2020: The County spent \$259,975.98

FY2019: The County spent \$325,415.19

FY2018: The County spent \$533,110.40

FY2017: The County spent \$342,398.00

**Project Implications:** The intent of this professional services is for one or more firms to provide some, all or any combination of the various and diverse technical, professional, architectural and engineering planning projects, and related projects for the County on an as needed basis. Whenever services are requested by the County the Contractor will submit a written proposal for the specific project based on the scope of services requested by the County.

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

**Department Issues/Concerns:** If these renewal contracts are not approved, the County does not have the capacity, or the expertise, to perform these services in-house. Approval will enable us to have engineering consultancy services on-hand to review proposal specifications for proposed solicitations before being advertised to ensure that all aspects necessary for a successful procurement have been addressed.

**Contract Modification**

**(A) Sizemore Group, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0165	3/3/21	\$400,000.00
Task Order No. 1	21-0307	4/21/21	\$525,400.00
<b>1st Renewal</b>			<b>\$400,000.00</b>
Total Revised Amount			\$1,325,400.00

**(B) Williams Russell and Johnson, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
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Original Award Amount	21-0165	3/3/21	\$400,000.00
<b>1st Renewal</b>			<b>\$400,000.00</b>
Total Revised Amount			\$800,000.00

**(C) CBRE | Heery + Russell**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0165	3/3/21	\$400,000.00
<b>1st Renewal</b>			<b>\$400,000.00</b>
Total Revised Amount			\$800,000.00

**(D) Khafra Engineering Consultants, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0165	3/3/21	\$400,000.00
<b>1st Renewal</b>			<b>\$400,000.00</b>
Total Revised Amount			\$800,000.00

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

**Total Contract Value: \$1,600,000.00**

**(A)**

**Contract Value: \$400,000.00**  
**Prime Vendor: Sizemore Group, LLC**  
**Prime Status: Non-Minority**  
**Location: Atlanta, GA**  
**County: Fulton County**  
**Prime Value: \$180,000.00 or 45.00%**

**Subcontractor: Ascension Program Management**  
**Subcontractor Status: Non-Minority**  
**Location: Monroe, GA**  
**County: Walton County**  
**Contract Value: \$40,000.00 or 10.00%**

**Subcontractor: Palacio Collaborative**  
**Subcontractor Status: African American Male Business Enterprise-Non-Certified**  
**Location: Atlanta, GA**  
**County: Fulton County**  
**Contract Value: \$16,000.00 or 4.00%**

**Subcontractor: Travis Pruitt & Associates**  
**Subcontractor Status: Non-Minority**  
**Location: Norcross, GA**  
**County: Gwinnett County**  
**Contract Value: \$40,000.00 or 10.00%**

**Subcontractor:** Maxx Union, LLC  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$12,000.00 or 3.00%

**Subcontractor:** Phillips-Langley & Associates  
**Subcontractor Status:** Non-Minority  
**Location:** Suwanee, GA  
**County:** Gwinnett County  
**Contract Value:** \$12,000.00 or 3.00%

**Subcontractor:** SLKing & Associates  
**Subcontractor Status:** African American Male Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$80,000.00 or 20.00%

**Subcontractor:** Palmer Engineering Company  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Tucker, GA  
**County:** DeKalb County  
**Contract Value:** \$20,000.00 or 5.00%

**Total Contract Value:** \$400,000.00 or 100.00%  
**Total M/FBE Value:** \$116,000.00 or 29.00%

**(B)**  
**Contract Value:** \$400,000.00  
**Prime Vendor:** Williams-Russell and Johnson, Inc.  
**Prime Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$192,000.00 or 48.00%

**Subcontractor:** Stanley Love-Stanley, PC  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$60,000.00 or 15.00%

**Subcontractor:** Hammond & Associates, Inc.  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Contract Value:** \$60,000.00 or 15.00%

**Subcontractor:** Smart Building Systems

**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Contract Value:** \$8,000.00 or 2.00%

**Subcontractor:** LanDraft-Landscape Studios  
**Subcontractor Status:** Non-Minority  
**Location:** Evans, GA  
**County:** Columbia County  
**Contract Value:** \$8,000.00 or 2.00%

**Subcontractor:** Cooper Carry  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$40,000.00 or 10.00%

**Subcontractor:** S.A. Williams, Inc.  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$8,000.00 or 2.00%

**Subcontractor:** Southface  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$8,000.00 or 2.00%

**Subcontractor:** CERM  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$12,000.00 or 3.00%

**Subcontractor:** GWP Properties, LLC  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Contract Value:** \$4,000.00 or 1.00%

**Total Contract Value:** \$400,000.00 or 100.00%  
**Total M/FBE Value:** \$344,000.00 or 86.00%

**(C)**  
**Contract Value:** \$400,000.00  
**Prime Vendor:** CBRE/Heery & Russell (JV) (50/50)  
**Prime Status:** *Majority (CBRE \$140,000 or 50%)/H.J. Russell \$140,000.00 or 50%)AABE*  
**Location:** Atlanta, GA

**County:** Fulton County  
**Prime Value:** \$280,000.00 or 70.00%

**Subcontractor:** Fitzgerald Collaborative Group, LLC  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$TBD

**Subcontractor:** Stevens & Wilkinson, GA, Inc.  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$TBD

**Subcontractor:** Breedlove Land Planning, Inc.  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$TBD

**Total Contract Value:** \$400,000.00 or 100.00%  
**Total M/FBE Value:** \$140,000.00 or 35.00%

**(D)**  
**Contract Value:** \$400,000.00  
**Prime Vendor:** KHAFRA Engineering Consultants, Inc.  
**Prime Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$240,000.00 or 60.00%

**Subcontractor:** 2M Design Consultants, Inc.  
**Subcontractor Status:** African American Female Business-Certified  
**Location:** Johns Creek, GA  
**County:** Fulton County  
**Contract Value:** \$60,000.00 or 15.00%

**Subcontractor:** Timberhood Consulting, LLC  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$60,000.00 or 15.00%

**Subcontractor:** LandMatters Studios, LLC  
**Subcontractor Status:** White Female Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$20,000.00 or 5.00%

**Subcontractor:** GLEEDS  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$20,000.00 or 5.00%

**Total Contract Value:** \$400,000.00 or 100.00%  
**Total M/FBE Value:** \$320,000.00 or 80.00%

**Grand Contract Value:** \$1,600,000.00 or 100.00%  
**Grand M/FBE Value:** \$920,000.00 or 57.50%

**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 Performance Reports
- Exhibit 3: Contract Renewal Evaluation Form

**Contact Information** *(Type Name, Title, Agency and Phone)*

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

**Contract Attached**

Yes

**Previous Contracts**

Yes

**Total Contract Value**

Original Approved Amount: \$1,600,000.00  
Previous Adjustments: \$525,400.00  
This Request: \$1,600,000.00  
TOTAL: \$3,725,400.00

**Grant Information Summary**

Amount Requested: [Click here to enter text.](#)  Cash  
Match Required: [Click here to enter text.](#)  In-Kind  
Start Date: [Click here to enter text.](#)  Approval to Award  
End Date: [Click here to enter text.](#)  Apply & Accept  
Match Account \$: [Click here to enter text.](#)

**Fiscal Impact / Funding Source**

**Funding Line 1:**

500-520-5200-TBD: Capital, Real Estate and Asset Management, To-Be Determine -\$1,600,000.00  
“This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/departmental operating/capital funding as identified” adopted for FY2022. Purchase Order will be guided by the available adopted FY2022 Pay as you Go funding.

<b>Key Contract Terms</b>	
<b>Start Date:</b> 1/1/2022	<b>End Date:</b> 12/31/2022
<b>Cost Adjustment:</b> Click here to enter text.	<b>Renewal/Extension Terms:</b> C renewal options remains

**Overall Contractor Performance Rating:**

**Would you select/recommend this vendor again?**  
Yes

**Report Period Start:** 1/1/2022      **Report Period End:** 12/31/2022