



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0743      **Version:** 1      **Name:**  
**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed  
**File created:** 9/7/2022      **In control:** Board of Commissioners  
**On agenda:** 10/5/2022      **Final action:** 10/5/2022  
**Title:** Request approval to increase spending authority - Department of Real Estate and Asset Management, 21ITB131067C-GS, On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance Countywide in the amount of \$30,000.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc. (Atlanta, GA) Requesting additional spending authority to cover costs associated with FY 2022 capital projects. Effective upon BOC approval through December 31, 2022. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Amendment No. 1 to Form of Contract, 2. Exhibit 2 Contractor's Performance Report

Date	Ver.	Action By	Action	Result
10/5/2022	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 to increase spending authority - Department of Real Estate and Asset Management, 21ITB131067C-GS, On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance Countywide in the amount of \$30,000.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc. (Atlanta, GA) Requesting additional spending authority to cover costs associated with FY 2022 capital projects. Effective upon BOC approval through December 31, 2022. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

### 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** The approved FY 2022 capital program included upgrades/modifications to doors in multiple facilities. The On-Site Door Repair contract was utilized as the preferred delivery mechanism due to the current contractor’s expertise.

**Scope of Work:** Spending authority assigned for routine and preventive maintenance activities was utilized to complete FY 2022 capital projects as detailed in the table below.

	<b>Project</b>	<b>Cost</b>
1	Modification of Door for Office of Clerk of Superior and Magistrate Court	\$1,332
2	Security upgrades to Media Entrance Door (Police Dept.)	\$6,546
3	Security upgrades to Loading Dock Storefront Door (Police Dept)	\$3,996
4	Security upgrades to Guard Office door (Police Dept)	\$3,982
5	Replacement of Intake door at Medical Examiner Office	\$16,537
	<b>Total</b>	<b>\$32,393</b>

This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide on-site door repair and preventive and predictive maintenance services Countywide. The scope of work includes inspection and repair of doors and mountings, wind locks, guides weather stripping, counterbalance 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 includes, but is not limited to:

- 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
- Maintenance Services on Electromagnetic Devices when Necessary
- Repair and Replacement on Case-by-Case Basis

**Community Impact:** This contract impacts the community in having the ability to provide on-site doors repairs and maintenance services on Countywide facilities.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval.

Currently only \$12,438.92 remains in available in spending authority. This amount is not sufficient to provide on-site door repair and preventive and predictive maintenance services Countywide.

The project management is coordinated by the Department of Real Estate and Asset Management Building Maintenance Team.

Historical Expenditures:

- FY2022: The County expenditures as of 9/7/2022, \$128,058.40
- FY2021: The County spent \$343,164.00
- FY2020: The County spent \$183,965.00
- FY2019: The County spent \$346,835.42

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

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

**Department Issues/Concerns:** If this increase spending authority is not approved, the County will not be able to continue to provide door maintenance services Countywide for the remainder of FY 2022.

### Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0057	1/19/22	\$170,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$30,000.00</b>
Total Revised Amount			\$200,000.00

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

**Contract Value:** \$30,000.00  
**Prime Vendor:** Overhead Door Company of Atlanta dba D.H. Pace Co.  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$30,000.00 or 100.00%  
  
**Total Contract Value:** \$30,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

### Exhibits Attached

**Exhibit 1:** Amendment No. 1 to Form of Contract

**Exhibit 2:** Contractor's Performance Report

**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: \$170,000.00  
Previous Adjustments: \$0.00  
This Request: \$30,000.00  
TOTAL: \$200,000.00

**Grant Information Summary**

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

**Fiscal Impact / Funding Source**

**Funding Line 1:**

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance - \$ 20,000.00

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance - \$ 10,000.00

**Key Contract Terms**

<b>Start Date:</b> Upon BOC Approval	<b>End Date:</b> 12/31/2022
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b>

**Overall Contractor Performance Rating:** 4.00

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

Yes

**Report Period Start:**  
4/1/2022

**Report Period End:**  
6/30/2022