



# Fulton County

## Legislation Details (With Text)

**File #:** 21-0165      **Version:** 1      **Name:**

**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed

**File created:** 1/27/2021      **In control:** Board of Commissioners

**On agenda:** 3/3/2021      **Final action:** 3/3/2021

**Title:** Request approval of recommended proposals - 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. Effective upon execution of contracts through December 31, 2021, with two renewal options. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 EVALUATION COMMITTEE RECOMMENDATION LETTER, 2. Exhibit 2 Contractor's Performance Reports, 3. Minutes - 2021-0165

Date	Ver.	Action By	Action	Result
3/3/2021	1	Board of Commissioners	approve	Pass

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

Request approval of recommended proposals - 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. Effective upon execution of contracts through December 31, 2021, with two renewal options. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-374 and 102-375, all competitive sealed proposals 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** *(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:** The services to be provided under these contracts include 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 cost estimates.

**Community Impact:** None that the Department is aware.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval of the proposals to provide standby professional services for facilities related planning, design, engineering and assessments - architecture and 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 FY2021.

After

review of 21 submitted proposals from qualified firms, the evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP #20RFP124887K-

BKJ, the Evaluation Committee recommends approval of the following recommended proposals to provide Standby Professional Services for Facilities Related Planning, Design, Engineering and Assessments - Architectural & Engineering Services:

1. Sizemore Group, LLC (90.92)
2. Williams-Russell and Johnson (90.88)
3. CBRE | Heery+Russell (90.39)
4. KHAFRA Engineering (89.80)

The recommended professional firms have current contracts with Fulton County and have performed very well and highly competent as Architectural and Engineering Design Firms for the Department of Real Estate and Asset Management as stated in their performance reports. 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 FY2021.

**Expenditure History:**

FY2020: The County spent \$259,975.98  
FY2019: The County spent \$311,121.66  
FY2018: The County spent \$533,110.40

**Project Implications:** The intent of these professional services contracts is for one or more firms to provide services to 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 that the Department is aware of.

**Department Issues/Concerns:** If these proposals 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**

This is a new procurement.

**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:** Evaluation Committee Recommendation Letter

**Exhibit 2:** Contractor Performance Reports

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

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

**Contract Attached**

No

**Previous Contracts**

Yes

### Total Contract Value

Original Approved Amount: \$0.00  
Previous Adjustments: \$0.00  
This Request: \$1,600,000.00  
TOTAL: \$1,600,000.00

### 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:

100-520-5211-1160: General, Real Estate and Asset Management, Professional Services-\$1,600,000  
“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 FY2021.

Key Contract Terms	
<b>Start Date:</b> <a href="#">Click here to enter a date.</a>	<b>End Date:</b> 12/31/2021
<b>Cost Adjustment:</b> <a href="#">Click here to enter text.</a>	<b>Renewal/Extension Terms:</b> TV one-year renewal options

### Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

**Report Period Start:** **Report Period End:**  
Upon execution of **12/31/2021**  
contracts