



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0874      **Version:** 1      **Name:**  
**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed  
**File created:** 10/13/2022      **In control:** Board of Commissioners  
**On agenda:** 11/16/2022      **Final action:** 11/16/2022  
**Title:** Request approval of the lowest responsible bidders - Department of Real Estate and Asset Management, 22ITB134833C-MH, Fire Extinguisher Testing and Maintenance Services in an total amount not to exceed \$75,000.00 with (A) Cintas Fire Protection, Inc. (Norcross, GA) in an amount not to exceed \$45,000.00 and (B) Summit Fire & Security (Loganville, GA) in an amount not to exceed \$30,000.00, to provide fire extinguisher testing and maintenance services on an "as-needed" basis for County facilities. Effective dates: January 1, 2023 through December 31, 2023, with two renewal options. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Bid Tabulation Sheet, 2. Exhibit 2 Contractor's Performance Reports, 3. Exhibit 3. Department Recommendation Letter, 4. 2022-0874

Date	Ver.	Action By	Action	Result
11/16/2022	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 of the lowest responsible bidders - Department of Real Estate and Asset Management, 22ITB134833C-MH, Fire Extinguisher Testing and Maintenance Services in an total amount not to exceed \$75,000.00 with (A) Cintas Fire Protection, Inc. (Norcross, GA) in an amount not to exceed \$45,000.00 and (B) Summit Fire & Security (Loganville, GA) in an amount not to exceed \$30,000.00, to provide fire extinguisher testing and maintenance services on an "as-needed" basis for County facilities. Effective dates: January 1, 2023 through December 31, 2023, with two renewal options. **(APPROVED)**

### 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 \$100,000 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** Request approval of lowest bidders to provide fire extinguisher testing and maintenance services on an “as-needed” basis for Fulton County facilities for FY2023.

**Scope of Work:** These contracts furnish all materials, parts, labor, equipment, transportation, and appurtenances necessary to provide on-site preventive generator system maintenance and repair services for Fulton County facilities.

The scope of work also includes, but is not limited to:

1. Identifying all fire extinguishers installed in the designated building and annual inspection and certification of all fire extinguishers identified. The annual inspection must include verifying the condition of charge, physical state of valves and fittings on the container and replacement of any damaged clips/pins labels etc.
2. Unscheduled and/or emergency refills, re-charging and/or repairing of specified fire extinguishers.
3. Replace fire extinguisher/s where the existing ones are defective, after consulting representatives of Department of Real Estate and Asset Management.
4. Be prepared to recommend and install new fire extinguishers to bring the building space in compliance with the code.
5. Periodic inspections, including six-year testing and maintenance, 12-year testing and hydrostatic testing where required.
6. Work must be performed in accordance with current edition of NFPA 10, portable fire extinguishers and in accordance with the National Association of Fire Equipment Distributors’ (NAFED) Services and Recharge Manual.
7. The contractor must provide loaner extinguishers when extinguishers are removed for work off -site. The contractor must use Nitrogen or dry compressed air when refilling and/or servicing portable extinguishers with a minimum dew point of -60°F. Contractor must provide certificate indicating dew point if dry air is used.
8. The contractor, when performing CO2 continuity test on hose assemblies, shall provide an adhesive label indicating month/year test was performed.

**Community Impact:** The service ensures the safety of the patrons and County staff by following the fire and life safety codes.

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

The recommendation for the award is based on the bidders' prices for quarterly and annual inspection, costs for preventive maintenance for various generator types and sizes, trip charges, and estimated repair/labor charge for normal hours and after hours/weekends including Fulton County holidays; and totaling up all costs (line items #28, #29, #30, and #31) for total Base Bid Amount to determine the lowest responsible bidder complying with the provisions of this ITB.

The \$75,000.00 in total spending authority is requested because this is a time and materials contract that requires covering the costs for replacement of all parts/ components and labor for inspections, and maintenance repairs as well as perform the mandated 5-year hydrostatic testing of fire extinguishers per national fire code (NFPA).

Historical Expenditures:

- FY2022: The County expenditures as of 10/4/2022, \$20,000.00
- FY2021: The County spent \$23,326.81
- FY2020: The County spent \$54,843.38
- FY2019: The County spent \$52,331.24
- FY2018: The County spent \$38,540.31
- FY2017: The County spent \$68,013.64

**Project Implications:** This contract provides all the necessary fire extinguisher testing, maintenance and replacement services needed to maintain various fire extinguishers at all Fulton County (north, south, and downtown) locations. Fire and Life Safety Code applicable for buildings mandate that the fire extinguishers must be checked and maintain at least once a year. Fulton County does not have the trained or experienced staff to perform this work.

**Community Issues/Concerns:** The Department is aware of none.

**Department Issues/Concerns:** If these contracts are not approved, the Department will not be able to provide fire extinguisher testing and maintenance services Countywide.

**Contract Modification** No, this is a new procurement.

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

**Total Contract Value:**      **\$75,000.00**

**(A)**  
**Contract Value:**                      **\$45,000.00**  
**Prime Vendor:**              **Cintas Fire Protection, Inc.**  
**Prime Status:**              **Non-Minority**  
**Location:**                      **Loganville, GA**  
**County:**                      **Gwinnett County**

**Prime Value:** \$45,000.00 or 100.00%  
**Subcontractor:** None

**Total Contract Value:** \$45,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**(B)**  
**Contract Value:** \$30,000.00  
**Prime Vendor:** Summit Fire & Security  
**Prime Status:** Non-Minority  
**Location:** Loganville, GA  
**County:** Gwinnett County  
**Prime Value:** \$30,000.00 or 100.00%  
**Subcontractor:** None

**Total Contract Value:** \$30,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**Grand Contract Value:** \$75,000.00 or 100.00%  
**Grand M/FBE Value:** \$-0-

**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

**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: \$75,000.00  
TOTAL: \$75,000.00

**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-\$40,000.00 "Subject to availability of funding adopted for FY2023 by BOC"

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance-\$35,000.00 "Subject to availability of funding adopted for FY2023 by BOC"

<b>Key Contract Terms</b>	
<b>Start Date:</b> 1/1/2023	<b>End Date:</b> 12/31/2023
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b> TV renewal options

**Overall Contractor Performance Rating:**

Cintas Fire Protection, Inc.      New Vendor  
Summit Fire & Security      4.0

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

Yes

**Report Period Start:**      **Report Period End:**  
4/1/2022      6/30/2022