



Fulton County

Legislation Details (With Text)

File #:	21-0834	Version:	1	Name:	
Type:	CM Action Item - Open & Responsible Government	Status:		Passed	
File created:	9/17/2021	In control:		Board of Commissioners	
On agenda:	10/20/2021	Final action:		10/20/2021	
Title:	Request approval to increase spending authority- Department of Real Estate and Asset Management, Bid#18ITB113793C-GS, Countywide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance in the total amount of \$179,222.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA), to provide replacement of two Revolving Doors at the main entrance and major repairs/replacement to the two Fire Doors on ground Floor and 2nd floor in the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303. Effective upon BOC approval. (APPROVED)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 Amendment No. 3 to Form of Contract-, 2. Exhibit 2 Cost Proposals, 3. Exhibit 3 Contractor's Performance Report

Date	Ver.	Action By	Action	Result
10/20/2021	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 to increase spending authority- Department of Real Estate and Asset Management, Bid#18ITB113793C-GS, Countywide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance in the total amount of \$179,222.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA), to provide replacement of two Revolving Doors at the main entrance and major repairs/replacement to the two Fire Doors on ground Floor and 2nd floor in the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303. Effective upon BOC approval. **(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 Increase spending authority for the replacement of two revolving doors and major repairs/replacement of two fire doors in the Justice Center Tower.

Scope of Work: The increased spending authority is being requested to cover the costs for the replacement of two Revolving Doors at the main entrance and major repairs/ replacement of two Fire Doors located on the ground floor and 2nd floor in the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303.

Capital Replacement Project Cost:

	Project Description	Project Cost
1	Replacement of Two (2) Revolving Doors at the Main Entrance: Remove existing revolver, furnish and install Crane 2000 series revolving door and ¼" clear tempered revolver glass into the existing opening	\$143,806.00
2	Ground Floor Fire Door Repair: Remove and demo existing door, provide new gypsum partition wall/framing to include blocking, prep/prime/paint new wall, and clean and remove all materials and rubbish	\$23,836.00
3	2 nd Floor Fire Door Repair: Remove faulty motor and control, install new motor & control, set up door, cycle door for proper operation, and certify fire door	\$11,580.00
	Increase Authority Needed	\$179,222.00

This contract furnishes all parts, labor, equipment, transportation and materials 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, counter balance 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

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..

The Capital Improvement projects are intended to accomplish replacement of old Main (public) Entrance Revolving Doors and Fire Doors at Justice Center Tower, 185 Central Avenue. The manual revolving doors were installed in 1992 when the building was renovated. Since then, the doors have undergone several repairs and are estimated to have reached their end-of-life performance. These doors are now very hard to operate and are used by thousands of County Customers entering and exiting the building each day.

Fire doors are installed in the elevator lobbies on the Ground to 2nd floors of Justice Tower. These are installations mandated by the fire and life safety codes and are necessary to ensure safety of employees and patrons in the building. On a recent inspection, it was determined that the door on the 2nd floor and the one on the Ground floor needed major component replacement and repair.

Both replacements and repairs above are sought to be accomplished through Overhead Door Company. The requested increase in authority in the total amount of \$179,222 will cover cost of the planned capital replacement and repairs will be used solely for the above three projects.

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

Historical Expenditures:

- FY2021: Actual expenditures as of 9/17/2021, \$71,840.41 (\$163,942.00 is allocated for other pending project repairs)
- 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 citizen. In many cases structural integrity of facilities will be compromised leading to vandalism and theft in County-owned facilities. Not having a professional contractor could, also, result in the County's failure to comply with Federal ADA requirements.

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

Department Issues/Concerns: If this increase spending authority is not approved, there will be a

delay in the replacement of the two main entrance revolving doors and the repairs of fire doors on the ground floor and 2nd floor rat the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303. Also, the County will not be In compliance with fire codes.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	18-0941	12/19/18	\$140,000.00
Increase Spending Authority No. 1	19-0565	7/10/19	\$164,199.00
1st Renewal	19-0849	10/16/19	\$200,000.00
Increase Spending Authority No. 2	19-1149	10/16/19	\$45,559.00
2 nd Renewal	20-0694	10/7/20	\$200,000.00
Increase Spending Authority No. 3			\$179,222.00
Total Revised Amount			\$928,980.00

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

Contract Value: \$179,222.00
Prime Vendor: Overhead Door Company of Atlanta, dba D.H. Pace Co., Inc.
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$179,222.00 or 100.00%

Total Contract Value: \$179,222.00 or 100.00%
Total M/FBE Value: \$-0-

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Exhibit 1: Amendment No. 3 to Form of Contract
Exhibit 2: Cost Proposals
Exhibit 3: 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: \$140,000.00

Previous Adjustments: \$609,758.00
This Request: \$179,222.00
TOTAL: \$928,980.00

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:

500-520-5200-M004: Capital, Real Estate and Asset Management, Interiors -\$179,222.00

Key Contract Terms	
Start Date: Effective upon BOC approval	End Date: 12/31/2021
Cost Adjustment:	Renewal/Extension Terms:

Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start: 10/6/2021
Report Period End: 12/31/2021