



# Fulton County

## Legislation Text

File #: 22-0728, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 21ITB130147C-GS, Modular Workstations and Free Standing Furniture Countywide, in the total amount not to exceed \$1,500,000.00 with (A) 5 Star Office Furniture, Inc. (Avondale Estates, GA) in the amount of \$675,000.00; (B) Office Design Concepts Georgia, LLC (Atlanta, GA) in the amount of \$575,000.00 to provide office modular workstation systems and free standalone furniture for Fulton County agencies on an “as needed” basis; and (C) Beltmann Relocation (Stone Mountain, GA) in the amount of \$250,000.00, to provide all labor for breaking down and reconfigurations of existing workstations and office relocation. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023. **(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, 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** Approval to renew existing contracts to provide modular workstation systems and free standalone furniture on an “as needed” basis for Fulton County for FY2023.

**Scope of Work:** These contracts furnish all materials, labor, tools, equipment, transportation, and appurtenances necessary to provide a variety of office modular workstation systems and free

standalone furniture on an “as needed” basis as requested by user departments.

The Scope of work includes but not limited to:

- Modular Furniture
- Re-configurations
- Purchase of new furniture
- Inventory of existing materials, and
- Receiving/installation of new material per job
- Office Relocation/Moves as requested

Office Furniture systems are designed to interconnect to provide comprehensive office furniture environments through the ability to form a variety of workstation configurations that are designed to accommodate staff functional needs.

**(A) 5 Star Office Furniture, Inc.:** provides new office modular workstation systems and free standalone furniture, replacement components, and inventory of parts and supplies for new and existing furniture for Typical A, B & C manufacturer brand furniture; and standby for requested office relocation moves.

**(B) Office Design Concepts Georgia, LLC:** provides new office modular workstation systems and free standalone furniture, replacement components, and inventory of parts and supplies for new and existing furniture for Typical A, B & C manufacturer brand furniture; and standby for requested office relocation moves.

**(C) Beltmann Relocation:** provides all labor for breaking down and reconfigurations of existing workstations, miscellaneous labor to include handling and transportation for requested office relocation moves, and secure warehouse storage space.

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

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

The requested spending authority in the total amount of \$1,500,000, is an increase of \$300,000 over 2022 which is due to the increase costs for office furniture and accessories/materials that are in high demand, industry wide shortages, new construction, building expansions and renovations which are affecting challenges to the global supply chain for FY2023.

This is a time and material contract. The requested spending authority in the total amount of \$1,500,000 covers the cost for modular workstations systems, required materials, transportation, and labor rates for installing/reconfiguration of new & existing office furniture for FY2023.

Historical Expenditures:

FY2022: The County expenditure as of 8/31/2022, \$550,368.54

FY2021: The County spent \$1,142,715.98  
 FY2020: The County spent \$1,252,278.74  
 FY2019: The County spent \$1,828,945.00

**Project Implications:** These contracts provide all the necessary labor, equipment, transportation, and materials to provide modular furniture and free-standing furniture to countywide agencies.

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

**Department Issues/Concerns:** If these renewal contracts are not approved, this will negate department's ability to provide modular furniture and free-standing furniture for countywide agencies.

**Contract Modification**

**(A) 5 Star Office Furniture, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-1041	12/15/21	\$600,000.00
<b>1st Renewal</b>			<b>\$675,000.00</b>
Total Revised Amount			\$1,275,000.00

**(B) Office Design Concepts Georgia, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-1041	12/15/21	\$400,000.00
<b>1st Renewal</b>			<b>\$575,000.00</b>
Total Revised Amount			\$975,000.00

**(C) Beltmann Relocation Group**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-1041	12/15/21	\$200,000.00
<b>1st Renewal</b>			<b>\$250,000.00</b>
Total Revised Amount			\$450,000.00

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

**Total Contract Value: \$1,500,000.00**

**(A.)**  
**Contract Value: \$675,000.00**  
**Prime Vendor: 5 Star Office Furniture**  
**Prime Status: White Female Business Enterprise-Non-Certified**  
**Location: Atlanta, GA**  
**County: Fulton County**  
**Prime Value: \$607,500.00 or 90.00%**

**Subcontractor:** Synergy Installation  
**Subcontractor Status:** Non-Minority  
**Location:** Suwanee, GA  
**County:** Gwinnett County  
**Contract Value:** \$67,500.00 or 10.00%

**Total Contract Value:** \$675,000.00 or 100.00%  
**Total M/FBE Value:** \$607,500.00 or 90.00%

**(B)**  
**Contract Value:** \$575,000.00  
**Prime Vendor:** Office Design Concepts GA, LLC  
**Prime Status:** *African American Male Business Enterprise-Certified*  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$575,000.00 or 100.00%

**Total Contract Value:** \$575,000.00 or 100.00%  
**Total M/FBE Value:** \$575,000.00 or 100.00%

**(C)**  
**Contract Value:** \$250,000.00  
**Prime Vendor:** Beltmann Relocation Group  
**Prime Status:** Non-Minority  
**Location:** Stone Mountain, GA  
**County:** DeKalb County  
**Prime Value:** \$250,000.00 or 100.00%

**Total Contract Value:** \$250,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**Grand Contract Value:** \$1,500,000.00 or 100.00%  
**Grand M/FBE Value:** \$1,182,500.00 or 78.83%

**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's 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: \$1,200,000.00  
Previous Adjustments: \$0.00  
This Request: \$1,500,000.00  
TOTAL: \$2,700,000.00

### 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-TBD-TBD-1458: General, Real Estate and Asset Management, To-Be Determine -\$1,500,000.00  
"Subject to availability of funding adopted for FY2023 by BOC, and the contingent approval for user departments".

Key Contract Terms	
Start Date: 1/1/2023	End Date: 12/31/2023
Cost Adjustment: <a href="#">Click here to enter text.</a>	Renewal/Extension Terms: <input type="checkbox"/> renewal option remains

### Overall Contractor Performance Rating:

5 Star Office Furniture 4.00  
Office Design Concepts GA, LLC 4.00  
Beltmann Relocation Group 4.00

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

Yes

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

