



Fulton County

Legislation Text

File #: 21-0745, 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, 19ITB432768K-JAJ, Task Order Contract for Minor Construction Projects, in the total amount of \$6,000,000.00 with (A) Brown & Root Industrial Services, LLC (Atlanta, GA) in the amount of \$1,000,000.00; (B) Astra Construction Services, LLC (Woodstock, GA) in the amount of \$1,000,000.00; (C) CRM Construction Services, LLC (Austell, GA) in the amount of \$1,000,000.00; (D) Hawk Construction Company, LLC (Ellenwood, GA) in the amount of \$1,000,000.00; (E) Prime Contractors, Inc. (Powder Springs, GA) in the amount of \$1,000,000.00; and (F) Rubio and Sons Interior, Inc. (Dacula, GA), in the amount of \$1,000,000.00, to provide standby repair, alteration, modernization, maintenance, rehabilitation, construction, etc., of buildings, structures, or other real property projects on an "as needed" basis. This action exercises the second of three renewal options. One renewal option remains. Effective dates: January 1, 2022 through December 31, 2022. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-394(6), renewal requests shall be presented to the Board of Commissioners at least 90 days prior to the contract renewal date, or 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 Renew existing contracts for Task Order Contract for Minor Construction

projects for FY2022.

Scope of Work: The standby “Task Order Contract for Minor Construction Projects” allows the County to complete small construction projects in a timely basis. The scope of work includes a collection of detailed repair and construction tasks and specifications that have established unit prices. It is placed with a General Contractor for the accomplishment of repair, alteration, modernization, maintenance, rehabilitation, construction, etc. of buildings, structures, or other real property. Ordering is accomplished by means of issuance of a Work Order against the contract. The general contractors are to furnish all management, design, labor, materials, tools, equipment, architectural and engineering support, and appurtenances needed to perform the work authorized by work orders issued under this contract.

Community Impact: The impact on the community is to provide repairs to facilities that have deteriorated due to deferred maintenance.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval to renew existing contracts to provide standby repair, alteration, modernization, maintenance, rehabilitation, construction, etc. of buildings, structures, or other real property projects based upon on an “as needed” basis for Fulton County for fiscal year 2022.

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.

These are time and materials contracts that require covering the cost for management, design, labor building materials, labor, architectural and engineering support.

History Expenditures:

- FY2021: The County expenditures as of 7/9/2021, \$1,910,730.80
- FY2020: The County spent \$2,120,296.16
- FY2019: The County spent \$2,889,721.60
- FY2018: The County spent \$2,533,637.96
- FY2017: The County spent \$934,235.83

Project Implications: The intent of this standby task order contract for minor construction projects service is to contract with these general construction companies for services for upcoming construction related projects as a part of our pending bond funding for related projects for the County on an “as needed” basis. This contract will allow the Department to complete small construction projects in a timely basis.

Community Issues/Concerns: The Department is not aware of any community issues/or concerns at this time.

Department Issues/Concerns: If renewal of these contracts is not approved, the County does not have the capacity or expertise to perform these services in-house.

**Contract Modification
(A) Brown & Root Industrial Services, LLC**

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

(B) Astra Construction Services, LLC

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

(C) CRM Construction Services, LLC

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

(D) Hawk Construction Company, LLC

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

(E) Prime Contractors, Inc.

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

(F) Rubio and Sons Interiors, Inc.

| Current Contract History | BOC Item | Date | Dollar Amount |
|---------------------------------|-----------------|-------------|-----------------------|
| Original Award Amount | 20-0109 | 2/5/20 | \$1,000,000.00 |
| 1st Renewal | 21-0021 | 1/6/21 | \$1,000,000.00 |
| 2nd Renewal | | | \$1,000,000.00 |
| Total Revised Amount | | | \$3,000,000.00 |

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

Total Contract Value: \$6,000,000.00

(A)

Contract Value: \$1,000,000.00
Prime Vendor: Brown & Root Industries Services, LLC
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$1,000,000.00 or 100.00%

Subcontractor: RB Communications
Subcontractor Status: African American Male Business Enterprise
Location: Decatur, GA
County: DeKalb County
Contract Value: TBD

Subcontractor: Armada Construction
Subcontractor Status: African American Male Business Enterprise
Location: Lithonia, GA
County: DeKalb County
Contract Value: TBD

Subcontractor: Camacho Associates
Subcontractor Status: Hispanic Male Business Enterprise
Location: Decatur, GA
County: DeKalb County
Contract Value: TBD

Subcontractor: Heard Construction Services
Subcontractor Status: White Female Business Enterprise
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: TBD

Subcontractor: Summers Roofing
Subcontractor Status: White Female Business Enterprise
Location: Alpharetta, GA

County: Fulton County
Contract Value: TBD

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: TBD

(B)
Contract Value: \$1,000,000.00
Prime Vendor: Astra Construction Services, LLC
Prime Status: Non-Minority
Location: Woodstock, GA
County: Cherokee County
Prime Value: \$1,000,000.00 or 100.00%

Subcontractor: D & D Electric Company, Inc.
Subcontractor Status: White Female Business Enterprise
Location: Fayette, GA
County: Fayette County
Contract Value: TBD

Subcontractor: Gambrell-Brewster Logistix, Inc.
Subcontractor Status: African American Male Business Enterprise
Location: Tucker, GA
County: DeKalb County
Contract Value: TBD

Subcontractor: Synergy Development Partners
Subcontractor Status: White Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: Contessa Construction Services, LLC
Subcontractor Status: White Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: Doc Holiday Electrical, LLC
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: D&R Construction & Contracting
Subcontractor Status: African American Male Business Enterprise
Location: Stone Mountain, GA
County: DeKalb County

Contract Value: TBD

Subcontractor: Nunergy Atlanta Electrical, LLC
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: G.S.E Facility Services, LLC
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: The Plumbing Shop
Subcontractor Status: African American Male Business Enterprise
Location: Austell, GA
County: Cobb County
Contract Value: TBD

Subcontractor: Randolph & Company, Inc.
Subcontractor Status: African American Male Business Enterprise-Certified
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: Legwork Plumbing Solutions, Inc.
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Subcontractor: Knights Contractors
Subcontractor Status: African American Male Business Enterprise
Location: College Park, GA
County: Fulton County
Contract Value: TBD

Subcontractor: Prosperity Point Property Management
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: TBD

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: TBD

(C)

Contract Value: \$1,000,000.00
Prime Vendor: CRM Construction Services, LLC
Prime Status: African American Male Business Enterprise
Location: Austell, GA
County: Cobb County
Prime Value: \$1,000,000.00 or 100.00%

Subcontractor: Baker Construction
Subcontractor Status: African American Male Business Enterprise
Location: Douglasville, GA
County: Douglas
Contract Value: TBD

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: TBD

(D)
Contract Value: \$1,000,000.00
Prime Vendor: Hawk Construction Company, LLC
Prime Status: African American Male Business Enterprise
Location: Ellenwood, GA
County: Clayton County
Prime Value: \$1,000,000.00 or 100.00%

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: TBD

(E)
Contract Value: \$1,000,000.00
Prime Vendor: Prime Contractors, Inc.
Prime Status: Non-Minority
Location: Powder Springs, GA
County: Cobb County
Prime Value: \$1,000,000.00 or 100.00%

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: \$ -0-

(F)
Contract Value: \$1,000,000.00
Prime Vendor: Rubio and Sons
Prime Status: Non-Minority
Location: Dacula, GA
County: Gwinnett County
Prime Value: \$1,000,000.00 or 100.00%

Subcontractor: Red Oak Construction

Subcontractor Status: Non-Minority
Location: Locust Grove, GA
County: Henry County
Contract Value: TBD

Subcontractor: Ace Pro Finish Painting
Subcontractor Status: Non-Minority
Location: Hoschton, GA
County: Jackson County
Contract Value: TBD

Subcontractor: TLS Electrical
Subcontractor Status: Non-Minority
Location: Smyrna, GA
County: Cobb County
Contract Value: TBD

Subcontractor: Sherman Hall Construction
Subcontractor Status: Non-Minority
Location: Fairmount, GA
County: Gordon County
Contract Value: TBD

Total Contract Value: \$1,000,000.00 or 100.00%
Total M/FBE Value: \$ -0-

Grand Contract Value: \$6,000,000.00 or 100.00%
Grand M/FBE Value: \$1,000,000.00 or 16.66% - Subs TBD

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) 612-3773

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$6,000,000.00
Previous Adjustments: \$6,000,000.00
This Request: \$6,000,000.00
TOTAL: \$18,000,000.00

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:

500-520-5200-TBD: Capital, Real Estate and Asset Management, Project Management
“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 FY2022. Purchase Order will be guided by the available adopted FY2022 Pay as you Go funding.

| Key Contract Terms | |
|----------------------|--|
| Start Date: 1/1/2022 | End Date: 12/31/2022 |
| Cost Adjustment: | Renewal/Extension Terms: C renewal options remain |

Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/1/2022 Report Period End: 12/31/2022