



# Fulton County

## Legislation Text

File #: 23-0343, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to utilize a cooperative purchasing contract - Department of Real Estate and Asset Management, OMNIA Partners Contract #3341, Turnkey Installation of HVAC Equipment for 4700 North Point Pkwy, in the amount not to exceed \$1,392,282.89 with Trane US, Inc. (Doraville, GA), to provide demolition and removal of eight (8) existing roof-top units (RTUs) and install eight (8) new commercial RTUs at the County-owned facility located at 4700 North Point Parkway, Alpharetta, Georgia 30022. Effective upon BOC approval for 10 months or completion of the replacement/installation project as determined by Fulton County. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-462, requests for approval to utilize cooperative purchasing or GSA purchase contracts of more than \$100,000.00 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 to utilize a cooperative purchasing contract to provide demolition and removal of eight (8) existing RTUs and install eight new (8) Commercial Rooftop Air Conditioning Units RTUs at the County-owned facility located at 4700 North Point Parkway, Alpharetta, Georgia 30022. This work is necessitated due to the existing equipment having exceeded its useful life expectancy and cannot be repaired to an acceptable performance level. This work will be the initial phase of a planned renovation of the facility for the future site of

multiple County Health and Human Services agencies.

Given extraordinary lead times for major mechanical equipment in the current market, it is imperative that this work begin now so as not to inordinately prolong the planned renovation project. This approach will allow the future design-build contractor to focus solely on the interior renovation design and construction thereby lowering the overall cost of the project as well as shortening the project duration.

**Scope of Work:** This cooperative purchasing contract furnishes all materials, labor, tools, equipment, and appurtenances necessary for the replacement of the RTUs. The scope of work includes, but is not limited to, the following:

**Removal Existing Rooftop Units:**

- Demolition and removal of existing (8) Carrier RTUs
- Provision of cranes and rigging necessary to complete removal.

**Installation of (8) New Intellipak Rooftop Units:**

- Install four (4) 50-ton Packaged Rooftop
- Install four (4) 60-ton Packaged Rooftop
- Provide cranes and rigging necessary to complete installation

**HVAC Equipment Components:**

- Cooling / Electric Heat
- 90 KW Electric Heat
- 100% Exhaust - 15 HP w/Statitrac
- M8 Hi-Eff TA / None
- 0-100% Economizer
- VAV DTC Supply and Relief/Return VFD w/o Bypass
- UL Approval
- Unit Mounted Disconnect Switches
- Economizer Control w/ Comparative Enthalpy
- Standard Aluminum Condenser Coil
- Grease Lines
- Standard Panels
- BACnet Communication Interface
- Spring Isolators - Supply/Ex/Return
- Downflow supply/Upflow Return
- Programmable Zone Temperature Sensor
- Adapter Curbs (Fid)
  - Provide new curbs to fit new Intellipak units
  - Provide factory mounted BACnet controllers on new units

Note: All work to be performed during normal business hours (8am to 5pm, M-F, non-holidays)

**Community Impact:** This effort is necessary for the environmental health and comfort of the patrons

and employees at this County facility as the current equipment has exceeded its useful life expectancy.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to utilize this cooperative purchasing contract in order to accomplish the aforementioned demolition and installation in a timely manner.

The project will be managed by the Department Real Estate and Asset Management (DREAM), HVAC division.

The estimated time to complete the required replacement/installation is 10 months upon receipt of notice to proceed/or completion of project as determined by Fulton County and purchase order with lead time of materials and equipment.

**Project Implications:** This contract will allow the necessary upgrade and installation of the existing HVAC mechanical equipment to more energy efficient and reliable equipment.

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

**Department Issues/Concerns:** If utilization of this cooperative purchasing contract is not approved, the County will not be able to provide an immediate comprehensive replacement of eight (8) RTUs.

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

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

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

**Exhibit 1:** OMNIA Partners Contract #3341

**Exhibit 2:** Cost Proposal

**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: \$0.00  
Previous Adjustments: \$0.00  
This Request: \$1,392,282.89  
TOTAL: \$1,392,282.89

## 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:

540-520-5200-1410: ACCG/Northpoint, Real Estate and Asset Management, 4700 Northpoint Building- \$1,392,282.89

Key Contract Terms	
<b>Start Date:</b> Upon BOC Approval	<b>End Date:</b> Effective upon issuance of Notice to Proceed for 10 months or completion of replacement/ installation project as determined by Fulton County
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b> O Time Procurement

**Overall Contractor Performance Rating:** 3.40

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

Yes

**Report Period Start:** 10/1/2022  
**Report Period End:** 12/31/2022