



# Fulton County

## Legislation Text

File #: 24-0394, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 22ITB135741C-GS, Fire Sprinkler Protection System Maintenance Services in an amount not to exceed \$36,877.00 with VSC Fire & Security, Inc. (Norcross, GA), to provide additional modification and extensions to the existing fire sprinkler system due to re-configuration of spaces on the 1<sup>st</sup> (Notary and Passport Offices) and 5<sup>th</sup> (Criminal Division Offices) floors of the Fulton County Lewis Slaton Courthouse located at 136 Pryor Street, 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** To provide for the modification and extensions to the existing fire sprinkler system resulting from re-configuration of spaces on the 1<sup>st</sup> (Notary and Passport Offices) and 5<sup>th</sup> (Criminal Division Offices) floors of the Fulton County Lewis Slaton Courthouse. This action will allow this building to be in compliance with NFPA 25 Code (National Fire Protection Association).

**Scope of Work:** This request for increase in spending authority is expected to cover the costs for the additional modification and extensions to the existing fire sprinkler systems made necessary to conform to the requirements of NFPA 25 due to the re-configuration of spaces on the 1<sup>st</sup> (Notary and Passport Offices) and 5<sup>th</sup> (Criminal Division Offices) floors of the Fulton County Lewis Slaton Courthouse.

Replacement Project Costs:

	<b>Building/Location</b>	<b>Project Description</b>	<b>Project Cost</b>
1	Fulton County Notary & Passport Offices, 1 <sup>st</sup> floor of the Lewis Slaton Courthouse	Provide and install two (2) system sensor devices, one (1) wall mount speaker strobe in the Corridor behind front desk, and one (1) wall mount strobe only in back-office hallway.	\$2,045.00
2		Provide design and install materials to modify the existing Wet Sprinkler System coverage in accordance with NFPA 13, 2019 edition.	\$21,991.00
3	Fulton County Criminal Division Offices, 5 <sup>th</sup> floor of the Lewis Slaton Courthouse	Provide and install two (2) new System Sensor Ceiling Mount Strobe only devices, and demo & relocate one (1) System Sensor Speaker Strobe in the Corridor outside office.	\$3,145.00
4		Provide design and install materials to modify the existing Wet Sprinkler System in accordance with NFPA 13, 2019 edition.	\$9,696.00
5	<b>Project Total Cost</b>		<b>\$36,877.00</b>

This contract furnishes all materials, parts, labor, equipment, and appurtenances necessary to provide quarterly flow tests and verification of associated alarms; one annual inspection; testing and maintenance of sprinkler, fire pumps and hydrants; post tag at each Fire Department connection and system control valve; and inspection and testing for Fulton County facilities.

The Scope of Work also include copies of State of Georgia Certificate (Georgia Department of Insurance and Fire Safety requires technicians/Inspectors to have NICET Level III Certification in Inspection and Testing of Water-Based Systems) or other acceptable forms of certification acceptable to the area having jurisdiction (City, State, etc.) to prove that they are qualified to perform maintenance on fire protection systems, including fire pumps and dry systems.

**Community Impact:** If this modification is not approved, we will not be able to replace the existing

fire alarms in a timely manner. This contract focuses on the safety of the buildings which are visited by citizens. This contract covers the annual maintenance and inspection of the fire sprinkler protection system in the buildings for any deficiency that may be observed that would put the building out of compliance. In addition, any corrective repairs that need to be conducted to maintain the systems in operation and ensure compliance with fire codes are provided under this contract.

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

The increased spending authority will allow DREAM to complete the necessary installation and have sufficient spending authority for the remainder of FY2024 to cover quarterly flow tests and verification of associated alarms, one annual inspection, and testing and maintenance of sprinkler, fire pumps and hydrants Countywide.

The project management is coordinated by the DREAM Building Maintenance Team/Building Construction Division and in collaboration with the Offices of Superior and Magistrate Court.

**Project Implications:** These are activities mandated by the State Fire Marshal. Non-compliance also could result in potential life-safety risks for employees and visitors to Fulton County facilities

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

**Department Issues/Concerns:** If this increase spending authority is not approved, there will be a delay in completing an ongoing renovation project as the renovation scope of work requires the referenced modifications and extensions in order for the affected area to be compliant with current fire code.

### Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	23-0092	2/1/23	\$200,000.00
1st Renewal	23-0715	10/18/23	\$215,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$36,877.00</b>
Total Revised Amount			\$451,877.00

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

**Contract Value:** \$36,877.00  
**Prime Vendor:** VSC Fire & Security, Inc.  
**Prime Status:** Non-Minority  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Prime Value:** \$36,877.00 or 100.00%

**Total Contract Value:** \$36,877.00 or 100.00%  
**Total Certified Value:** \$0.00 or 0.00%

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

Exhibit 1: Amendment No. 1 to Form of Contract  
Exhibit 2: Performance Evaluation

**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: \$200,000.00  
Previous Adjustments: \$215,000.00  
This Request: \$36,877.00  
TOTAL: \$451,877.00

**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:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance-  
\$36,877.00

Key Contract Terms	
Start Date: Effective upon BOC approval	End Date: 12/31/2024
Cost Adjustment:	Renewal/Extension Terms: N

**Overall Contractor Performance Rating:** 100

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

Yes

**Report Period Start:**  
2/1/2023

**Report Period End:**  
7/31/2023