



# Fulton County

## Legislation Text

File #: 22-0731, 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, 21ITB131067C-GS, On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance Countywide in an amount not to exceed \$215,000.00 with (A) Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA) in the amount of \$150,000.00; and (B) Piedmont Door Automation, dba Piedmont Door Solutions (Dawsonville, GA) in the amount of \$65,000.00, to provide on-site door repair and preventive and predictive maintenance services on an “as-needed” basis for County facilities. 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 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** Request approval to renew existing contracts to provide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance on an “as-needed” basis for Countywide facilities for FY2023.

**Scope of Work:** These contracts furnish all materials, labor, tools, equipment, and appurtenances 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, counterbalance 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
- Maintenance Services on Electromagnetic Devices when Necessary
- Repair and Replacement on Case-by-Case Basis

**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.

These are a time materials contract. The requested total spending authority in the total amount of \$215,000 is sufficient to cover the costs for replacement/component parts and hourly services for FY2023. The requested total spending authority in the total amount of \$215,000 is the same total spending authority approved in FY2022, however it is being split between the two (2) contractors differently, with Overhead Door of Atlanta receiving \$20,000 less than it did and Piedmont Door Automation receiving \$20,000 more.

Expenditure History:

- FY2022: The County allocated/expenditures as of 9/9/ 2022, \$202,561.08
- FY2021: The County spent \$343,164.00
- FY2020: The County spent \$183,965.00
- FY2019: The County spent \$346,835.42

**Project Implications:** These contracts ensure 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 result in the County's failure to comply with Federal ADA requirements.

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

**Department Issues/Concerns:** If these contracts are not approved, the Department's ability to address the needs for on-site door repair and preventive and predictive maintenance services, with its limited in-house staff, will suffer when specialized trained technicians and equipment are not

available.

**Contract Modification**

**(A) Overhead Door of Atlanta dba D.H. Pace Company, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0057	1/19/22	\$170,000.00
Increase Spending Authority No. 1	TMP-2706	TBD	\$30,000.00
<b>1st Renewal</b>			<b>\$150,000.00</b>
Total Revised Amount			\$350,000.00

**(B) Piedmont Door Automation dba Piedmont Door Solutions**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0057	1/19/22	\$45,000.00
<b>1st Renewal</b>			<b>\$65,000.00</b>
Total Revised Amount			\$110,000.00

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

**Total Contract Value: \$215,000.00**

**(A)**

**Contract Value: \$150,000.00**

**Prime Vendor: Overhead Door Company of Atlanta dba D.H. Pace Co.**

**Prime Status: Non-Minority**

**Location: Atlanta, GA**

**County: Fulton County**

**Prime Value: \$150,000.00 or 100.00%**

**Total Contract Value: \$150,000.00 or 100.00%**

**Total M/FBE Value: \$-0-**

**(B)**

**Contract Value: \$65,000.00**

**Prime Vendor: Piedmont Door Automation dba Piedmont Door Solution**

**Prime Status: Non-Minority**

**Location: Dawsonville, GA**

**County: Dawson County**

**Prime Value: \$65,000.00 or 100.00%**

**Total Contract Value: \$65,000.00 or 100.00%**

**Total M/FBE Value: \$-0-**

**Grand Contract Value: \$215,000.00 or 100.00%**

**Grand MFBE Value:**        **\$-0-**

**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:	\$215,000.00
Previous Adjustments:	\$30,000.00
This Request:	\$215,000.00
<b>TOTAL:</b>	<b>\$460,000.00</b>

**Grant Information Summary**

Amount Requested:	<input type="checkbox"/>	Cash
Match Required:	<input type="checkbox"/>	In-Kind
Start Date:	<input type="checkbox"/>	Approval to Award
End Date:	<input type="checkbox"/>	Apply & Accept
Match Account \$:		

**Fiscal Impact / Funding Source**

**Funding Line 1:**

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance- \$100,000  
“Subject to availability of funding adopted for FY2023 by BOC”

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance- \$115,000  
“Subject to availability of funding adopted for FY2023 by BOC”

**Key Contract Terms**

<b>Start Date:</b> 1/1/2023	<b>End Date:</b> 12/31/2023
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b> <input type="radio"/> renewal option remains

**Overall Contractor Performance Rating:**

Overhead Door Company of Atlanta dba D.H. Pace Co. 4.00  
Piedmont Door Automation dba Piedmont Door Solution 3.60

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

Yes

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