



# Fulton County

## Legislation Text

File #: 23-0157, Version: 1

### Department

Real Estate and Asset Management

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

Request approval of a recommended proposal - Department of Real Estate and Asset Management, 22RFP136813K-DB, Design/Build Services for the Replacement and/or Refurbishment of Air Handling Units and the Replacement of Associated Fans and Ducts Heaters - Phase III Fulton County Justice Center, in the amount not to exceed \$4,845,528.00 with Mallory & Evans Service Company, Inc. (Scottdale, GA), to provide complete design and construction of the Replacement and/or Refurbishment of Air Handling Units and the Replacement of Associated Fans and Duct Heaters - Phase III for the Fulton County Justice Center located at 185 Central Avenue SW, Atlanta, Georgia 30303. Effective upon issuance of Notice to Proceed for a period of 545 calendar days or until contract completion as determined by the County. **(APPROVED)**

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

In accordance with the State of GA O.C.G.A. § 36-91-20, Georgia Local Government Public Works Construction Law, all competitive sealed proposals (RFPs) for public works construction projects (CM at Risk, Construction Program Management, Design/Build Projects) costing \$100,000.00 or more 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 of recommended proposal to provide complete design and construction services for the Replacement and/or Refurbishment of Air Handling Units and the Replacement of Associated Fans and Duct Heaters - Phase III for the Fulton County Justice Center.

**Scope of Work:** This contract is to provide all design and construction work necessary for a successful Replacement and/or Refurbishment of Air Handling Units and the Replacement of Associated Fans and Duct Heaters - Phase III for the Fulton County Justice Center located at 185 Central Avenue SW, Atlanta, Georgia 30303.

The Design-Build services shall consist of, but not limited to:

- Engineering Services
- Construction Services
- Replacement/Refurbish HVAC Equipment (air handling units (AHUs), associated fans and heater ducts) in existing mechanical rooms
- Installation of UV Lighting equipment in all refurbished/replaced air handling units

## Background

In 2016, a Facilities Assessment was conducted by Faithful + Gould for all Fulton County Owned Facilities that provide constituent services. The County Facilities assessed included those located in the Urban Redevelopment Area, consisting of the Government Center Complex, the Justice Center Complex, related annexes, and various other facilities. There were numerous deficiencies identified in the Assessment, in particular, the mechanical systems in both the Justice and Government Center Complexes.

In July 2019 and December 2021, the Board of Commissioners approved the issuance of bonds to finance the cost of correcting these deficiencies. The County selected a Project Management Team (PMT), Heery/McAfee3 - JV, to support the implementation of the Fulton County Urban Redevelopment Capital Improvement Plan, which involves the repair, renovation, and redevelopment of these Facilities.

The preliminary goal of the Plan is to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional and flexible in terms of size, appropriateness, and purpose to meet the long-term space and service needs of the constituents and employees of Fulton County. The PMT has assisted the County's staff in launching the Fulton County Urban Redevelopment Capital Improvement Plan, establishing the comprehensive program definition and direction for the Plan, and directing and controlling the various tasks required for implementation and completion of the Plan.

There are three phases for the Air Handling Unit Replacement/Refurbishment Project in the Judicial Center Complex. The first phase was completed in December of 2019 and included the refurbishment of 10 AHUs in the Justice Center Tower. The second phase is currently underway in the Fulton County Courthouse and includes the Refurbishment and/or Replacement of 30 AHUs and associated equipment. All AHUs refurbished or replaced in the Justice Center will have UV Lighting equipment installed to improve indoor air quality and eliminate airborne pathogens.

The intent of this Phase III project is the replace or refurbish a select number of AHUs, fans, and duct heaters within the Fulton County Judicial Center Tower and the Carnes Justice Center Building per the replacement and refurbishment schedules. Also, some AHUs have associated fans to

deliver outdoor air or relief air exhaust and these fans will be replaced. For replacement AHUs, fans, and duct heaters, the Contractor will provide design documents by an engineer licensed by the State of Georgia. The work of this project shall be turnkey with replacement AHUs performing as specified and refurbished units performing like new as practicable.

Project Cost Breakdown:

	Description	Total Price (\$)
1	Design Fee	\$333,350.00
2	Construction Cost	\$3,944,078.00
3	UV Lighting	\$368,100.00
4	Owner Controlled Contingency	\$200,000.00
	<b>Total Project Amount</b>	<b>\$4,845,528.00</b>

**Community Impact:** This effort and impact are necessary to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional and flexible in terms of size, suitability, and purpose to meet the long-term space and service needs of the constituents and employees of Fulton County.

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

The recommended professional firm have previous contracts with Fulton County and has performed very well and highly competent as HVAC Contractor for the Department of Real Estate and Asset Management as stated in their performance report.

The Contractor will work in collaboration with the Department of Real Estate and Asset Management, Project Management Team and Design Team.

**Project Implications:** The intent of this Phase III project is the replace or refurbish a select number of AHUs, fans and duct heaters within the Fulton County Judicial Center Tower and the Carnes Justice Center Building per the replacement and refurbishment.

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

**Department Issues/Concerns:** If this proposal is not approved, the County does not have the capacity, or the expertise, to perform the replacement and refurbishment of a select number of AHUs, fans, and duct heaters within the Fulton County Judicial Center Tower and the Carnes Justice Center Building per the replacement and refurbishment.

**Contract Modification:** This is a new procurement

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

**Contract Value:** \$4,845,528.00

**Prime Vendor:** Mallory & Evans Service Company, Inc.

**Prime Status:** Non-Minority

**Location:** Scottdale, GA

**County:** DeKalb County

**Prime Value:** \$3,228,090.75 or 66.62%

**Subcontractor:** BHW Sheet Metal

**Subcontractor Status:** Non-Minority

**Location:** Jonesboro, GA

**County:** Clayton County

**Contract Value:** \$767,047.08 or 15.83%

**Subcontractor:** Victory Electrical Services

**Subcontractor Status:** White Female Business Enterprise

**Location:** Carrollton, GA

**County:** Carroll County

**Contract Value:** \$203,996.73 or 4.21%

**Subcontractor:** Emery & Associates

**Subcontractor Status:** Non-Minority

**Location:** Atlanta, GA

**County:** DeKalb County

**Contract Value:** \$89,642.27 or 1.85%

**Subcontractor:** Staples Insulation

**Subcontractor Status:** White Female Business Enterprise

**Location:** Covington, GA

**County:** Newton County

**Contract Value:** \$122,107.31 or 2.52%

**Subcontractor:** WSP USA Buildings, Inc.

**Subcontractor Status:** Non-Minority

**Location:** Atlanta, GA

**County:** Fulton County

**Contract Value:** \$377,466.63 or 7.79%

**Subcontractor:** Research Air Flo, Inc

**Subcontractor Status:** Non-Minority

**Location:** Atlanta, GA

**County:** DeKalb County

**Contract Value:** \$57,177.23 or 1.18%

**Total Contract Value:** \$4,845,528.00 or 100.00%

**Total Certified Value:** \$326,104.03 or 6.73%

## Exhibits Attached

Exhibit 1: Evaluation Committee Recommendation Letter

Exhibit 2: 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

No

## Previous Contracts

Yes

## Total Contract Value

Original Approved Amount:	\$0.00
Previous Adjustments:	\$0.00
This Request:	\$4,845,528.00
TOTAL:	\$4,845,528.00

## 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:

534-520-5200-K023: FCURA-2020, Real Estate and Asset Management, Air Handling Unit-Justice Center

Key Contract Terms	
<b>Start Date:</b> Upon issuance of Notice to Proceed	<b>End Date:</b> 545 consecutive calendar days or completion of construction project.

<b>Cost Adjustment:</b> N/A	<b>Renewal/Extension Terms:</b> This is a one-time procurement.
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**Overall Contractor Performance Rating:** 97

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

Yes

**Report Period Start:**  
10/8/2022

**Report Period End:**  
1/7/2023