



# Fulton County

## Legislation Text

File #: 22-0439, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to increase spending authority - Department of Real Estate and Asset Management, 19ITB120358C-GS, Fire Sprinkler Protection System Maintenance Service in the amount of \$263,700.00 with (B) Central Fire Protection, Inc. (Conyers, GA), to facilitate the removal and replacement of existing fire pumps and controllers at the Fulton County Government Center Assembly Building and the Fulton County Justice Center Tower. 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** An increase in spending authority is required to utilize the County's existing Fire Sprinkler contractor for the replacement of the existing fire pumps and controllers at the Fulton County Government Center Assembly Building and the Fulton County Justice Center Tower. The fire pump replacements are planned projects as a part of DREAM's approved 2022 capital plan.

**Scope of Work:** The scope of work for this project is listed in the table below.

	Building	Project Description	Project Total Cost
1	Fulton County Government Center Assembly Building	Replace existing 750gpm @ 104psi electric fire pump including controller, jockey pump including controller, with transfer switch. The existing fire pump will be removed and hauled off. The fire pump installation will meet the requirement of NFPA, State and Local codes.	\$129,500.00
2	Fulton County Justice Center Tower	Replace existing 2500gpm @ 85psi electric fire pump including controller, jockey pump including controller, with transfer switch. The existing fire pump will be removed and hauled off. The fire pump installation will meet the requirement of NFPA, State and Local codes.	\$134,200.00
3	<b>Total Cost</b>		<b>\$263,700.00</b>

This contract furnishes all parts, labor, equipment, and appurtenances necessary to provide three (3) quarterly flow tests and verification of associated alarms, one annual inspection, testing and maintenance of the sprinkler system and fire pumps for all Fulton County facilities equipped with Fire Sprinklers. This contract is also used for rectification of deficiencies observed during quarterly or annual inspections and for replacement of any defective component in the system. The procedure and requirements for the inspection and maintenance are specified in NFPA 25, Inspection Testing and Maintenance of Water-Based Fire Protection Systems.

**Community Impact:** The impacted if this modification is not approved, we will not be able to replace the pumps in a timely manner. This will cause enormous uncertainty in the operation of the system and potential risk to the property of Fulton County. Not having a reliable fire-fighting system also has the potential of tremendous increase in insurance costs. Failure of fire pump can also place the building out of compliance with Fire and Life safety Codes affecting its eligibility to continue County operations in.

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

The fire pump in Government Center was installed during original construction in 1989 and the Justice Tower was installed in 1993. Although both pumps have been maintained according to manufacturer’s recommendations and National Fire Protection requirements, they have exceeded their useful life cycle and now pose a substantial risk as repairs are no longer sufficient to ensure proper operation of the respective fire sprinkler systems

Fire pumps drive adequate water pressure and volume to a building's fire sprinklers which serve as the primary life-safety tool in the event of an actual fire. There will be no protection if enough water is not readily available. The average life span of a fire pump is 20 years.

The fire pump at the Government Center has a defective controller impacting its reliability. The controller cannot be repaired or replaced because the original manufacturer is now out of business and the controller is not available even in the secondary market. Additionally, the fire pump controller will not meet Factory Mutual or Underwriters laboratory Certification requirements which is essential for insurance coverage of the property.

Fire pump in Justice Tower is being replaced to ensure 100% reliability because this single pump protects the entire Justice center Complex (of three buildings) and the Gordon Joyner bridge.

Replacement of this crucial fire safety components were approved in the Capital Improvement Program for 2022.

The requested increase in the total amount of \$263,700 will cover cost for replacement and installation of the new of a new fire pumps and controllers at the Fulton County Government Center Assembly Building and Fulton County Justice Center Tower. This increase will allow the remaining spending authority in the contract to cover the cost for fire sprinkler protection system maintenance services for the remainder of FY2022.

The project management is coordinated by the Department of Real Estate and Asset Management Building Maintenance Team.

**Project Implications:** These are activities mandated by the State Fire Marshal and a requirement for accreditation of law enforcement agencies like Sheriff Department and Marshall Department. Non-compliance also could result in potential life-safety risks for employees and visitors to Fulton Count facilities.

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

**Department Issues/Concerns:** If this increase spending authority is not approved, there will be a delay in the replacement and installation of a new fire pumps and controllers at the Fulton County Government Center Assembly Building and the Fulton County Justice Center Tower. The County will not be in compliance with the State Fire Marshall and the NFPA 25, Inspection Testing and Maintenance of Water-Based Fire Protection Systems.

### Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-1136	12/18/19	\$80,000.00
Increase Spending Authority No. 1	20-0617	9/2/20	\$44,000.00
1st Renewal	20-0648	9/16/20	\$80,000.00
Increase Spending Authority No. 2	21-0518	7/14/21	\$93,245.00

2 <sup>nd</sup> Renewal	21-0753	10/6/21	\$80,000.00
<b>Increase Spending Authority No. 3</b>			<b>\$263,700.00</b>
Total Revised Amount			\$640,945.00

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

(B)

**Contract Value:** \$263,700.00  
**Prime Vendor:** Central Fire Protection, Inc.  
**Prime Status:** Non-Minority  
**Location:** Conyers, GA  
**County:** Rockdale County  
**Prime Value:** \$263,700.00 or 100.00%

**Total Contract Value:** \$263,700.00 or 100.00%  
**Total M/FBE Value:** \$-0-

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

- Exhibit 1: Amendment No. 3 to Form of Contract
- Exhibit 2: Cost Proposals
- Exhibit 3: Contractor 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: \$80,000.00  
Previous Adjustments: \$297,245.00  
This Request: \$263,700.00  
TOTAL: \$640,945.00

**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-G002: Capital, Real Estate and Asset Management, Fire Pump Govt Center-  
\$129,500.00

**Funding Line 2:**

500-520-5200-G003: Capital, Real Estate and Asset Management, Fire Pump Justice Tower-  
\$134,200.00.

<b>Key Contract Terms</b>	
<b>Start Date:</b> Upon BOC Approval	<b>End Date:</b> 12/31/2022
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b>

**Overall Contractor Performance Rating: 3.60**

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

Yes

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