



# Fulton County

## Legislation Text

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File #: 22-0870, Version: 1

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### Department

Real Estate and Asset Management

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

Request approval of the lowest responsible bidder - Department of Real Estate and Asset Management, 22ITB135025C-MH, Generator System Maintenance and Repair Services in an amount not to exceed \$105,000.00 with Power and Energy Services, Inc. (Powder Springs, GA), to provide on-site preventive generator system maintenance and repair services for the County effective January 1, 2023 through December 31, 2023, with two renewal options. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-373, all competitive sealed bids 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 of lowest bidder to provide on-site preventive generator system maintenance and repair services for Fulton County for FY2023.

**Scope of Work:** This contract furnishes all materials, parts, labor, equipment, transportation, and appurtenances necessary to provide on-site preventive generator system maintenance and repair services for Fulton County.

The scope of work also includes, but not limited to:

1. The regular and systematic examination, adjustment, lubrication, replacement, and preventive maintenance of all components including automatic transfer switches.
2. All ordinary wear and tear, regardless of cause, not including internal engine parts.
3. All required tests and written reports.
4. Replacement or repairs caused by fluctuations in the main AC power systems.
5. Quarterly and Annual inspection services such as: fuel system, cooling system, lubrication system, combustion air intake system, engine system, electrical system, generator, and automatic transfer switches.

**Community Impact:** This standby maintenance contract provides back up power to 27 critical locations throughout Fulton County including the Fulton County Executive Airport - Charlie Brown Field, North and South Service Centers, Senior Centers, and Health facilities. Failure to approve this contract could disrupt the service operation that provides quality programs to the citizens of Fulton County.

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

The recommendation for award was based on the bidder's prices for quarterly and annual inspection costs for preventive maintenance for various generator types and sizes, trip charges, and estimated repair/labor charge for normal hours and after hours/weekends including Fulton County holidays, and totaling up all costs (line items #28, #29, #30 & #31) for total Base Bid Amount to determine the lowest responsible bidder complying with the provisions of this ITB.

The \$105,000 in total spending authority is requested because this is a time and materials contract that requires covering the costs for replacement of all parts/ components and labor for inspections, and maintenance repairs for FY2023.

**Project Implications:** These maintenance contracts provide support for approximately 27 generator systems that provide primary emergency back-up for 27 Fulton County facilities excluding the Fulton County Jail.

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

**Department Issues/Concerns:** If this contract is not approved, it will adversely affect the Department's ability to address the needs for on-site preventive generator system maintenance and repair services for Fulton County.

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

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

**Contract Value:** \$105,000.00  
**Prime Vendor:** Power and Energy Services, Inc.

**Prime Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Powder Springs, GA  
**County:** Cobb County  
**Prime Value:** \$105,000.00 or 100.00%

**Total Contract Value:** \$105,000.00 or 100.00%  
**Total MFBE Value:** \$105,000.00 or 100.00%

### Exhibits Attached

Exhibit 1: Bid Tabulation Sheet  
Exhibit 2: Contractor's Performance Report  
Exhibit 3: Department Recommendation Memo

### 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:	\$105,000.00
TOTAL:	\$105,000.00

### 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:

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance-\$60,000.00 "Subject to availability of funding adopted for FY 2023 by BOC"

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance-\$45,000.00 "Subject to availability of funding adopted for FY 2023 by BOC"

<b>Key Contract Terms</b>	
<b>Start Date:</b> 1/1/2023	<b>End Date:</b> 12/31/2023
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b> TV one-year renewal options

**Overall Contractor Performance Rating:** 3.20

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

Yes

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

**Report Period End:**  
6/30/2022