



# Fulton County

## Legislation Details (With Text)

<b>File #:</b>	21-0699	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	CM Action Item - Open & Responsible Government	<b>Status:</b>		Passed	
<b>File created:</b>	8/17/2021	<b>In control:</b>		Board of Commissioners	
<b>On agenda:</b>	9/15/2021	<b>Final action:</b>		9/15/2021	
<b>Title:</b>	Request approval to increase spending authority - Department of Real Estate and Asset Management, Bid# 19ITBC118608C-BKJ, HVAC Equipment and Parts in the total amount of \$25,000.00 with: (A) Johnstone Supply of Atlanta (Norcross, GA) in the amount of \$15,000.00; (B) F. M. Shelton, Inc. (Atlanta, GA) in the amount of \$5,000.00; and (C) United Refrigeration, Inc. (Pittsburgh, PA) in the amount of \$5,000.00, to purchase additional HVAC parts and related items and to help supplement the rising cost of HVAC refrigerant and repair parts, facility restarts, numerous equipment repairs by in-house staff and end of life cycle replacements. Effective upon BOC approval. (APPROVED)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit 1. Amendment Agreement Form - Johnston (Repaired), 2. Exhibit 1. Amendment Agreement Form - Shelton, 3. Exhibit 1. Amendment Agreement Form - United Refrigeration.pdf, 4. Exhibit 2. Goods and Commodities Form - new CPR form - Johnstone, 5. Exhibit 2. Goods and Commodities Form - new CPR form - F.M. Shelton, 6. Exhibit 2. Goods and Commodities Form - new CPR form - United Refrigeration

Date	Ver.	Action By	Action	Result
9/15/2021	1	Board of Commissioners	approve	Pass

## 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, Bid# 19ITBC118608C-BKJ, HVAC Equipment and Parts in the total amount of \$25,000.00 with: (A) Johnstone Supply of Atlanta (Norcross, GA) in the amount of \$15,000.00; (B) F. M. Shelton, Inc. (Atlanta, GA) in the amount of \$5,000.00; and (C) United Refrigeration, Inc. (Pittsburgh, PA) in the amount of \$5,000.00, to purchase additional HVAC parts and related items and to help supplement the rising cost of HVAC refrigerant and repair parts, facility restarts, numerous equipment repairs by in-house staff and end of life cycle replacements. 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** *(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

**Scope of Work:** The increase in spending authority is to cover the cost of purchasing additional HVAC parts and related items and help supplement the rising cost of HVAC refrigerant and repair parts, facility restarts, numerous equipment repairs by in-house staff and end of life cycle replacements. The current authority is not able to support the current requirements.

This contract provides HVAC manufacturer equipment and replacement parts on an as-needed basis. The contracts provide support for the Department of Real Estate and Asset Management heating and air conditioning staff to perform required maintenance, diagnostic testing and repairs on approximately 1,000 existing air conditioning systems ranging from 10,000 to 25,000 BTUs throughout the County. The department receives an average of 2,000 HVAC work orders per year for maintenance related issues.

**Community Impact:** None that the Department is aware of.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to increase spending authorities to purchase additional HVAC parts and related items and to help supplement the rising cost which the current authority is not able to support for the remainder of fiscal year 2021.

The Department is requesting an increase in spending authority in the total amount of \$25,000 to cover the cost purchase additional HVAC parts and related items and to help supplement the rising cost of refrigerant and parts, facility restarts, numerous equipment repairs, by in-house staff and end of life cycle replacements. The current authority is not able to support the current requirements, and do not have enough total remaining authority (\$23,297.60) to cover these immediate demands for the remainder of FY2021.

Historical Expenditures:

- FY2021: The County expenditures as of 7/27/2021, \$46,702.40
- FY2020: The County spent \$77,002.15

- FY2019: The County spent \$45,000.00
- FY2018: The County spent \$95,962.00

**Project Implications:** The increase in spending authorities will provide the necessary flexibility of covering the cost of purchasing additional HVAC equipment and parts needed to support the in-house HVAC maintenance staff.

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

**Department Issues/Concerns:** : If these increases in spending authorities are not approved, the Department will not be able to sustain the immediate need of purchasing additional HVAC maintenance and repairs on HVAC systems at Fulton County facilities

## Contract Modification

### (A) Johnstone Supply of Atlanta

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0502	6/19/19	\$17,850.84
1 <sup>st</sup> Renewal	19-0918	11/20/19	\$47,400.00
2 <sup>nd</sup> Renewal	20-0611	9/2/20	\$35,000.00
<b>Increase Spending Authority</b>			<b>\$15,000.00</b>
Total Revised Amount			\$115,250.84

### (B) F. M. Shelton, Inc.

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0502	6/19/19	\$16,045.24
1 <sup>st</sup> Renewal	19-0918	11/20/19	\$42,500.00
2 <sup>nd</sup> Renewal	20-0611	9/2/20	\$25,000.00
<b>Increase Spending Authority</b>			<b>\$5,000.00</b>
Total Revised Amount			\$88,545.24

### (C) United Refrigeration, Inc.

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0502	6/19/19	\$3,823.36
1 <sup>st</sup> Renewal	19-0918	11/20/19	\$10,100.00
2 <sup>nd</sup> Renewal	20-0611	9/2/20	\$10,000.00
<b>Increase Spending Authority</b>			<b>\$5,000.00</b>
Total Revised Amount			\$28,923.36

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

**Total Contract Value        \$25,000.00**

**(A)**

**Contract Value:                \$15,000.00**  
**Prime Vendor:        Johnstone Supply of Atlanta**  
**Prime Status:        Non-Minority**  
**Location:                Norcross, GA**  
**County:                Gwinnett County**  
**Prime Value:               \$15,000.00 or 100.00%**  
**Subcontractor:        None**

**Total Contract Value:        \$15,000.00 or 100.00%**  
**Total M/FBE Value:        \$-0-**

**(B)**

**Contract Value:                \$5,000.00**  
**Prime Vendor:        F.M Shelton, Inc.**  
**Prime Status:        African American Female Business Enterprise-Non-Certified**  
**Location:                Atlanta, GA**  
**County:                Fulton County**  
**Prime Value:               \$5,000.00 or 100%**  
**Subcontractor:        None**

**Total Contract Value:        \$5,000.00 or 100.00%**  
**Total M/FBE Value:        \$5,000.00 or 100.00%**

**(C)**

**Contract Value:                \$5,000.00**  
**Prime Vendor:        United Refrigeration, Inc.**  
**Prime Status:        Non-Minority**  
**Location:                Pittsburg, PA**  
**County:                Allegheny County**  
**Prime Value:               \$5,000.00 or 100.00%**  
**Subcontractor:        None**

**Total Contract Value:        \$5,000.00 or 100.00%**  
**Total M/FBE Value:        \$ -0-**

**Grand Contract Value:        \$25,000.00 or 100.00%**  
**Grand M/FBE Value:        \$5,000.00 or 20.00%**

**Exhibits Attached**

Exhibit 1: Amendment No. 1 to Form of Contracts  
Exhibit 2: Contractors Performance Reports

**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: \$37,719.44  
Previous Adjustments: \$170,000.00  
This Request: **\$25,000.00**  
TOTAL: \$232,719.44

## 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:

100-520-5222-1410: General, Real Estate and Asset Management, Equipment -\$25,000.00

Key Contract Terms	
Start Date: Upon BOC Approval	End Date: 12/31/2021
Cost Adjustment:	Renewal/Extension Terms:

## Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Choose an item.

Report Period Start: 8/17/2021  
Report Period End: