



# Fulton County

## Legislation Details (With Text)

<b>File #:</b>	21-0812	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	CM Action Item - Open & Responsible Government	<b>Status:</b>		Passed	
<b>File created:</b>	9/22/2021	<b>In control:</b>		Board of Commissioners	
<b>On agenda:</b>	10/20/2021	<b>Final action:</b>		10/20/2021	
<b>Title:</b>	Request approval to renew existing contracts - Department of Real Estate and Asset Management, 20RFP1247348C-CG, Standby Emergency Repair and Restoration Services in the total amount of \$3,000,000.00 with (A) Full Circle Restoration & Construction Services, Inc. (Duluth, GA), in the amount of \$1,500,000.00; and, (B) CRM Services, LLC (Austell, GA), in the amount of \$1,500,000.00, to provide standby emergency repair and restoration services for Fulton County facilities on an "as needed" basis. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2022 through December 31, 2022. (APPROVED)				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit 1 Contract Renewal Agreement - (A) Full Circle Restoration, 2. Exhibit 1 Contract Renewal Agreement - (B) CRM Services, LLC, 3. Exhibit 2 Contractor's Performance Reports, 4. Exhibit 3 Contract Renewal Evaluation Form, 5. 2021-0812

Date	Ver.	Action By	Action	Result
10/20/2021	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 renew existing contracts - Department of Real Estate and Asset Management, 20RFP1247348C-CG, Standby Emergency Repair and Restoration Services in the total amount of \$3,000,000.00 with (A) Full Circle Restoration & Construction Services, Inc. (Duluth, GA), in the amount of \$1,500,000.00; and, (B) CRM Services, LLC (Austell, GA), in the amount of \$1,500,000.00, to provide standby emergency repair and restoration services for Fulton County facilities on an "as needed" basis. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2022 through December 31, 2022. **(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** Renew existing contracts to provide Standby Emergency Repair and Restoration Services for FY2022.

**Scope of Work:** These contracts furnish all parts, labor, equipment, material transportation and appurtenances necessary to provide on-site emergency repair and restoration services in the event of fire, storm, water or other accidental damage to Fulton County facilities. These services operate on an “as needed” basis.

The scope of work includes, but is not limited to, repair and/or restoration of facility damage resulting from natural or man-made causes. Repair and/or restoration of life safety systems such as fire alarm systems, sprinkler systems and intrusion alarm systems which are damaged by any kind of event may be necessary. Emergency services may also be required in the event of a malfunction of building systems (i.e., heating, electrical) which must be temporarily alleviated in order to maintain facility operation. The contracts also provide environmental tests including air and water quality tests.

**Community Impact:** This effort is necessary for the environmental health and comfort of the patrons and employees in County facilities.

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

These standby restoration contracts allow us to have the means and resources to prevent prolonged interruption of services in Fulton County facilities, due to unpredictable events of fire, storm, water or other incidental damage and the rising construction cost and demand for restoration, mitigation, and repair when incidents occur. Having sufficient spending authority and resources to respond prevents more extensive damage to the building and environmental impact on operations.

These are time and materials contracts. The requested spending authority in the total amount of \$3,000,000 will cover the cost for the equipment, materials, replacement of systems parts/components and labor for repairs in Fulton County facilities for FY2022.

This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/ departmental operating/capital funding as identified adopted for FY2022. Purchase Order will be guided by the available adopted FY2022 Pay as You Go funding.

Historical Expenditures:

FY2021: The County has expenditure as of 9/21/2021, \$714,694.23

FY2020: The County spent \$2,047,339.04 (This is not including pending expenditures for emergency restoration services and COVID-19 responses)

FY2019: The County spent \$2,167,478.39

FY2018: The County spent \$1,540,800.51

**Project Implications:** The intent of these standby contracts is to provide complete emergency disaster response, recovery and restoration services that respond immediately in case of catastrophe situation to Fulton County facilities. The County does not have the manpower and equipment required for services of this nature.

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

**Department Issues/Concerns:** If these renewal contracts are not approved, the County does not have the capacity, or the expertise, to perform this service in-house. This will result in interruption of County services and in loss of value of County properties. Approval will enable us to have standby emergency repair and restoration contractor's on-hand to respond to emergency restoration services like water and fire damages.

## Contract Modification

### (A) Full Circle Restoration & Constructions Services, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0405	6/2/21	\$1,500,000.00
<b>1st Renewal</b>			<b>\$1,500,000.00</b>
Total Revised Amount			\$3,000,000.00

### (B) CRM Services, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0405	6/2/21	\$1,500,000.00
<b>1st Renewal</b>			<b>\$1,500,000.00</b>
Total Revised Amount			\$3,000,000.00

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

**Total Contract Value: \$3,000,000.00**

**(A)**  
**Contract Value: \$1,500,000.00**

**Prime Vendor:** CRM Services, LLC  
**Prime Status:** African American Male Business Enterprise - Non-Certified  
**Location:** Powder Springs, GA  
**County:** Cobb County  
**Prime Value:** \$1,350,000.00 or 90.00%

**Subcontractor:** BAKOP Construction  
**Subcontractor Status:** African American Male Business Enterprise - Non-Certified  
**Location:** Douglasville, GA.  
**County:** Douglas County  
**Contract Value:** \$75,000.00 or 5.00%

**Subcontractor:** DMCI  
**Subcontractor Status:** African American Male Business Enterprise - Non-Certified  
**Location:** Marietta, GA  
**County:** Cobb County  
**Contract Value:** \$75,000.00 or 5.00%

**Total Contract Value:** \$1,500,000.00 or 100.00%  
**Total M/FBE Value:** \$1,500,000.00 or 100.00%

**(B)**  
**Contract Value:** \$1,500,000.00

**Prime Vendor:** Full Circle Restoration Construction Services, Inc.  
**Prime Status:** Hispanic Male Business Enterprise - Non-Certified  
**Location:** Duluth, GA  
**County:** Gwinnett County  
**Prime Value:** \$990,000.00 or 66.00%

**Subcontractor:** Mayberry Electric  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$30,000.00 or 2.00%

**Subcontractor:** Marquise Plumbing  
**Subcontractor Status:** Non-Minority  
**Location:** Suwanee, GA  
**County:** Gwinnett County  
**Contract Value:** \$75,000.00 or 5.00%

**Subcontractor:** United Maintenance  
**Subcontractor Status:** White Female Business Enterprise - Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$ 75,000.00 or 5.00%

**Subcontractor:** Porter Steel  
**Subcontractor Status:** Non-Minority  
**Location:** Lilburn, GA  
**County:** Gwinnett County  
**Contract Value:** \$30,000.00 or 2.00%

**Subcontractor:** Clean Air Environmental  
**Subcontractor Status:** Non-Minority  
**Location:** Cartersville, GA  
**County:** Bartow County  
**Contract Value:** \$120,000.00 or 8.00%

**Subcontractor:** Penta Engineering  
**Subcontractor Status:** Non-Minority  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Contract Value:** \$30,000.00 or 2.00%

**Subcontractor:** American Environmental Management Services  
**Subcontractor Status:** Non-Minority  
**Location:** Decatur, GA  
**County:** DeKalb County  
**Contract Value:** \$75,000.00 or 5.00%

**Subcontractor:** Applied Technical Services (ATS)  
**Subcontractor Status:** Non-Minority  
**Location:** Marietta, GA  
**County:** Cobb County  
**Contract Value:** \$30,000.00 or 2.00%

**Subcontractor:** Century Fire Protection  
**Subcontractor Status:** Non-Minority  
**Location:** Duluth, GA  
**County:** Gwinnett County  
**Contract Value:** \$30,000.00 or 2.00%

**Subcontractor:** SecurAmerica  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$15,000.00 or 1.00%

**Total Contract Value:** \$1,500,000.00 or 100.00%  
**Total M/FBE Value:** \$1,065,000.00 or 71.00%

**Grand Contract Value:** \$3,000,000.00 or 100.00%  
**Grand M/FBE Value:** \$2,565,000.00 or 85.50%

**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 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: \$3,000,000.00  
Previous Adjustments: \$0.00  
This Request: \$3,000,000.00  
TOTAL: \$6,000,000.00

## 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-TBD: Capital, Real Estate and Asset Management, To-Be-Determine-\$3,000,000  
"This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/departamental operating/capital funding as identified" adopted for FY2022. Purchase Order will be guided by the available adoptedFY2022 Pay as you Go funding.

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: <input type="radio"/> renewal options remains

## Overall Contractor Performance Rating:

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

Yes

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

**Report Period End:**  
12/31/2022