



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0732      **Version:** 1      **Name:**

**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed

**File created:** 9/9/2022      **In control:** Board of Commissioners

**On agenda:** 10/5/2022      **Final action:** 10/5/2022

**Title:** Request approval to renew existing contracts - Department of Real Estate and Asset Management, 21ITB130241C-CG, Standby Plumbing Repair Services in the total amount not to exceed \$350,000.00 with (A) Talon Property Services, LLC (Atlanta, GA) in the amount of \$90,000.00; (B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc. (McDonough, GA) in the amount of \$100,000.00; and (C) B & W Mechanical Contractors, Inc. (Lawrenceville, GA) in the amount of \$160,000.00, to provide on-site standby plumbing repair services on an "as needed" basis for County facilities. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023. (APPROVED)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Exhibit 1 Contract Renewal Agreement - B & W Mechanical Contractors, Inc., 2. Exhibit 1 Contract Renewal Agreement - J2 Connect, 3. Exhibit 1 Contract Renewal Agreement - Talon Property Services, LLC, 4. Exhibit 2 Contractor's Performance Reports, 5. Exhibit 3 Contract Renewal Evaluation Form, 6. 2022-0732

Date	Ver.	Action By	Action	Result
10/5/2022	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, 21ITB130241C-CG, Standby Plumbing Repair Services in the total amount not to exceed \$350,000.00 with (A) Talon Property Services, LLC (Atlanta, GA) in the amount of \$90,000.00; (B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc. (McDonough, GA) in the amount of \$100,000.00; and (C) B & W Mechanical Contractors, Inc. (Lawrenceville, GA) in the amount of \$160,000.00, to provide on-site standby plumbing repair services on an "as needed" basis for County facilities. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023. **(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, 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** Request approval to renew existing contract to provide on-site Standby Plumbing Repair Services on an “as-needed” basis for Fulton County facilities for FY2023.

**Scope of Work:** These contracts furnish all materials, labor, tools, equipment, and parts necessary to provide on-site standby plumbing repair services on an “as needed” basis for Fulton County facilities.

The Scope of Work includes, but is not limited to:

1. Repairing/replacing and installing water mains, water lines, re-routing water supply lines, storm water and sewer lines, manholes, grating, and retention basins.
2. Installing, repairing, and replacing fixtures such as faucets, mixing valves, toilets, urinals, tubs, sinks, kitchen sinks, ball valves, angle/straight stops, pressure-reducing valves, any commercial plumbing fixture such as floor sinks, dishwashers, and any specialty kitchen/bathroom.
3. Installing and repairing water heaters, sump pumps, circulation pumps and plumbing for icemakers. Installation and adjustment of drinking water fountains, repairing irrigation sprinkler systems, and minor masonry repair jobs caused by plumbing work.

**Community Impact:** These services are necessary for environmental health and ensure the County has working plumbing systems to protect the patrons and employees in County facilities.

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

The requested spending authority in the total amount of \$350,000 is an increase of \$125,000 over 2022 to cover costs for additional plumbing replacement/repair services planned for identified Central and Greater Fulton buildings for FY2023. Please see table below of planned plumbing projects totaling \$125,000.

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Fulton County Courthouse	Replace City water isolation valves	\$23,170
Fulton County Courthouse	Replace 5" chilled water isolation valve and 70' of deteriorated chilled water pipe	\$18,000
Justice Center Tower	Replace 2" copper water line - 5 <sup>th</sup> floor	\$2,000
Public Safety Building (Govt. Ctr.)	Install 4" check valves on stormwater drains to reduce drain surcharging and leaks in Purchasing during rain events	\$6,600
Powell Juvenile Justice Center	Re-insulate 100" of drain line - 1 <sup>st</sup> floor. Vapor barrier is broken resulting in multiple leaks	\$6,500
Justice Center Tower - Jury Rooms	Water fountain replacement/upgrades	\$20,000
3929 Aviation Circle, Bldg. B	Replace obstructed drain line in carpenter's shop	\$21,330
125 Willis Mill (Grounds Bldg.)	Replace sewer line that has been breached and obstructed by tree roots	\$27,400
<b>Total</b>		<b>\$125,000</b>

These contracts are required for augmentation of our capacity and to provide capabilities that the County does not have. There have been several instances where our capacity was found insufficient to meet multiple simultaneous system failures. Having multiple standby on-call plumbing contracts in place is considered the most efficient way for handling such emergency situations, which otherwise could cause serious property damage to County facilities.

These are time and materials contracts. The requested spending authority in the total amount of \$350,000 will cover costs for routine maintenance services and emergency repairs of parts and components, inspections, special equipment, and hourly rates standby plumbing services for FY2023.

#### Expenditure History:

- FY2022: The County allocated/expenditures as of 9/9/2022, \$186,000.00
- FY2021: The County spent \$106,828.70
- FY2020: The County spent \$157,625.99
- FY2019: The County spent \$121,732.31
- FY2018: The County spent \$850,000.00

**Project Implications:** These contracts require specialty tools, equipment, training, and skills that the County's in-house staff do not have. Without these contracts in place, plumbing repair services will not be performed in a timely or cost-effective manner.

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

**Department Issues/Concerns:** If the renewal of these contracts is not approved, the Department's ability to address plumbing repair services in a timely and cost-effective manner will be jeopardized.

**Contract Modification****(A) Talon Property Services, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$90,000.00
<b>1st Renewal</b>			<b>\$90,000.00</b>
Total Revised Amount			\$180,000.00

**(B) J2 Connect, Inc. dba J Squared Plumbing Co., Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$90,000.00
<b>1st Renewal</b>			<b>\$100,000.00</b>
Total Revised Amount			\$190,000.00

**(C) B & W Mechanical Contractors, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0874	11/3/21	\$45,000.00
<b>1st Renewal</b>			<b>\$160,000.00</b>
Total Revised Amount			\$205,000.00

**Contract & Compliance Information** *(Provide Contractor and Subcontractor details.)***Total Contract Value: \$350,000.00****(A)**

**Contract Value:** \$90,000.00  
**Prime Vendor:** Talon Property Services, LLC  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$81,000.00 or 90.00%

**Subcontractor:** Bray Electric  
**Subcontractor Status:** White Female Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Subcontractor Value:** \$4,500.00 or 5.00%

**Subcontractor:** Innovative Renovation Group  
**Subcontractor Status:** Hispanic Male Business Enterprise-Non-Certified  
**Location:** Decatur, GA  
**County:** Dekalb County  
**Subcontractor Value:** \$4,500.00 or 5.00%

**Total Contract Value:** \$90,000.00 or 100.00%  
**Total M/FBE Value:** \$9,000.00 or 10.00%

**(B)**

**Contract Value:** \$100,000.00  
**Prime Vendor:** J2 Connect, Inc. aka J Squared Plumbing Co. Inc.  
**Prime Status:** African American Male Business Enterprise  
**Location:** McDonough, GA  
**County:** Henry County  
**Prime Value:** \$100,000.00 or 100.00%

**Total Contract Value:** \$100,000.00 or 100.00%  
**Total M/FBE Value:** \$100,000.00 or 100.00%

**(C)**

**Contract Value:** \$160,000.00  
**Prime Vendor:** B & W Mechanical Contractors, Inc.  
**Prime Status:** *Non-Minority*  
**Location:** Lawrenceville, GA  
**County:** Gwinnett County  
**Prime Value:** \$160,000.00 or 100.00%

**Total Contract Value:** \$160,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**Grand Contract Value:** \$350,000.00 or 100.00%  
**Grand M/FBE Value:** \$109,000.00 or 31.14%

**Exhibits Attached**

Exhibit 1: Contract Renewal Agreements  
Exhibit 2: Contractor's 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:** \$225,000.00  
**Previous Adjustments:** \$0.00

This Request: \$350,000.00  
TOTAL: \$575,000.00

## 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:

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance- \$230,000  
"Subject to availability of funding adopted for FY2023 by BOC"

### Funding Line 2:

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance- \$120,000  
"Subject to availability of funding adopted for FY2023 by BOC"

Key Contract Terms	
Start Date: 1/1/2023	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: O renewal option remains

## Overall Contractor Performance Rating:

Talon Property Services, LLC	3.00
J2 Connect, Inc. aka J Squared Plumbing Co. Inc.	3.20
B & W Mechanical Contractors, Inc	3.60

## Would you select/recommend this vendor again?

Yes

Report Period Start: 4/1/2022  
Report Period End: 6/30/2022