



# Fulton County

## Legislation Details (With Text)

**File #:** 23-0092 **Version:** 1 **Name:**  
**Type:** CM Action Item - Open & Responsible Government **Status:** Passed  
**File created:** 12/29/2022 **In control:** Board of Commissioners  
**On agenda:** 2/1/2023 **Final action:** 2/1/2023  
**Title:** Request approval of the lowest responsible bidder - Department of Real Estate and Asset Management, 22ITB135741C-GS, Fire Sprinkler Protection System Maintenance Services in an amount not to exceed \$200,000.00 with VSC Fire & Security, Inc. (Norcross, GA), to provide fire sprinkler protection system maintenance services for Countywide facilities to be effective upon execution of contract through December 31, 2023, with two renewal options. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Bid Tabulation Sheet - Fire Sprinkler Protection System Maintenance, 2. Exhibit 2 Contractor's Performance Report, 3. Exhibit 3 Department Recommendation Memo- 22ITB135741C-GS Fire Sprinkler Protection System Maintenance FY2023, 4. 2023-0092

Date	Ver.	Action By	Action	Result
2/1/2023	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 of the lowest responsible bidder - Department of Real Estate and Asset Management, 22ITB135741C-GS, Fire Sprinkler Protection System Maintenance Services in an amount not to exceed \$200,000.00 with VSC Fire & Security, Inc. (Norcross, GA), to provide fire sprinkler protection system maintenance services for Countywide facilities to be effective upon execution of contract 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 fire sprinkler protection system maintenance services for Countywide facilities for FY2023.

**Scope of Work:** This contract furnishes all materials, parts, labor, equipment, and appurtenances necessary to provide three quarterly flow tests and verification of associated alarms; one annual inspection; testing and maintenance of sprinkler, fire pumps and hydrants; post tag at each Fire Department connection and system control valve; and inspection and testing for Fulton County facilities.

The Scope of Work also include copies of State of Georgia Certificate (Georgia Department of Insurance and Fire Safety calls for technicians/Inspectors to have NICET Level III Certification in Inspection and Testing of Water-Based Systems) or other acceptable forms of certification acceptable to the area having jurisdiction (City, State, etc.) to prove that they are qualified to perform maintenance on fire protection systems including fire pumps and dry systems.

**Community Impact:** This contract focuses on the safety of the buildings which are visited by citizens. This contract covers the annual maintenance and inspection of the fire sprinkler protection system in the buildings for any deficiency that may be observed that would put the building out of compliance. In addition, any corrective repairs that need to be conducted to maintain the systems in operation and ensure compliance with fire codes are provided under this contract.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval of the lowest responsible bidder to provide fire sprinkler protection system maintenance services for Countywide facilities for fiscal year 2023.

#### Procedure for Basis of Award:

The recommendation for the award was based on the bidder's prices for quarterly, annual, and five year maintenance testing on various types of fire control systems (dry, control valves, flow switches, tampers and fire pumps) located throughout each facility; costs for winterization and fire hydrant testing in a few identified facilities; per hour labor cost for non-scheduled repairs by calculating the given estimated hours for annual labor charges; and trip service charges per call by calculating the given estimated number of trip charges and totaling up all costs for Based Bid Amount to determine the lowest responsible bidder(s) complying with the provisions of this ITB.

The recommendation was also based on the bidder's submittal of required professional certifications/licenses on fire sprinkler systems such as: State of Georgia Certificate (Georgia Department of Insurance and Fire Safety requires technicians/Inspectors to have current NICET Level III Certification in Inspection and Testing of Water-Based Systems or other acceptable forms of certification acceptable to the area having jurisdiction (City, State, etc.) to prove they are qualified to perform maintenance on fire protection systems including fire pumps and dry systems.

This is a time and materials contract. The requested total spending authority of \$200,000.00 covers

the costs for replacement of all parts/components and labor for inspections and required maintenance repairs for fire protection systems including fire pumps and dry systems for Countywide facilities as well as any identified deficiencies that the County would be liable for the repairs. This contract also will allow the County to maintain operation with Contractor and ensure compliance with fire codes mandated by the State Fire Marshal for FY2023.

Historical Expenditures:

- FY2022: The County allocated/expenditures as of 12/29/2022, \$272,808.48
- FY2021: The County spent \$297,450.72
- FY2020: The County spent \$220,635.32
- FY2019: The County spent \$321,163.79
- FY2018: The County spent \$173,412.00
- FY2017: The County spent \$90,650.00

**Project Implications:** County facilities which have undergone inspection indicated the need for maintenance and testing of fire sprinkler protection system to be fully functional and compliant with fire codes and regulations. These are activities mandated by the State Fire Marshal and a requirement for accreditation of law enforcement agencies like the Sheriff's and Marshal's Departments.

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

**Department Issues/Concerns:** If this contract is not approved, the Department will not be able to provide the required maintenance and testing of fire sprinkler protection system in Countywide facilities and without testing to determine deficiencies in the systems, it will increase the risk potential for the County.

**Contract Modification** No, this is a new procurement.

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

**Contract Value:** \$200,000.00  
**Prime Vendor:** VSC Fire & Security, Inc.  
**Prime Status:** Non-Minority  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Prime Value:** \$200,000.00 or 100.00%

**Total Contract Value:** \$200,000.00 or 100.00%  
**Total Certified Value:** \$0.00 or 0.00%

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

Exhibit 1: Bid Tabulation Sheet  
Exhibit 2: Contractor 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: \$0.0  
Previous Adjustments: \$0.00  
This Request: \$200,000.00  
TOTAL: \$200,000.00

### 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-\$130,000.00 "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-\$70,000.00 "Subject to availability of funding adopted for FY 2023 by BOC"

Key Contract Terms	
Start Date: 1/1/2023	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: TV renewal options

Overall Contractor Performance Rating: 4.00

Would you select/recommend this vendor again?

Yes

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

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