



# Fulton County

## Legislation Text

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File #: 21-0661, 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 a recommended proposal - Department of Real Estate and Asset Management, Bid#20RFP125803K-JAJ, Design/Build Services for the Replacement/Refurbishment of Air Handling Units and Replacement of Associated Fans - Phase II for Fulton County Judicial Center, in the amount of \$2,281,308.00 with Mallory & Evans Service, Inc. (Scottsdale, GA) for the replacement/refurbishment of a select number of air handling units (AHUs) and associated fans; UV lighting for germicidal benefits; and MERV 13 filters for all replacement AHUs within the Fulton County Judicial Center Complex. Effective upon issuance of Notice to Proceed and will terminate after 365 consecutive calendar days. **(APPROVED)**

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

In accordance with the O.C.G.A. § 36-91-20 et seq., Georgia Local Government Public Works Construction Law, all competitive sealed proposals in response to Request for Proposals (RFP) for public works construction projects (CM at Risk, Construction Program Management, Design/Build Projects) costing \$100,000 or more 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

**Scope of Work:** To provide Design-Build services to replace and/or refurbish of select number of Air Handling Units (AHUs) and associated fans and to include UV lighting for germicidal benefits for all

replacement AHUs - Phase II within the Fulton County Judicial Center Complex located at 185 Central Avenue, Atlanta, Georgia 30303.

The Justice Center Complex consists of the following buildings:

1. Justice Center Tower (JCT)
2. Slaton Fulton County Courthouse (FCC)
3. Carnes Justice Center Building (JCB)

The AHUs to be replaced are based upon the replacement and refurbishment schedules provided in the AHU Study & Recommendations Report prepared by Khafra Engineering. AHUs are located in building mechanical rooms and regulate and circulate air through fixed duct work as part of the building's HVAC system. These AHUs are original to the Judicial Center and exceeded their useful life expectancy of 30 years.

There are three phases for the Air Handling Unit Replacement/Refurbishment Project in the Judicial Center Complex. The first phase was completed in December of 2019 and included the refurbishment of 10 Air Handling Units in the Justice Center Tower.

The project design-build services shall consist of, but not be limited to:

**A. Project Coordination with Other Projects:**

The implementation of the design and construction will require coordination with multiple projects where improvements are being implemented in the complex.

**B. New AHU Installation Requirements:**

1. Meet all building codes
2. Electrical engineering design work
3. Structural engineering design work
4. Design coordinate all dimensional requirements
5. AHU demolition and rebuilding of assemblies and elements of architecture (walls, roofing, etc.), mechanical systems (pipes, ductworks, etc.), electrical systems (panels, wiring, outlets), and plumbing /fire protection systems (piping)
6. Cutting, patching and painting of existing surfaces
7. Additional insulation, ductwork and pipping materials
8. Perform thermal load calculations
9. Perform ventilation calculations
10. Airside economizer not required
11. UV lighting
12. Variable Frequency Drives (VFDs) for all variable volume applications

**C. Refurbish AHU Requirements:**

1. The refurbishment of the AHUs shall consist or replacing and/or repairing AHU components as indicated in refurbishment schedule. Extended warranties will be required on the following replaced equipment.
2. Take (digital) photographs depicting the conditions of the AHU interior and exterior before the work begins, and after the work is completed.
3. Using vacuums and compressed air dislodge the dirt, duct or other accumulation out of the AHU.

4. The entire AHU interior treated with an EPA registered sanitizing solution that will kill mold, mildew, fungus, viruses and bacteria.
5. Provide and install new filters after the AHU is cleaned thoroughly.
6. Assist Owner and/or Owner's Project Manager in a visit to each AHU to demonstrate the AHU cleanliness
7. Install new access panels wherever necessary

**D. Deliverables:**

1. The Contractor will provide design drawings that include floor plans, details for installation, and schedules of replacements equipment
2. The Contractor will provide project specifications in Microsoft Word based on the AIA MasterSpec
3. Submit complete design package after the end of each phase
4. Contractor will provide submittal review services
5. Contractor will facilitate Request for Information (RFI) seeking additional information or clarification of the design documents
6. The Engineers of Record will perform monthly site visits to observe work in progress

**E. Design Schedule:**

1. 35% Design Development
2. 65% Construction Documents
3. 95% Construction Documents
4. 100% Final Construction Documents

**F. Construction Schedule:**

The Contractor shall produce and maintain a schedule of milestones of the construction, noting when demolitions begins and ends for each AHU and when each AHU replacement is to be underway.

**G. Construction Operation:**

The Contractor shall coordinate activities of their employees and subcontractors to accommodate:

1. All work requiring the shutdown and restoration of HVAC services to the occupied spaces shall take place during weekends.
2. Refer to Fulton County Rules and Regulations for other requirements for performance.
3. Refer RFP documents and other appendices for other requirements.
4. The Contractors is responsible for the cost of all fees, permits, road closures, flagmen, and access barricades.

**Base Project Cost Breakdown:**

	Description	Total Price
1	Design Phase: \$1,837,446.00 Owner Controlled Contingency: \$90,000.00	\$1,927,446.00
2	Alternate #1 Provide UV Lighting	\$353,862.00

3	Alternate #2 Provide MERV 13 Filters in lieu of MERV 11	\$0.00
	<b>Total Project Amount</b>	<b>\$2,281,308.00</b>

**Community Impact:** This effort and impact is necessary to restore designated, existing facilities, economically and efficiently, to a condition which is fully functional and flexible in terms of size, suitability and purpose to meet the long-term space and service needs of the constituents and employees of Fulton County.

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

After reviewing three qualified firms proposals, the evaluation and consideration of all available information related to the requirements and evaluation criteria of the RFP #20RFP125803K-JAJ, the Evaluation Committee has determined that the following recommended proposal:

1. Mallory & Evans Service, Inc. (79.91%)
2. Johnson Controls, Inc. (77.96%)
3. Daikin Applied Americas, Inc. (72.58%)

Mallory & Evans Service, Inc. is recommended to provide the Design/Build Services for the Replacement and/or Refurbishment of Air Handling Units and Replacement of Associated Fans-Phase II for the Fulton County Judicial Center.

The recommended professional contractor has a current contract with Fulton County for the design/build services for the replacement/refurbishment of AHU and Associated Fans within the Fulton County Government Center Complex.

Project Management will be coordinated by the Department of Real Estate and Asset Management, Project Management Team.

**Project Implications:** The intent of this Phase II project is the replace or refurbish a select number of air handling units (AHUs) within the Fulton County Judicial Center to perform like new. Without these replacements, the ability to provide proper HVAC services will be impacted. The replacement or refurbishing of these select AHUs will allow a more high integrated energy efficient for the Fulton County Judicial Center Complex.

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

**Department Issues/Concerns:** If this proposal is not approved, the County does not have the capacity, or the expertise, to perform design-build work needed for the replacement and refurbishment of a select number of AHUs and fans in the Fulton County Judicial Center Complex.

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

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

**Contract Value:** \$2,281,308.00  
**Prime Vendor:** Mallory & Evans Service  
**Prime Status:** Non-Minority  
**Location:** Scottdale, GA  
**County:** Dekalb County  
**Prime Value:** \$1,702,043.00 or 74.61%

**Subcontractor:** Southside Sheet Metal  
**Subcontractor Status:** White Female Business Enterprise-Non-certified  
**Location:** Jonesboro, GA  
**County:** Clayton County  
**Contract Value:** \$334,665.00 or 14.67%

**Subcontractor:** AC Electric  
**Subcontractor Status:** Non-Minority  
**Location:** Hampton, GA  
**County:** Henry County  
**Contract Value:** \$113,035.00 or 4.95%

**Subcontractor:** WSP USA  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$79,680.00 or 3.49%

**Subcontractor:** Emery & Associates  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$51,885.00 or 2.27%

**Total Contract Value:** \$2,281,308.00 or 100.00%  
**Total MFBE Value:** \$334,665.00 or 14.67%

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

Exhibit 1: Evaluation Committee Recommendation Letter  
Exhibit 2: Contractor's Performance Report

**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: \$2,281,308.0  
TOTAL: \$2,281,308.00

## 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:

533-520-5200-K009: FCURA-2019, Real Estate and Asset Management, MEP Improve Govt. Ctr.-  
\$1,927,446.00

### Funding Line 2:

448-520-ARP1-INFR: American Rescue Plan, Real Estate and Asset Management, UV Lighting-  
\$353,862.00

Key Contract Terms	
Start Date: Effective upon issuance of NTP	End Date: 365 consecutive calendar days
Cost Adjustment:	Renewal/Extension Terms:

## Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start:      Report Period End: