



# Fulton County

## Legislation Text

File #: 21-0635, Version: 1

### Department

Real Estate and Asset Management

### Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval of a change order less than 10% - Department of Real Estate and Asset Management, Bid#20ITB127421K-JAJ, Demolition Services for the Airway Motel in the amount of \$4,924.75 with Tristar America, LLC (Norcross, GA) to provide additional equipment and laborers for the removal and disposing of asbestos piping, demolition and removal of an existing billboard and complete foundation; and hiring of an expeditor to facilitate the completion of construction demolition debris work for the Airway Motel located at 720 Fulton Industrial Blvd, Atlanta, GA 30336. Effective for a period of 30 calendar days upon issuance of Notice to Proceed. **(APPROVED UPON ADOPTION OF THE CONSENT AGENDA)**

### 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 must be approved by the Board of Commissioners

### 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** Approval of change order less than 10% for removal and disposal of contaminated debris and construction materials from the Airway Motel site.

**Scope of Work:** The Demolition Contractor is to perform additional services to the existing Scope of Work for the removal and disposal of contaminated debris and construction materials from the Airway

Motel site located at 720 Fulton Industrial Blvd, Atlanta, GA 30336.

The Change Order Scope of Work includes but not limited to:

1. Removal and disposing of approximately 800 linear feet of unforeseen friable asbestos insulated piping
2. Demolition and removal of an existing billboard and complete foundation
3. Hiring an Expediter to facilitate the process of obtaining demolition permit from City of Atlanta, design and produce drawings for the removal of existing billboard from the Airway Motel site

Change Order Cost Breakdown:

	Change Oder Description	Cost
1	Excavation, glove bag insulation and disposal of approximately 800 LF of friable asbestos insulated pipe. Equipment and Laborers includes: 1 - Excavator, 1 - Asbestos supervisor, 1 -Asbestos worker, PPE equipment and disposal w/ waster manifest	\$36,100.00
2	Demolition and removal of an existing billboard and complete removal of the foundation. Equipment and Laborers includes: - 1- Excavator for 2 days, 1 -Operator for 2 day, 1 -Excavator w hammer for 2 days, disposal of concrete and small tools	\$11,375.00
3	Hiring one (1) Expediter to facilitate the process for obtaining demolition permits from City of Atlanta and the removal of existing billboard from the Airway Motel site. This cost covers the required design, drawings & plans and 10% profit/overhead cost and Bond premium	\$7,449.75
	<b>Total Change Order Cost</b>	<b>\$54,924.75</b>
	<b>Owner Controlled Contingency</b>	<b>-\$50,000.00</b>
	<b>Total Request</b>	<b>\$4,924.75</b>

**Community Impact:** There's no immediate impact on the community at this time. The County is committed to creating a green space for future development.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval of change order greater than 10%, modifying the existing Scope of Work to provide additional equipment and laborers for the removal and disposing of asbestos piping, demolition and removal of an existing billboard and complete foundation; and hiring of an expediter to facilitate the completion of construction demolition debris work for the Airway Motel located at 720 Fulton Industrial Blvd, Atlanta, GA 30336.

The recommendation for change order was based on the unforeseen condition of asbestos piping and removal of existing billboard and foundation which was discovered during the demolition process at the Airway Motel. The Change Order cost of \$54,924.75 will be covered mostly by the owner controlled contingency of \$50,000.00, which was included as part of the lump sum in the total Base

Bid Amount of \$215,868.00 to address unforeseen issues.

This request is for an additional \$4,924.75 to help cover the remaining balance of Change Order cost which represents approximately two (2.28%) percent of the original Contract value of \$215,868.00.

The Demolition Contractor will work in collaboration with the Department of Real Estate and Asset Management, Building Construction Division to facilitate the Change Order process.

**Project Implications:** The intent of this Change Order is to address the required changes to the existing Scope of Work to provide additional equipment and laborers for the removal and disposing of contaminated debris and construction materials from the Airway Motel site.

**Community Issues/Concerns:** The Department is not aware of any community issues/concerns at this time.

**Department Issues/Concerns:** If this Change Order is not approved, there may be potential disruption and delays in addressing the unforeseen condition of asbestos piping and removal of an existing billboard and foundation at the Airway Motel.

### Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0166	3/3/21	\$215,868.00
<b>Change Order No. 1</b>			<b>\$4,924.75</b>
Total Revised Amount			\$220,792.75

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

**Contract Value:** \$4,924.75  
**Prime Vendor:** Tristar America, LLC  
**Prime Status:** *Non-Minority*  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Prime Value:** \$2,708.61 or 55.00%

**Subcontractor:** First Environmental  
**Subcontractor Status:** Non-Minority  
**Location:** Snellville, GA  
**County:** Gwinnett County  
**Subcontractor Value:** \$1,772.91 or 36.00%

**Subcontractor:** LFM Transport, LLC  
**Subcontractor Status:** African American Female Business Enterprise-Non-Certified  
**Location:** Snellville, GA  
**County:** Gwinnett County  
**Subcontractor Value:** \$443.23 or 9.00%

**Total Contract Value:** \$4,924.75 or 100.00%

**Total M/FBE Value:**           **\$443.23 or 9.00%**

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

Exhibit 1: Change Order No. 1 to Form of Contract

Exhibit 2: Change Order Proposals

Exhibit 3: Contractor's Performance Report

**Contact Information** *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3773

**Contract Attached**

Yes

**Previous Contracts**

Yes

**Total Contract Value**

Original Approved Amount:   \$215,868.00

Previous Adjustments:       \$0.00

This Request:                 \$4,924.75

TOTAL:                         \$220,792.75

**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-M005: Capital, Real Estate and Asset Management, MEP-2018- \$4,924.75

<b>Key Contract Terms</b>
<b>Start Date:</b> 9/15/2021 <b>End Date:</b>

<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b>
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**Overall Contractor Performance Rating:**

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

Yes

**Report Period Start:**      **Report Period End:**  
9/15/2021