



# Fulton County

## Legislation Text

File #: 21-0745, Version: 1

### 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, 19ITB432768K-JAJ, Task Order Contract for Minor Construction Projects, in the total amount of \$6,000,000.00 with (A) Brown & Root Industrial Services, LLC (Atlanta, GA) in the amount of \$1,000,000.00; (B) Astra Construction Services, LLC (Woodstock, GA) in the amount of \$1,000,000.00; (C) CRM Construction Services, LLC (Austell, GA) in the amount of \$1,000,000.00; (D) Hawk Construction Company, LLC (Ellenwood, GA) in the amount of \$1,000,000.00; (E) Prime Contractors, Inc. (Powder Springs, GA) in the amount of \$1,000,000.00; and (F) Rubio and Sons Interior, Inc. (Dacula, GA), in the amount of \$1,000,000.00, to provide standby repair, alteration, modernization, maintenance, rehabilitation, construction, etc., of buildings, structures, or other real property projects on an "as needed" basis. This action exercises the second of three 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), renewal requests shall be presented 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 for Task Order Contract for Minor Construction

projects for FY2022.

**Scope of Work:** The standby “Task Order Contract for Minor Construction Projects” allows the County to complete small construction projects in a timely basis. The scope of work includes a collection of detailed repair and construction tasks and specifications that have established unit prices. It is placed with a General Contractor for the accomplishment of repair, alteration, modernization, maintenance, rehabilitation, construction, etc. of buildings, structures, or other real property. Ordering is accomplished by means of issuance of a Work Order against the contract. The general contractors are to furnish all management, design, labor, materials, tools, equipment, architectural and engineering support, and appurtenances needed to perform the work authorized by work orders issued under this contract.

**Community Impact:** The impact on the community is to provide repairs to facilities that have deteriorated due to deferred maintenance.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to renew existing contracts to provide standby repair, alteration, modernization, maintenance, rehabilitation, construction, etc. of buildings, structures, or other real property projects based upon on an “as needed” basis for Fulton County for fiscal year 2022.

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.

These are time and materials contracts that require covering the cost for management, design, labor building materials, labor, architectural and engineering support.

History Expenditures:

- FY2021: The County expenditures as of 7/9/2021, \$1,910,730.80
- FY2020: The County spent \$2,120,296.16
- FY2019: The County spent \$2,889,721.60
- FY2018: The County spent \$2,533,637.96
- FY2017: The County spent \$934,235.83

**Project Implications:** The intent of this standby task order contract for minor construction projects service is to contract with these general construction companies for services for upcoming construction related projects as a part of our pending bond funding for related projects for the County on an “as needed” basis. This contract will allow the Department to complete small construction projects in a timely basis.

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

**Department Issues/Concerns:** If renewal of these contracts is not approved, the County does not have the capacity or expertise to perform these services in-house.

**Contract Modification**  
**(A) Brown & Root Industrial Services, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**(B) Astra Construction Services, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**(C) CRM Construction Services, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**(D) Hawk Construction Company, LLC**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**(E) Prime Contractors, Inc.**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**(F) Rubio and Sons Interiors, Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0109	2/5/20	\$1,000,000.00
1st Renewal	21-0021	1/6/21	\$1,000,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$1,000,000.00</b>
Total Revised Amount			\$3,000,000.00

**Contract & Compliance Information** *(Provide Contractor and Subcontractor details.)***Total Contract Value: \$6,000,000.00****(A)**

**Contract Value:** \$1,000,000.00  
**Prime Vendor:** Brown & Root Industries Services, LLC  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Subcontractor:** RB Communications  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Decatur, GA  
**County:** DeKalb County  
**Contract Value:** TBD

**Subcontractor:** Armada Construction  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Lithonia, GA  
**County:** DeKalb County  
**Contract Value:** TBD

**Subcontractor:** Camacho Associates  
**Subcontractor Status:** Hispanic Male Business Enterprise  
**Location:** Decatur, GA  
**County:** DeKalb County  
**Contract Value:** TBD

**Subcontractor:** Heard Construction Services  
**Subcontractor Status:** White Female Business Enterprise  
**Location:** Lawrenceville, GA  
**County:** Gwinnett County  
**Contract Value:** TBD

**Subcontractor:** Summers Roofing  
**Subcontractor Status:** White Female Business Enterprise  
**Location:** Alpharetta, GA

**County:** Fulton County  
**Contract Value:** TBD

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** TBD

**(B)**  
**Contract Value:** \$1,000,000.00  
**Prime Vendor:** Astra Construction Services, LLC  
**Prime Status:** Non-Minority  
**Location:** Woodstock, GA  
**County:** Cherokee County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Subcontractor:** D & D Electric Company, Inc.  
**Subcontractor Status:** White Female Business Enterprise  
**Location:** Fayette, GA  
**County:** Fayette County  
**Contract Value:** TBD

**Subcontractor:** Gambrell-Brewster Logistix, Inc.  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Tucker, GA  
**County:** DeKalb County  
**Contract Value:** TBD

**Subcontractor:** Synergy Development Partners  
**Subcontractor Status:** White Female Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** Contessa Construction Services, LLC  
**Subcontractor Status:** White Female Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** Doc Holiday Electrical, LLC  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** D&R Construction & Contracting  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Stone Mountain, GA  
**County:** DeKalb County

**Contract Value:** TBD

**Subcontractor:** Nunergy Atlanta Electrical, LLC  
**Subcontractor Status:** African American Female Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** G.S.E Facility Services, LLC  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** The Plumbing Shop  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Austell, GA  
**County:** Cobb County  
**Contract Value:** TBD

**Subcontractor:** Randolph & Company, Inc.  
**Subcontractor Status:** African American Male Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** Legwork Plumbing Solutions, Inc.  
**Subcontractor Status:** African American Female Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** Knights Contractors  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** College Park, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Subcontractor:** Prosperity Point Property Management  
**Subcontractor Status:** African American Female Business Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** TBD

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** TBD

(C)

**Contract Value:** \$1,000,000.00  
**Prime Vendor:** CRM Construction Services, LLC  
**Prime Status:** African American Male Business Enterprise  
**Location:** Austell, GA  
**County:** Cobb County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Subcontractor:** Baker Construction  
**Subcontractor Status:** African American Male Business Enterprise  
**Location:** Douglasville, GA  
**County:** Douglas  
**Contract Value:** TBD

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** TBD

(D)  
**Contract Value:** \$1,000,000.00  
**Prime Vendor:** Hawk Construction Company, LLC  
**Prime Status:** African American Male Business Enterprise  
**Location:** Ellenwood, GA  
**County:** Clayton County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** TBD

(E)  
**Contract Value:** \$1,000,000.00  
**Prime Vendor:** Prime Contractors, Inc.  
**Prime Status:** Non-Minority  
**Location:** Powder Springs, GA  
**County:** Cobb County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** \$ -0-

(F)  
**Contract Value:** \$1,000,000.00  
**Prime Vendor:** Rubio and Sons  
**Prime Status:** Non-Minority  
**Location:** Dacula, GA  
**County:** Gwinnett County  
**Prime Value:** \$1,000,000.00 or 100.00%

**Subcontractor:** Red Oak Construction

**Subcontractor Status:** Non-Minority  
**Location:** Locust Grove, GA  
**County:** Henry County  
**Contract Value:** TBD

**Subcontractor:** Ace Pro Finish Painting  
**Subcontractor Status:** Non-Minority  
**Location:** Hoschton, GA  
**County:** Jackson County  
**Contract Value:** TBD

**Subcontractor:** TLS Electrical  
**Subcontractor Status:** Non-Minority  
**Location:** Smyrna, GA  
**County:** Cobb County  
**Contract Value:** TBD

**Subcontractor:** Sherman Hall Construction  
**Subcontractor Status:** Non-Minority  
**Location:** Fairmount, GA  
**County:** Gordon County  
**Contract Value:** TBD

**Total Contract Value:** \$1,000,000.00 or 100.00%  
**Total M/FBE Value:** \$ -0-

**Grand Contract Value:** \$6,000,000.00 or 100.00%  
**Grand M/FBE Value:** \$1,000,000.00 or 16.66% - Subs TBD

**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'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) 612-3773

**Contract Attached**

Yes

**Previous Contracts**

Yes



## Total Contract Value

Original Approved Amount: \$6,000,000.00  
Previous Adjustments: \$6,000,000.00  
This Request: \$6,000,000.00  
TOTAL: \$18,000,000.00

## 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, Project Management  
“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.

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: C renewal options remain

## Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/1/2022      Report Period End: 12/31/2022