



# Fulton County

## Legislation Text

File #: 21-0732, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 19ITB120487C-MH, Generator System Maintenance and Repair Services, in the amount of \$105,000.00 with Power & Energy Services, Inc. (Powder Springs, GA), to provide standby on-site preventive generator system maintenance and repair services for Fulton County. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2022 through December 31, 2022. Request approval to renew an existing contract - Department of Real Estate and Asset Management, 19ITB118788C-GS, Uninterrupted Power Supply System (UPS) Maintenance Services in the amount of \$92,500.00 with EOLA Power, LLC (Miami, FL), to provide on-site uninterrupted power supply maintenance service for the County. This action excises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2022 through December 31, 2022. **(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 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date, 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.

**Scope of Work:** This contract furnishes all materials, parts, labor, equipment, transportation and

appurtenances necessary to provide on-site preventive generator system maintenance and repair services for Fulton County.

This Countywide contract is considered a stand-by contract that is used to provide preventive and corrective maintenance tasks that covers scheduled and un-scheduled maintenance needs.

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

- The regular and systematic examination, adjustment, lubrication, replacement and preventive maintenance of all components including automatic transfer switches.
- All ordinary wear and tear, regardless of cause, not including internal engine parts.
- All required tests and written reports.
- Replacement or repairs caused by fluctuations in the main AC power systems.
- Quarterly and annual inspection services such as; fuel system, cooling system, lubrication system, combustion air intake system, engine system, electrical system, generator and automatic transfer switches.

**Community Impact:** This standby maintenance contract provides back up power to 26 critical locations throughout Fulton County which includes; Fulton County Executive Airport - Charlie Brown Field, North and South service centers, senior centers, and health facilities. Failure to renew this contract could disrupt the service operation that provides quality programs to the citizens of Fulton County

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to renew existing contract to provide standby on-site preventive generator system maintenance and repair services for Fulton County on a schedule quarterly and annual inspections basis, as determined by the Department of Real Estate and Asset Management (DREAM), Building Maintenance Team for fiscal year 2022.

The requested spending authority in the total amount of \$105,000, which includes an additional \$5,000 increase to cover cost for additional generator system maintenance services that has been identified for the 4700 North Point Parkway Facility (COVID-19 Testing Site) for fiscal year 2022. This is a time and materials contract that requires covering the cost for replacement of all parts/ components and labor for inspections, and maintenance repairs.

Historical Expenditures:

- FY2021: The County expenditures as of 8/24/2021, \$12,608.13 (PM and inspections for Generator Systems are scheduled for September 2021)
- FY2020: The County spent \$91,759.83
- FY2019: The County spent \$63,000.00
- FY2018: The County spent \$75,936.13
- FY2017: The County spent \$62,000.00

**Project Implications:** This standby maintenance contract provides support an approximately 26 generator systems that provides primary emergency back-up for 26 Fulton County facilities excluding

the Fulton County Jail.

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

**Department Issues/Concerns:** If this renewal contract is not approved, it will adversely affect the Department's ability to address the needs for standby on-site preventive generator system maintenance and repair services for Fulton County

### Contract Modification:

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-0972	11/6/19	\$100,000.00
Increase Spending Authority	20-0613	9/2/20	\$25,000.00
1st Renewal	20-0685	10/7/20	\$100,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$105,000.00</b>
Total Revised Amount			\$330,000.00

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

**Contract Value:** \$105,000.00  
**Prime Vendor:** Power and Energy Services, Inc.  
**Prime Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Powder Springs, GA  
**County:** Cobb County  
**Prime Value:** \$105,000.00 or 100.00%  
  
**Total Contract Value:** \$105,000.00 or 100.00%  
**Total MFBE Value:** \$105,000.00 or 100.00%

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

Exhibit 1: Contract Renewal Agreement  
Exhibit 2: Contractor Performance Report  
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: \$100,000.00  
Previous Adjustments: \$125,000.00  
This Request: \$105,000.00  
TOTAL: \$330,000.00

## 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:

100-520-5220-1160: General, Real Estate and Asset Management, Building Maintenance- \$105,000  
"Subject to availability of funding adopted for FY 2022 by BOC"

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: N Renewal Option 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