



# Fulton County

## Legislation Text

File #: 21-0733, 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, 19ITB118796C-BJK, Fire Extinguisher Testing and Maintenance Services with ProTec Fire Protection, Inc. (Loganville, GA) in the amount of \$65,000.00 to provide fire extinguisher testing and maintenance services on an "as-needed" basis for County facilities. 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** Renew existing contract to provide Fire Extinguisher Testing and Maintenance Services Countywide for FY2022.

**Scope of Work:** This contract provides all parts, labor, ties, tags, labels, haz-mat charges, transportation, and costs necessary to provide fire extinguisher testing and maintenance services on an “as-needed” basis for Fulton County facilities.

This Countywide contract is considered a stand-by contract that is used on an as-needed basis that provides preventive and corrective maintenance tasks that covers scheduled and un-scheduled maintenance needs.

The Scope of Work also includes but not limited to:

- Identifying all fire extinguishers installed in the designated building, Annual inspection and certification of all fire extinguishers identified. The annual inspection must include verifying the condition of charge, physical state of valves and fittings on the container and replacement of any damaged clips/pins labels etc.
- Unscheduled and/or emergency refills, re-charging and/or repairing of specified fire extinguishers.
- Replace fire extinguisher/s where the existing ones are defective, after consulting representatives of Department of Real Estate and Asset Management.
- Prepared to recommend and install new fire extinguishers to bring the building space in compliance with the code.
- Periodic inspections, including six year testing and maintenance, 12 year testing and hydrostatic testing where required.
- Work must be performed in accordance with current edition of NFPA 10, portable fire extinguishers and in accordance with the National Association of Fire Equipment Distributors’ (NAFED) Services and Recharge Manual.
- The contractor must provide loaner extinguishers when extinguishers are removed for work off -site. The contractor must use Nitrogen or dry compressed air when refilling and/or servicing portable extinguishers with a minimum dew point of -60 degree F. Contractor must provide certificate indicating dew point if dry air is used.
- The contractor, when performing CO2 continuity test on hose assemblies, shall provide an adhesive label indicating month/year test was performed

**Community Impact:** The service ensures the safety of the patrons and County staff by being in compliance with the fire and life safety codes.

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

There are corrective maintenance tasks that are identified during fire extinguisher inspections, and

there will be unscheduled tasks that will have to be performed when an extinguisher is deployed to fight a fire, or simply damaged by building patrons. The requested spending authority in the amount of \$65,000 for FY2022 will cover this time and materials standby contract that requires covering the cost for replacement parts/components; and labor rates for maintenance repairs.

**Historical Expenditures:**

- FY2021: The County expenditure as of 8/25/2021, \$23,326.81
- FY2020: The County spent \$54,843.38
- FY2019: The County spent \$52,331.24
- FY2018: The County spent \$38,540.31
- FY2017: The County spent \$68,013.64

**Project Implications:** This contract provides all of the necessary fire extinguisher testing, maintenance and replacement services needed to maintain various fire extinguishers at Fulton County north, south and downtown area locations. Fire and Life Safety Code applicable for buildings mandate that the fire extinguishers must be checked and maintain at least once a year. Fulton County does not have the staff trained or experienced in carrying out this work.

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

**Department Issues/Concerns:** If this renewal contract is not approved, the Department will not be able to provide fire extinguisher testing and maintenance services Countywide.

**Contract Modification**

| <b>Current Contract History</b> | <b>BOC Item</b> | <b>Date</b> | <b>Dollar Amount</b> |
|---------------------------------|-----------------|-------------|----------------------|
| Original Award Amount           | 19-0922         | 11/6/19     | \$100,000.00         |
| 1st Renewal                     | 20-0684         | 10/7/20     | \$100,000.00         |
| <b>2<sup>nd</sup> Renewal</b>   |                 |             | <b>\$65,000.00</b>   |
| Total Revised Amount            |                 |             | \$265,000.00         |

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

**Contract Value:** \$65,000.00  
**Prime Vendor:** ProTec Fire Protection, Inc.  
**Prime Status:** Non-Minority  
**Location:** Loganville, GA  
**County:** Walton County  
**Prime Value:** \$65,000.00 or 100.00%

**Total Contract Value:** \$65,000.00 or 100.00%  
**Total M/FBE Value:** \$-0-

**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: \$100,000.00  
This Request: \$65,000.00  
TOTAL: \$265,000.00

**Grant Information Summary**

Amount Requested:

Match Required:

Start Date:

End Date:

Match Account \$:

- ☐ Cash
- ☐ In-Kind
- ☐ Approval to Award
- ☐ Apply & Accept

**Fiscal Impact / Funding Source**

**Funding Line 1:**

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance-\$45,000.00 "Subject to availability of funding adopted for FY2022 by BOC"

**Funding Line 2:**

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance-\$20,000.00 "Subject to availability of funding adopted for FY2022 by BOC"

**Key Contract Terms**

Start Date: 1/1/2022 End Date: 12/31/2022

|                         |  |
|-------------------------|--|
| <b>Cost Adjustment:</b> | <b>Renewal/Extension Terms:</b> N<br>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