



Fulton County

Legislation Text

File #: 21-0756, 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, 20ITB125598C-GS, HVAC On Call Maintenance Services Countywide in the amount of \$1,200,000.00 with (A) Mechanical Services, Inc. (Hapeville, GA) in the amount of \$300,000.00; (B) Trane U.S., Inc. (Atlanta, GA) in the amount of \$300,000.00; (C) Johnson Controls, Inc. (Roswell, GA) in the amount of \$300,000.00; and (D) Daikin Applied Americas, Inc. (Marietta, GA) in the amount of \$300,000.00, to provide standby on-site HVAC on call maintenance services of air conditioning systems on an "as needed" basis for all County facilities. This action exercises the first of two 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), 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 contracts to provide HVAC On Call Maintenance Services Countywide for FY2022.

Scope of Work: These contracts furnish all materials, labor, tools, equipment and appurtenances

necessary to provide standby on-site HVAC on call maintenance services of air conditioning systems on an “as needed” basis for all Fulton County facilities. The also includes but not limited to the following preventive maintenance task to be perform as indicted in the scope of work.

These Countywide contracts are considered stand-by contracts. They are used on an “as-needed” basis and provide preventive and corrective maintenance tasks covering scheduled and unscheduled maintenance needs.

Scope of Work:

1. Troubleshoot the BAS/HVAC equipment.
2. Make adjustments on sensors inputs/outputs and all various setting where automation is not used.
3. Replace minor spare parts, like fuses, filters, solenoids, small valves, etc. This will be completed in consultation with the appropriate Building Maintenance Manager.
4. Report to the Building Maintenance Manager scope and details of major repair needs, and provide a not-to-exceed estimates for the repair work.
5. Acquire repair parts and perform repair service.
6. At the end of repair work or call, the tradesperson or his/her supervisor must submit a service ticket for each call-out indicating the date of service, location of the service, County ID# of equipment serviced, explanation of work carried out, bill of materials, and actual duration of the work.
7. Provide warranty information on replaced equipment and parts.
8. If the bidder does not have capabilities in troubleshooting special/proprietary control systems, it shall make arrangements with manufacturers or their authorized representatives for effective management of the situation, after consultations with the County’s authorized representative.
9. Dispose of all waste material, including hazardous wastes, in an environmentally acceptable manner.

Equipment Types and Connected Systems that may Require Service Repair:

1. Air conditioning units/air handlers
2. Splits units and package units (heat and cool)
3. Chillers, cooling towers and associated equipment
4. Terminal boxes and controllers
5. Boilers and hot water heaters
6. Building Automation Systems

Representative Equipment:

1. General purpose motor controllers using solid state and relay control.
2. Refrigerant management system and refrigerant leak monitoring systems.
3. Reliance electric VTAC III, Magnetec, ABB, Eaton, Yasakawa, Johnson Control, and other makes of variable speed drives.
4. Kruger, Envirotec, Titus etc., VAV boxes and PIU units.
5. Johnson Controls C210, VAV 110, VMA, FEC controllers. JACE network engines and other BAS devices other than the aforementioned.
6. Split system air conditioning units manufactured by Carrier, York, GE Lenox, etc., 3 to 10 tons capacity.
7. Package air conditioning units manufactured by Daikin, Lenox, Carrier, York, Trane, etc., and 5

to 40 tons capacity.

8. Air handling units manufactured by Carrier, Trane, Honey-Well, and others with motor capacity varying from 1/4 HP to 40 HP.
9. Chillers 25 Tons to 880 Tons capacity, with air cooled and water cooled.
10. Hot water heaters, natural gas fired, up to 1,750,000 BTU input, of RUUD, Bradford-White, State, American Cater, Triad, Raypak, York and other models.
11. Natural gas fired and oil fired boilers, up to 2,000,000 BTU input and 160 PSI pressure of Carrier, Raypak Steam Pak, Kewanee, Rudd, York, and other models.
12. Isolation valves, butterfly valves, gate valves and globe valves of assorted makes.
13. Electrically/pneumatically operated valves. Valve positioners and indicators (Bray, Keystone, Etc.).
14. Raised floors cooling/heating, Liebert and AGU's units up to 100 tons.
15. Heating, Air-Conditioning and Humidity Control with Pool-Pak', Desert Air, Carrier, 'Dektron' units, and others

Community Impact: This is necessary for the environmental health and comfort of the patrons and employees in County facilities.

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

Having four (4) HVAC contractors provides the County with the flexibility to accommodate the large number of buildings while minimizing each building's HVAC repair down time. The HVAC contractors are responsible for critical infrastructure such as the Emergency Services/ 911 back ground switching equipment and the county's IT infrastructure. Each of the four (4) HVAC contractors has a specialty in repairs for HVAC equipment for specific manufacturers up to a select tonnage. With four (4) HVAC contractors, the County will have competitive bids and pricing for all HVAC repairs and equipment upgrades Countywide.

These are time and materials contracts. The requested spending authority covers the labor hours in the estimated amount of \$360,000 which is approximately 30% percent on average for troubleshooting, diagnosing and maintenance repairs for BAS/HVAC equipment. The remaining \$840,000 balance will cover the cost for manufacturer's specified OEM replacement parts/components on variety types of HVAC systems (AHU, cooling towers, and splits & package units) with sizes varying from 5 to 880 tons capacity throughout the County. Therefore the requested spending authority in the total amount of \$1,200,000 will cover the expenditure for FY2022.

Historical Expenditures:

FY2021: The County expenditures as of 9/1/2021, \$389,855.10

FY2020: The County spent \$452,640.29

FY2019: The County spent \$803,106.22

FY2018: The County spent \$489,196.38

FY2017: The County spent \$346,672.74

FY2016: The County spent \$783,719.42

Project Implications: These contracts provide technical services, maintenance repairs and equipment replacement on various types of HVAC systems units varying from 5 to 880 tons capacity

and BAS; that provides comfort to patrons and employees throughout Fulton County facilities.

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

Department Issues/Concerns: If these renewal contracts are not approved, the Department cannot address the maintenance repairs needed for the County's HVAC systems in the County facilities.

Contract Modification

(A) Mechanical Services, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal			\$300,000.00
Total Revised Amount			\$600,000.00

(B) Trane U.S., Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal			\$300,000.00
Total Revised Amount			\$600,000.00

(C) Johnson Controls, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal			\$300,000.00
Total Revised Amount			\$600,000.00

(D) Daikin Applied Americas, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal			\$300,000.00
Total Revised Amount			\$600,000.00

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

Total Contract Value: \$1,200,000.00

(A)

Contract Value: \$300,000.00
Prime Vendor: Mechanical Services
Prime Status: White Female Business Enterprise-Non-Certified
Location: Hapeville, GA
County: Fulton County
Prime Value: \$300,000.00
Subcontractor: None

Total Contract Value: \$300,000.00 or 100.00%
Total M/FBE Value: \$300,000.00 or 100.00%

(B)

Contract Value: \$300,000.00
Prime Vendor: Trane US
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$300,000.00 or 100.00%
Subcontractor: None

Total Contract Value: \$300,000.00 or 100.00%
Total M/FBE Value: \$-0-

(C)

Contract Value: \$300,000.00
Prime Vendor: Johnson Controls, Inc.
Prime Status: Non-Minority
Location: Roswell, GA
County: Fulton County
Prime Value: \$300,000.00 or 100%
Subcontractor: None

Total Contract Value: \$300,000.00 or 100.00%
Total M/FBE Value: \$-0-

(D)

Contract Value: \$300,000.00
Prime Vendor: Daikin Applied Americas, Inc.
Prime Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Prime Value: \$300,000.00 or 100.00%
Subcontractor: None

Total Contract Value: \$300,000.00 or 100.00%
Total M/FBE Value: \$ -0-

Grand Contract Value: \$1,200,000.00 or 100%
Grand M/FBE Value: \$300,000.00 or 25.00%

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 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) 612-3772

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$1,200,000.00
Previous Adjustments: \$0.00
This Request: \$1,200,000.00
TOTAL: \$2,400,000.00

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:

100-520-5225-1116: General, Real Estate and Asset Management, Building Maintenance-
\$1,200,000 "Subject to availability of funding adopted for FY2022 by BOC"

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022

Cost Adjustment:	Renewal/Extension Terms: <input type="radio"/> renewal option remains
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Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start:
1/1/2022

Report Period End:
12/31/2022