



Fulton County

Legislation Text

File #: 21-0811, 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, 20ITB125835C-GS, Carpet, Carpet Tile Installation and Repair Services Countywide in the total amount of \$645,500.00 with (A) Bonitz, Inc. (Norcross, GA) in the amount of \$225,500.00; (B) Prime Contractors, Inc. (Powder Springs, GA) in the amount of \$300,000.00; and (C) HPI Floors, LLC (Atlanta, GA) in the amount of \$120,000.00, to provide carpet and carpet tile installation and repair services for all Fulton 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 Carpet, Carpet Tile Installation and Repair Services Countywide for FY2022.

Scope of Work: This contract furnishing all materials, labor, tools, equipment and appurtenances necessary to provide carpet and carpet tile installation and repair to facilities countywide; including removal and reinstallation of existing furniture when required and the removal and disposal of

existing carpet/carpet tiles. This service operates on an “as-needed” basis.

Community Impact: This is necessary to maintain a safe, functional and comfortable flooring for the patrons and employees in County facilities.

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

The requested spending authority in the total amount of \$645,500, is an increase of \$345,500 over 2021 to cover cost for additional installation of new carpet flooring, which DREAM is requesting as part of the capital improvement projects in collaboration with other various Departments. These projects are expected to use DREAM’s spending authority to cover their budget expenditures when available for FY2022.

The upkeep of Fulton County facilities is an essential function of this Department. These contracts are a vital part of our ability to maintain safe, functional and aesthetically sound facilities. Without this contract, flooring within Fulton County facilities could go without necessary maintenance and provide for a potentially hazardous environment. The deterioration of floor coverings in many well-traveled locations like court rooms and public corridors could be a cause for tripping hazards and health hazards from deteriorating carpets.

These contracts are a time and materials contracts that require covering the cost for all labor, replacement and installation of new carpet for County facilities. The requested spending authority in the total amount of \$645,500 is sufficient to covers these anticipated cost for FY2022.

Having multiple carpet installation contractors will provide the County with maximum flexibility and sufficient manpower resources in order to respond to the scope and complexity of the service needs.

Historical Expenditures:

FY2021: The County expenditures as of 9/8/2021, \$80,239.00

FY2020: The County spent \$456,128.37

FY2019: The County spent \$378,822.78

FY2018: The County spent \$158,636.29

Project Implications: These contracts ensure worn carpet is replaced in a timely manner. Without these contracts, flooring within Fulton County facilities could go without necessary maintenance and provide for a potentially hazardous environment.

Community Issues/Concerns: None that the Department is aware.

Department Issues/Concerns: If these renewal contracts are not approved, the Department does not have the resources, specialty tools and equipment to provide carpet and carpet tile installation repair services Countywide.

Contract Modification

(A) Bonitz, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0972	12/16/20	\$120,000.00
1st Renewal			\$225,500.00
Total Revised Amount			\$345,500.00

(B) Prime Contractors, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0972	12/16/20	\$120,000.00
1st Renewal			\$300,000.00
Total Revised Amount			\$420,000.00

(C) HPI Floors, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0972	12/16/20	\$120,000.00
1st Renewal			\$225,500.00
Total Revised Amount			\$345,500.00

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)***Contract Value: \$645,500.00****(A)**

Contract Value: \$225,500.00
Prime Vendor: Bonitz, Inc.
Prime Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Prime Value: \$112,750.00 or 50.00%

Subcontractor: Farbod
Subcontractor Status: Hispanic Male Business Enterprise-Non-Certified
Location: Norcross, GA
County: Gwinnett County
Subcontractor Value: \$112,750.00 or 50.00%

Total Contract Value: \$225,500.00 or 100.00%
Total M/FBE Value: \$112,750.00 or 50.00%

(B)

Contract Value: \$300,000.00
Prime Vendor: Prime Contractors
Prime Status: Non-Minority
Location: Powder Springs, GA
County: Cobb County
Prime Value: \$300,000.00 or 100.00%

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

(C)

Contract Value: \$120,000.00
Prime Vendor: HPI Floors, LLC
Prime Status: African American Business Enterprise - Non-Certified
Location: Atlanta, GA
County: Fulton County
Prime Value: \$120,000.00 or 100.00%

Total Contract Value: \$120,000.00 or 100.00%
Total M/FBE Value: \$120,000.00 or 100.00%

Grand Total Contract Value: \$645,500.00 or 100.00%
Grand Total of Prime Value: \$532,750.00 or 82.53%
Grand Total M/FBE Value: \$232,750.00 or 36.06%

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: \$300,000.00

Previous Adjustments: \$0.00
This Request: \$645,500.00
TOTAL: \$945,500.00

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:

100-520-5220-1116: General, Real Estate and Asset Management, Building Maintenance- \$245,500
“Subject to availability of funding adopted for FY2022 by BOC” “This Carpet Contract operates on an
“as needed” basis Countywide and funded by requested agencies”.

Funding Line 2:

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance- \$400,000
“Subject to availability of funding adopted for FY2022 by BOC” “This Carpet Contract operates on an
“as needed” basis Countywide and funded by requested agencies”.

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: <input type="radio"/> renewal options remains.

Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

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