



# Fulton County

## Legislation Text

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File #: 21-0834, Version: 1

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### Department

Real Estate and Asset Management

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

Request approval to increase spending authority- Department of Real Estate and Asset Management, Bid#18ITB113793C-GS, Countywide On-Site Door Repair and Overhead Door Preventive and Predictive Maintenance in the total amount of \$179,222.00 with Overhead Door Company of Atlanta, dba D.H. Pace Company, Inc., (Atlanta, GA), to provide replacement of two Revolving Doors at the main entrance and major repairs/replacement to the two Fire Doors on ground Floor and 2<sup>nd</sup> floor in the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303. Effective upon BOC approval. **(APPROVED)**

### Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

### 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** Increase spending authority for the replacement of two revolving doors and major repairs/replacement of two fire doors in the Justice Center Tower.

**Scope of Work:** The increased spending authority is being requested to cover the costs for the replacement of two Revolving Doors at the main entrance and major repairs/ replacement of two Fire

Doors located on the ground floor and 2<sup>nd</sup> floor in the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303.

Capital Replacement Project Cost:

	<b>Project Description</b>	<b>Project Cost</b>
1	Replacement of Two (2) Revolving Doors at the Main Entrance: Remove existing revolver, furnish and install Crane 2000 series revolving door and ¼" clear tempered revolver glass into the existing opening	\$143,806.00
2	Ground Floor Fire Door Repair: Remove and demo existing door, provide new gypsum partition wall/framing to include blocking, prep/prime/paint new wall, and clean and remove all materials and rubbish	\$23,836.00
3	2 <sup>nd</sup> Floor Fire Door Repair: Remove faulty motor and control, install new motor & control, set up door, cycle door for proper operation, and certify fire door	\$11,580.00
	<b>Increase Authority Needed</b>	<b>\$179,222.00</b>

This contract furnishes all parts, labor, equipment, transportation and materials necessary to provide on-site door repair and preventive and predictive maintenance services Countywide. The scope of work includes inspection and repair of doors and mountings, wind locks, guides weather stripping, counter balance and to inspect all pivot points, hinges latches, center roller supports and maintenance repair and replacement on a case-by case basis. Preventive and/or Predictive Maintenance (PM) checks includes, but is not limited to:

- Visual and Audible Inspection
- Operations Check
- Roll-Up doors: Manual and Power Operated
- Swing doors, ADA equipped doors and Main Entrance
- Gates with secured access
- Fire doors and Fire Curtains

**Community Impact:** This contract impacts the community in having the ability to provide on-site doors repairs and maintenance services on Countywide facilities.

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

The Capital Improvement projects are intended to accomplish replacement of old Main (public) Entrance Revolving Doors and Fire Doors at Justice Center Tower, 185 Central Avenue. The manual revolving doors were installed in 1992 when the building was renovated. Since then, the doors have undergone several repairs and are estimated to have reached their end-of-life performance. These doors are now very hard to operate and are used by thousands of County Customers entering and exiting the building each day.

Fire doors are installed in the elevator lobbies on the Ground to 2<sup>nd</sup> floors of Justice Tower. These are installations mandated by the fire and life safety codes and are necessary to ensure safety of employees and patrons in the building. On a recent inspection, it was determined that the door on the 2<sup>nd</sup> floor and the one on the Ground floor needed major component replacement and repair.

Both replacements and repairs above are sought to be accomplished through Overhead Door Company. The requested increase in authority in the total amount of \$179,222 will cover cost of the planned capital replacement and repairs will be used solely for the above three projects.

The project management is coordinated by the Department of Real Estate and Asset Management Building Maintenance Team.

**Historical Expenditures:**

- FY2021: Actual expenditures as of 9/17/2021, \$71,840.41 (\$163,942.00 is allocated for other pending project repairs)
- FY2020: The County spent \$183,965.00
- FY2019: The County spent \$346,835.42

**Project Implications:** This contract ensures safety and security of employees and citizen. In many cases structural integrity of facilities will be compromised leading to vandalism and theft in County-owned facilities. Not having a professional contractor could, also, result in the County's failure to comply with Federal ADA requirements.

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

**Department Issues/Concerns:** If this increase spending authority is not approved, there will be a delay in the replacement of the two main entrance revolving doors and the repairs of fire doors on the ground floor and 2<sup>nd</sup> floor rat the Justice Center Tower located at 185 Central Avenue, Atlanta, GA 30303. Also, the County will not be In compliance with fire codes.

**Contract Modification**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	18-0941	12/19/18	\$140,000.00
Increase Spending Authority No. 1	19-0565	7/10/19	\$164,199.00
1st Renewal	19-0849	10/16/19	\$200,000.00
Increase Spending Authority No. 2	19-1149	10/16/19	\$45,559.00
2 <sup>nd</sup> Renewal	20-0694	10/7/20	\$200,000.00

Increase Spending Authority No. 3			\$179,222.00
Total Revised Amount			\$928,980.00

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

**Contract Value:** \$179,222.00  
**Prime Vendor:** Overhead Door Company of Atlanta, dba D.H. Pace Co., Inc.  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$179,222.00 or 100.00%

**Total Contract Value:** \$179,222.00 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: Amendment No. 3 to Form of Contract  
Exhibit 2: Cost Proposals  
Exhibit 3: Contractor's Performance Report

**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: \$140,000.00  
Previous Adjustments: \$609,758.00  
This Request: \$179,222.00  
TOTAL: \$928,980.00

**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-M004: Capital, Real Estate and Asset Management, Interiors -\$179,222.00

Key Contract Terms	
Start Date: Effective upon BOC approval	End Date: 12/31/2021
Cost Adjustment:	Renewal/Extension Terms:

### Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start:  
10/6/2021

Report Period End:  
12/31/2021