



# Fulton County

## Legislation Text

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File #: 22-0321, 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 amend the existing contract - Department of Real Estate and Asset Management, 17RFP107111K-EC, Project Management Team Services in an amount not to exceed \$584,310.00 with The Joint Venture of Heery International, Inc. and McAfee3 Architects (Heery/McAfee3 - a joint venture) to provide project management services during the design and construction phases of the new Animal Services Facility. Effective upon issuance of the Notice to Proceed. **(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.

**Scope of Work:** This amendment will allow project management services to continue without interruption for the design and construction of the new Animal Services Facility.

Heery/McAfee3 began project management of the Animal Services Facility in January 2020 during

the schematic design phase of the project. Shortly after, in March 2020, all project activities were stopped because of the COVID pandemic and did not resume until March 2021.

Since then, the design work has been completed, the CM@Risk contract has been awarded, the project's Guaranteed Maximum Price amendment has been approved, and Bond financing placed. Currently, the contractor is mobilizing to start construction this month.

Heery/McAfee3 has incurred \$222,501 in services on the Animal Services Facility project which have been paid with available funds from their existing Contract because Bond financing for the Animal Services Facility, including project management costs, was not available until the closing of the 2021 FCURA FIB Bond in mid-December 2021. The requested \$584,310 is included in the approved Animal Services Facility Project Budget and the 2021 FCURA FIB Bond funding.

This contract provides a broad range of management services and activities for multiple projects over several phases at the County's discretion to meet the County's needs in implementing its FCURA Urban Redevelopment Capital Improvement Plan.

**Community Impact:** This agenda item is necessary to continue to provide Project Management Team Services for the design and construction for the new Animal Services Facility which will meet the long-term service needs of the community.

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

**Project Implications:** Would interrupt and delay project management services during the design and construction phases which could result in project scheduling delays.

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

**Department Issues/Concerns:** DREAM does not have the capacity, or the expertise, to perform full time Project Management Services for the design and construction of the new Animal Services Facility.

## Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	17-0680	8/16/2017	\$2,834,424.00
Amendment No. 1	20-0523	8/5/2020	\$278,420.76
Contract Extension No. 1	20-0702	10/7/2020	\$1,940,998.00
<b>Amendment No. 2</b>			<b>\$584,310.00</b>
Total Revised Amount			\$5,638,152.76

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

**Contract Value:** \$584,310.00

**Prime Vendor:** Heery International, Inc./McAfee3 (JV)

**Prime Status:** Heery (\$333,056.70 or 57%) minority & McAfee3 (\$251,253.30 or 43%)

**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$403,173.90 or 69.00%

**AAFBE/Certified**

**Subcontractor:** D. Clark Harris, Inc.  
**Subcontractor Status:** White Female Business Enterprise-Certified  
**Location:** Fayetteville, GA  
**County:** Fayette County  
**Contract Value:** \$93,489.60 or 16.00%

**Subcontractor:** MHR International  
**Subcontractor Status:** African American Male Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$87,646.50 or 15.00%

**Total Contract Value:** \$584,310.00 or 100.00%  
**Total MFBE Value:** \$432,389.40 or 74.00%

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

Exhibit 1: Amendment No. 2 to Form of Contract  
Exhibit 2: Cost Proposal  
Exhibit 3: Contractor 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: \$2,834,424.00  
Previous Adjustments: \$2,219,418.76  
This Request: \$584,310.00  
TOTAL: \$5,638,152.76

**Grant Information Summary**

Amount Requested: [Click here to enter text.](#) ☐ Cash  
Match Required: [Click here to enter text.](#) ☐ In-Kind  
Start Date: [Click here to enter text.](#) ☐ Approval to Award  
End Date: [Click here to enter text.](#) ☐ Apply & Accept  
Match Account \$: [Click here to enter text.](#)

## **Fiscal Impact / Funding Source**

### **Funding Line 1:**

534-520-5200-K021: FCURA, Real Estate and Asset Management, Animal Services Facility - \$584,310.00

<b>Key Contract Terms</b>	
<b>Start Date:</b> Upon Issuance of NTP	<b>End Date:</b> Until contract completion as determined by the County
<b>Cost Adjustment:</b> <a href="#">Click here to enter text.</a>	<b>Renewal/Extension Terms:</b> <a href="#">Click here to enter text.</a>

**Overall Contractor Performance Rating:** 3.80

**Would you select/recommend this vendor again?**  
Yes

**Report Period Start:** 1/1/2022      **Report Period End:** 3/15/2022