



# Fulton County

## Legislation Text

File #: 22-0384, Version: 1

### Department

Real Estate and Asset Management

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

Request approval of a change order less than 10% - Department of Real Estate and Asset Management, 20RFP127341K-DB, Judge Romae T. Powell-Fulton County Juvenile Justice Facility Building Automation System Upgrades, Air Handling Unit Repairs and Chiller Replacements in the amount of \$123,073.00 with Trane U.S., Inc. (Atlanta, GA), to modify the existing Scope of Work to provide additional repairs and replacement of primary and secondary chiller pumps discovered during the upgrade renovation project of the BAS Controls, AHU and Chillers at the Fulton County Judge Romae T. Powell Juvenile Justice Center; and, to extend the existing contract for an additional four (4) month period in order to complete the work through October 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 102-420, 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** Request approval of Change Order No. 1 to provide additional repairs and replacement of primary and secondary chiller pumps for the BAS Controls, AHU and Chillers Project at the Fulton County Judge Romae T. Powell Juvenile Justice Center.

**Scope of Work:** The Contractor will perform the additional services to provide repairs and replacement of primary and secondary chiller pumps the need for which was discovered during the upgrade renovation project of the BAS Controls, AHU and Chillers at the Fulton County Judge Romae T. Powell Juvenile Justice Center.

It was discovered during a recent investigation as part of the Juvenile Justice Center BAS Controls, Chillers & AHUs Project that three (3) Primary and two (2) Secondary Chiller Pumps, have extensive, unexpected damaged and deteriorating components requiring repair and/or replacement to return to operating condition. The investigation also showed that the deficiencies of this work go beyond the current project scope and will incur additional costs, depleting the original project contingency and exceeding the total approved authority of \$1,802,591.00.

These Pumps supply chilled water from the Chillers to building AHUs and return it from the Cooling Tower. Their function is essential to the successful operation of the HVAC system and the delivery of conditioned air throughout the facility.

Currently, the overall Project is approximately 68% complete with three (3) new Chillers installed and the AHUs refurbishments 90% finished. Work has begun connecting the BAS Controls to the Terminal Unit Boxes and Network Controllers.

Pumps Existing Conditions and Costs to Repair/Replace:

Pumps	Condition	Completion	Costs
Primary P-1	Damaged impeller and shaft from bearing failure.	2 <sup>nd</sup> Qtr. 2022	\$25,222.00
Primary P-2	Damaged impeller and shaft from bearing failure.	3 <sup>rd</sup> Qtr. 2022	\$25,222.00
Primary P-3	Leaking grease. Idle for many years. Likely bearing failure.	2 <sup>nd</sup> Qtr. 2022	\$31,860.00
Secondary SP-1	Bearing failure resulted in damaged impeller, sleeve, and shaft.	2 <sup>nd</sup> Qtr. 2022	\$14,790.00
Secondary SP-2	Bearing failure resulted in damaged impeller, sleeve, and shaft.	3 <sup>rd</sup> Qtr. 2022	\$14,790.00
Contingency (10%)			\$11,189.00
<b>Total Costs</b>			<b>\$123,073.00</b>

This Change Order is necessary to complete the Building Automation System Upgrades, Air Handling Unit Repairs and Chiller Replacements Project. These Primary and Secondary Chiller Pumps are approximately twenty (20) years old and original to the building. Deferred maintenance and repairs have shortened their useful life and this additional capital investment is now necessary to make the Pumps fully operational. Major repairs and replacements of the Pumps are not part of the project scope of work. Coupled with rising construction pricing, scarcity of replacement parts, and scheduling impacts, we believe this Change Request #1 is merited.

**Community Impact:** Maintaining BAS, AHUs and chillers systems in a reliable working condition ensures proper air quality and temperature in all buildings visited by the public.

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

On May 5, 2021, the BOC approved Item #21-0332, the recommended proposal #20RFP127341K-DB, with Trane U.S., Inc. in the amount of \$1,802,591.00, to provide renovation of the BAS upgrades, AHUs Repairs and Chiller Replacement at the Fulton County Judge Romae T. Powell Juvenile Justice Center.

This request for Change Order No. 1 in the total amount of \$123,073.00, will allow the completion of the renovation of the BAS upgrades, AHUs Repairs and Chiller Replacement. We also request as part of this Change Order No. 1 that the contract term to be extended by an additional four (4) months as we expect the work should be completed by October 31, 2022. This extension is solely attributable to the availability and delivery of necessary replacements parts which can be up to sixteen (16) weeks. Monies for this Change Order will be provided by the FCURA Urban Redevelopment Bonds fund.

The HVAC Contractor (Trane U.S., Inc.) will work in collaboration with the Department of Real Estate and Asset Management, Project Management Team.

**Project Implications:** This effort and impact are necessary to allow the completion of renovations of the BAS upgrades, AHUs Repairs and Chiller Replacement Project in the Juvenile Justice Center.

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

**Department Issues/Concerns:** If this Change Order is not approved, there may be a potential disruption of the renovation of the BAS upgrades, AHUs Repairs and Chiller Replacement Project to upgrade performance of the HVAC system and deliver conditioned air within the Juvenile Justice Center.

## Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0332	5/5/21	\$1,802,591.00
<b>Change Order No. 1</b>			<b>\$123,073.00</b>
Total Revised Amount			\$1,925,664.00

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

**Contract Value:** \$123,073.00  
**Prime Vendor:** Trane U.S. Inc.  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$64,613.33 or 52.50%

Subcontractor:	ARS Mechanical, LLC
Subcontractor Status:	African American Male Business Enterprise-Certified
Location:	Stonecrest, GA
County:	DeKalb County
Contract Value:	\$35,838.86 or 29.12%
Subcontractor:	Research Air Flo, Inc.
Subcontractor Status:	Non-Minority
Location:	Atlanta, GA
County:	Fulton County
Contract Value:	\$1,858.40 or 1.51%
Subcontractor:	Osprey Management
Subcontractor Status:	African American Male Business Enterprise-Non-Certified
Location:	Marietta, GA
County:	Cobb County
Contract Value:	\$1,353.80 or 1.10%
Subcontractor:	Sutton Electric
Subcontractor Status:	Non-Minority
Location:	Newnan, GA
County:	Coweta County
Contract Value:	\$19,408.61 or 15.77%
Total Contract Value:	\$123,073.00 or 100.00%
Total MFBE Value:	\$37,192.66 or 30.22%

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

Exhibit 1: Change Order No. 1 to Form of Contract

Exhibit 2: Change Order 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: \$1,802,591.00  
Previous Adjustments: \$0.00  
This Request: \$123,073.00  
TOTAL: \$1,925,664.00

### 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:

532-520-5200-K008: FCURA, Real Estate and Asset Management, MEP Improvements-FCURA -  
\$123,073.00

Key Contract Terms	
<b>Start Date:</b> Upon BOC Approval	<b>End Date:</b> 10/31/2022
<b>Cost Adjustment:</b>	<b>Renewal/Extension Terms:</b>

**Overall Contractor Performance Rating:** 3.40

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

Yes

**Report Period Start:** 6/30/2021  
**Report Period End:** 3/31/2022