Fulton County

Legislation Text

File #: 22-0402, **Version:** 1

Department
Library

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*
Request approval to extend an existing contract - Fulton County Library System, RFP #10RFP04122K-DJ, Program Management Services for the Fulton County Library System Capital Improvement Program (FCLS-CIP) in the amount of $400,091.70 with CBRE Heery/Russell - a joint venture (Atlanta, GA), comprised of CBRE Heery, Inc. and H.J. Russell and Company, Inc. to provide continued Program Management Services for the remaining Phase II library projects for an additional six (6) month period in order to complete project construction and project adds for Phase II library project renovations. Effective dates: July 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 102-420, 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)*
Arts and Libraries

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 to extend existing contract for six (6) additional months period from July 1, 2022 through December 31, 2022, to complete the remaining Phase II library projects.

Scope of Work: The Fulton County Library System request approval to extend the existing current

term for the awarded Program Management Team (PMT), CBRE Heery/Russell, a joint venture, and extend services related to providing Program Management of the Phase II library renovation projects, for a period of six (6) additional months period beginning July 1, 2022 through December 31, 2022.

Program Management Services begins during the initial planning phase of each project and continues through construction close-out and warranty periods for renovated facilities. As currently contracted, the PMT has oversight responsibilities for each renovated and/or new library project. They monitor, direct, check, review and comment on design and construction performed by others. In collaboration with the Owner's Representative Team, which will consist of staff from the Library, the Department of Real Estate and Asset Management (DREAM), Risk Management, Purchasing & Contract Compliance, Department of Information Technology (DoIT) and County Auditors, the PMT will maintain primary responsibility for coordination, cost estimating, planning management and implementation of controls to ensure projects remain on the approved critical path schedule and for the successful construction and delivery of each library project.

Under direction of County staff, the PMT will remain responsible for:

a. Construction of Peachtree and MLK Libraries.
b. Project scheduling
c. Ongoing Master and Project Budget Management
d. Preparation of criteria and development of Requests for Proposal for design/build teams, estimators and schedulers, as may be required.
e. Management of new and/or renovation projects.
f. Transitioning of projects to Fulton County for opening/re-opening and occupancy.
g. Project Controls
h. Project Close-Out
i. Cost Estimating
j. Record keeping

The PMT will not be eligible to compete for any design services on any of the library projects, nor be allowed to participate on any construction, construction management or design/build team under this Capital Improvement Program.

Extending the CBRE Heery/Russell contract is advantageous for Fulton County in a number of ways. It allows the County to:

1. Maintain program and project knowledge and experience gained by working with the Fulton Library System over the past 11 years.
2. Ensure project consistency in design, construction, and project additions and enhancements.
3. Maintain project momentum. No lost time with a new procurement and start-up.
4. Minimize the learning of procedures and management systems
5. Avoid duplication of services

Community Impact: This request involves the renovation of libraries in communities throughout the County. The successful and timely renovation of each library project will impact communities countywide.

Department Recommendation: The Fulton County Library System recommends approval.

The BOC approved to extend (No. 3) existing contract #10RFP04122K-DJ on December 15, 2021, as Item #21-1033 in the amount of $344,722.60 to provide continued Program Management Services for Phase II library projects and renovation projects for six (6) additional months, effective dates: Effective dates: January 1, 2022 through June 30, 2022.

This request is to extend the existing contract (No.4) for an additional six (6) month period from July 1, 2022 through December 31, 2022 to allow the PMT to complete the remaining Phase II library projects and project adds for Phase II library projects in the amount of $400,091.70.

Project Implications: The cost of the requested service will be funded using library bond funds.

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

Department Issues/Concerns: If this contract extension is not approved, there will be a delay in completing the remaining Phase II library projects and project adds for Phase II library projects.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	10-0880	9/1/10	$3,334,928.00
Amendment No. 1	12-1143	12/19/12	$328,760.00
Amendment No. 2	13-0910	10/16/13	$729,582.50
1st Renewal	13-0911	10/16/13	$551,278.68
2nd Renewal	14-0724	9/17/14	$1,198,609.00
Extension No. 1	15-0973	11/4/15	$1,400,000.00
Amendment No. 3	16-0995	11/2/16	$149,913.29
Extension No. 2	16-0996	11/2/16	$636,545.20
Amendment No. 4	20-0255	4/15/20	$1,934,509.04
Amendment No. 5	21-0308	4/21/21	$492,246.81
Extension No. 3	21-1033	12/15/21	$344,722.60
Extension No. 4			**$400,091.70**
Total Revised Amount			$11,501,186.82

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

Contract Value: **$400,091.70**

Prime Vendor: **CBRE Heery/Russell (J/V)**
Prime Status: **CBRE Heery - Non-Minority &**
H.J. Russell - Certified AABE
Location: **Atlanta, GA**
County: **Fulton County**
Prime Value: **Russell $205,287.05 or 51.31%**
Heery $194,804.65 or 48.69%

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Total Contract Value: **$400,091.70 or 100.00%**
Total M/FBE Value: **$205,287.05 or 51.31%**

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

Exhibit 1: Extension No. 4 to Form of Contract
Exhibit 2**:** 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:	$3,334,928.00
Previous Adjustments:	$7,766,167.12
This Request:	$400,091.70
TOTAL:	$11,501,186.82

Grant Information Summary

Amount Requested:
Match Required:
Start Date:
End Date:
Match Account $:

☐ Cash
☐ In-Kind
☐ Approval to Award
☐ Apply & Accept

Fiscal Impact / Funding Source

Funding Line 1:

573-650-6500-L011: Library Bond Capital Phase 2, Library, Central Library- $335,201.49

Funding Line 2:

573-650-6500-L014: Library Bond Capital Phase 2, Library, Sandy Springs Library- $25,742.77

Funding Line 3:

573-650-6500-L015: Library Bond Capital Phase 2, Library, Buckhead Library- $39,147.44

Key Contract Terms	
Start Date: 7/1/2022	**End Date:** 12/31/2022
Cost Adjustment:	**Renewal/Extension Terms**: Additional 6-months period

Overall Contractor Performance Rating: 4.00

Would you select/recommend this vendor again?
Yes

Report Period Start: **1/1/2022**

Report Period End: **5/2/2022**

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