



# Fulton County

## Legislation Text

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File #: 22-0639, 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 of a task order - Department of Real Estate and Asset Management, 20RFP124887K-BKJ, Standby Professional Services for Facilities Related Planning, Design, Engineering and Assessments- Architectural and Engineering Services in the amount of \$739,180.00 with Sizemore Group, LLC (Atlanta, GA), to provide standby professional design services for the Fulton County Government Behavioral Health Crisis Center located within the existing Oak Hill Child, Adolescent & Family Center at 2805 Metropolitan Parkway SW, Atlanta, GA 30315. Effective upon BOC approval. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-360, request for approval of Task Orders exceeding \$500,000 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 task order to provide standby professional design services for the Fulton County Government Behavioral Health Crisis Center.

**Scope of Work:** The design firm will furnish all architectural design, engineering, planning, and construction administration services for the Fulton County Government Behavioral Health Crisis Center which will be located within the existing Oak Hill Child, Adolescent & Family Center facility at 2805 Metropolitan Pkwy SW, Atlanta, GA 30315.

**Scope of Work:**

The intent is to renovate the existing facilities at this location to accommodate the space needed to deliver Adult and Adolescent behavioral health services. The center shall offer a “no wrong door” philosophy to ensure access to anyone in need of behavioral health services. These functions will benefit everyone from individuals in crisis and their families to the overcrowded hospitals and first responders currently stretched to their capacity. The Project Description for the Fulton County Behavioral Crisis Center and the Request for Proposal dated June 1, 2022, provide additional details used as a basis for the response.

**Services:**

The Design Services will include the services needed to produce Construction Documents and Specifications to allow the County to procure a construction contractor in a subsequent solicitation. This includes overall project management, site visits and meetings needed in person and/or remotely. The total compensation will be the sum of the Design Phases and Construction Phase as listed in the table below.

**Compensation:**

<b>Tasks/Phase</b>	<b>Total Cost</b>
Arch, MEP&F, Security, Communication, Structural	<b>\$236,680.00</b>
<b>Design Phase Total</b>	
Programming and Enhanced Schematic Design	\$219,630.00
Procurement	\$17,050.00
<b>Construction Documents</b>	<b>\$400,000.00</b>
<b>Construction Administration Phase Total</b>	<b>\$102,500.00</b>
Construction Administration	\$92,000.00
Warranty	\$10,500.00
<b>Total Design and CA Compensation</b>	<b>\$739,180.00</b>

This contract provides all necessary standby professional services for facilities related planning, design, engineering and assessments - architecture & engineering services program on a “task order” basis to implement the following: engineering studies; consultative, advisory, investigative and pre-design services; pre-design and pre-construction activities; partnering; project management services; detailed design services; contract administration and general review during construction; construction management services; and additional services that may be requested by the County.

**Community Impact:** The citizens would experience impacts of the County future and long-term space and service need of the constituents and employees of Fulton County.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval of task order to provide standby professional design services for the Fulton County Government Behavioral Health Crisis Center located within the existing Oak Hill Child,

Adolescent & Family Center at 2805 Metropolitan Parkway SW, Atlanta, GA 30315.

The requested Task Order in the total amount of \$739,180.00 will cover the cost to provide all necessary standby professional services for facilities related planning, design, engineering, and assessments - architecture & engineering services program on a "task order" basis to implement the design plan for the Fulton County Government Behavioral Health Crisis Center.

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

History Expenditures:

FY2022: The County allocation/expenditure as of 8/24/2022, \$509,759.18

FY2021: The County spent \$150,090.55

FY2020: The County spent \$259,975.98

FY2019: The County spent \$325,415.19

FY2018: The County spent \$533,110.40

FY2017: The County spent \$342,398.00

**Project Implications:** The Task Order will allow the design firm to develop the design plan and construction management phase for the Fulton County Government Behavioral Health Crisis Center.

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

**Department Issues/Concerns:** If this task order is not approved, the County does not have the abilities/or skills to provide standby professional services for architectural and engineering services, and there will be a delay in the developing the design plan for the Fulton County Government Behavioral Health Crisis Center.

**Contract Modification**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0165	3/3/21	\$400,000.00
Task Order No. 1	21-0307	4/21/21	\$525,400.00
1 <sup>st</sup> Renewal	21-0750	10/6/21	\$400,000.00
<b>Task Order No. 2</b>			<b>\$739,180.00</b>
Total Revised Amount			\$2,064,580.00

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

**Contract Value:** \$739,180.00  
**Prime Vendor:** Sizemore Group, LLC  
**Prime Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$332,631.00 or 45.00%

**Subcontractor:** Ascension Program Management  
**Subcontractor Status:** Non-Minority  
**Location:** Monroe, GA  
**County:** Walton County  
**Contract Value:** \$73,918.00 or 10.00%

**Subcontractor:** Palacio Collaborative  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$29,567.20 or 4.00%

**Subcontractor:** Travis Pruitt & Associates  
**Subcontractor Status:** Non-Minority  
**Location:** Norcross, GA  
**County:** Gwinnett County  
**Contract Value:** \$73,918.00 or 10.00%

**Subcontractor:** Maxx Union, LLC  
**Subcontractor Status:** Non-Minority  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$22,175.40 or 3.00%

**Subcontractor:** Phillips-Langley & Associates  
**Subcontractor Status:** Non-Minority  
**Location:** Suwanee, GA  
**County:** Gwinnett County  
**Contract Value:** \$22,175.40 or 3.00%

**Subcontractor:** S.L. King & Associates  
**Subcontractor Status:** African American Male Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$147,836.00 or 20.00%

**Subcontractor:** Palmer Engineering Company  
**Subcontractor Status:** African American Male Business Enterprise-Non-Certified  
**Location:** Tucker, GA  
**County:** Dekalb County  
**Contract Value:** \$36,959.00 or 5.00%

**Total Contract Value:** \$739,180.00 or 100.00%  
**Total M/FBE Value:** \$214,362.20 or 29.00%

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

Exhibit 1: Task Order No. 2 to Form of Contract

Exhibit 2: Cost Proposal for Design Services for Fulton County Behavioral Health Center

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: \$400,000.00  
Previous Adjustments: \$925,400.00  
This Request: \$739,180.00  
TOTAL: \$2,064,580.00

**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:**

448-520-ARP1-HINF: Interest Income-Investment, Real Estate and Asset Management, Behavioral Health Crisis Center- \$739,180.00

Key Contract Terms	
Start Date: 9/7/2022	End Date: Upon Project Completion
Cost Adjustment:	Renewal/Extension Terms:

**Overall Contractor Performance Rating:** 3.60

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

Yes

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

**Report Period End:**  
6/30/2022