



# Fulton County

## Legislation Text

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File #: 22-0729, Version: 1

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### Department

Real Estate and Asset Management

### Requested Action

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 20ITB125598C-GS, HVAC On Call Maintenance Services Countywide in the total amount not to exceed \$1,200,000.00 with (A) Mechanical Services, Inc. (Hapeville, GA) in the amount of \$300,000.00; (B) Trane U.S., Inc. (Atlanta, GA) in the amount of \$300,000.00; (C) Johnson Controls, Inc. (Roswell, GA) in the amount of \$300,000.00; and (D) Daikin Applied Americas, Inc. (Marietta, GA) in the amount of \$300,000.00, to provide standby on-site HVAC on call maintenance services of air conditioning systems on an "as needed" basis for all Fulton County facilities. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2023 through December 31, 2023. **(APPROVED)**

### Requirement for Board Action

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

### Strategic Priority Area related to this item

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 to renew existing contracts to provide HVAC On Call Maintenance Services Countywide on "as-needed" basis for Fulton County facilities for FY2023.

**Scope of Work:** These contracts furnish all materials, labor, tools, equipment, and appurtenances necessary to provide standby on-site HVAC on call maintenance services of air conditioning systems

on an “as needed” basis for all Fulton County facilities. The also includes but not limited to the following preventive maintenance task to be perform as indicted in the scope of work.

These Countywide contracts are considered stand-by contracts. They are used on an “as-needed” basis and provide preventive and corrective maintenance tasks covering scheduled and un-scheduled maintenance needs.

### **Scope of Work:**

1. Troubleshoot the BAS/ HVAC equipment.
2. Make adjustment on sensors inputs/outputs and all various setting where automation is not used.
3. Replace minor spares, like fuses, filters, solenoids, small valves etc. This will be completed in consultation with the appropriate Building Maintenance Manager.
4. Report to the Building Maintenance Manager scope and details of major repair needed and provide a not-to-exceed estimate for the repair work.
5. Acquire repair parts and perform repair service.
6. At the end of repair work or call, the tradesperson or his/her supervisor must submit a service ticket for each call-out indicating the date of service, location of the service, County ID# of equipment serviced, explanation of work carried out, bill of materials, and actual duration of the work.
7. Provide warranty information on replaced equipment and parts.
8. If the bidder does not have capabilities in troubleshooting special/proprietary control systems, it shall make arrangement with manufacturers or their authorized representatives for effective management of the situation, after consultations with the County authorized representative.
9. Dispose all waste material, including hazardous wastes, in an environmentally acceptable Manner.

### **Equipment Types and Connected Systems that may Require Service Repair:**

1. Air conditioning units/air handlers.
2. Splits units and package units (heat and cool).
3. Chillers, cooling towers and associated equipment
4. Terminal boxes and controllers.
5. Boilers and hot water heaters.
6. Building Automation Systems

### **Representative Equipment:**

1. General purpose motor controllers using solid state and relay control.
2. Refrigerant management system and refrigerant leak monitoring systems.
3. Reliance electric VTAC III, Magnetec, ABB, Eaton, Yasakawa, Johnson Control, and other makes of variable speed drives.
4. Kruger, Envirotec, Titus etc., VAV boxes and PIU units.
5. Johnson Controls C210, VAV 110, VMA, FEC controllers. JACE network engines and other BAS devices other than the aforementioned.
6. Split system air conditioning units manufactured by Carrier, York, GE Lenox, etc., 3 to 10 tons

capacity.

7. Package air conditioning units manufactured by Daikin, Lenox, Carrier, York, Trane, etc., and 5 to 40 tons capacity.
8. Air handling units manufactured by Carrier, Trane, Honey-Well, and others with motor capacity varying from 1/4 HP to 40 HP.
9. Chillers 25 Tons to 880 Tons capacity, with air cooled and water cooled.
10. Hot water heaters, natural gas fired, up to 1,750,000 BTU input, of RUUD, Bradford-White, State, American Cater, Triad, Raypak, York and other models.
11. Natural gas fired and oil-fired boilers, up to 2,000,000 BTU input and 160 PSI pressure of Carrier, Raypak Steam Pak, Kewanee, Rudd, York, and other models.
12. Isolation valves, butterfly valves, gate valves and globe valves of assorted makes.
13. Electrically/pneumatically operated valves. Valve positioners and indicators (Bray, Keystone, Etc.).
14. Raised floors cooling/heating, Liebert and AGU's units up to 100 tons.
15. Heating, Air-Conditioning, and Humidity Control with Pool-Pak', Desert Air, Carrier, 'Dektron' units, and others.

**Community Impact:** This is necessary for the environmental health and comfort of the patrons and employees in County facilities

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

These are time and material contracts. The requested spending authority in the total amount of \$1,200,000 for FY2023 will cover the cost for manufacturer's specified OEM replacement parts/components on variety types of HVAC systems (AHU, cooling towers, and splits & package units) with sizes varying from 5 to 880 tons capacity throughout Fulton County. Approximately 30% for troubleshooting, diagnosing and maintenance repairs for BAS/HVAC equipment, and 70 % cover the cost for manufacturer's specified OEM replacement parts and components.

**Expenditure History:**

- FY2022: The County expenditures as of 8/10/2022, \$229,448.13
- FY2021: The County spent \$949,728.30
- FY2020: The County spent \$452,640.29
- FY2019: The County spent \$803,106.22
- FY2018: The County spent \$489,196.38

**Project Implications:** These contracts provide technical services, maintenance repairs and equipment replacement on various types of HVAC systems units varying from 5 to 880 tons capacity and BAS; that provides comfort to patrons and employees throughout Fulton County facilities.

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

**Department Issues/Concerns:** If these renewal contracts are not approved, the Department cannot address the maintenance repairs needed for the County's HVAC systems in the County facilities.

## Contract Modification

**(A) Mechanical Services, Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal	21-0756	10/6/21	\$300,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$300,000.00</b>
Total Revised Amount			\$900,000.00

**(B) Trane U.S., Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal	21-0756	10/6/21	\$300,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$300,000.00</b>
Total Revised Amount			\$900,000.00

**(C) Johnson Controls, Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal	21-0756	10/6/21	\$300,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$300,000.00</b>
Total Revised Amount			\$900,000.00

**(D) Daikin Applied Americas, Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0799	11/4/20	\$300,000.00
1st Renewal	21-0756	10/6/21	\$300,000.00
<b>2<sup>nd</sup> Renewal</b>			<b>\$300,000.00</b>
Total Revised Amount			\$900,000.00

**Contract & Compliance Information** *(Provide Contractor and Subcontractor details.)***Total Contract Value: \$1,200,000.00**

**(A)**  
**Contract Value:** \$300,000.00  
**Prime Vendor:** Mechanical Services  
**Prime Status:** White Female Business Enterprise-Non-Certified  
**Location:** Hapeville, GA  
**County:** Fulton County  
**Prime Value:** \$300,000.00

**Subcontractor:** None

**Total Contract Value:** \$300,000.00 or 100.00%

**Total M/FBE Value:** \$300,000.00 or 100.00%

**(B)**

**Contract Value:** \$300,000.00

**Prime Vendor:** Trane US

**Prime Status:** Non-Minority

**Location:** Atlanta, GA

**County:** Fulton County

**Prime Value:** \$300,000.00 or 100.00%

**Subcontractor:** None

**Total Contract Value:** \$300,000.00 or 100.00%

**Total M/FBE Value:** \$-0-

**(C)**

**Contract Value:** \$300,000.00

**Prime Vendor:** Johnson Controls, Inc.

**Prime Status:** Non-Minority

**Location:** Roswell, GA

**County:** Fulton County

**Prime Value:** \$300,000.00 or 100%

**Subcontractor:** None

**Total Contract Value:** \$300,000.00 or 100.00%

**Total M/FBE Value:** \$-0-

**(D)**

**Contract Value:** \$300,000.00

**Prime Vendor:** Daikin Applied Americas, Inc.

**Prime Status:** Non-Minority

**Location:** Marietta, GA

**County:** Cobb County

**Prime Value:** \$300,000.00 or 100.00%

**Subcontractor:** None

**Total Contract Value:** \$300,000.00 or 100.00%

**Total M/FBE Value:** \$ -0-

**Grand Contract Value:** \$1,200,000.00 or 100.00%

**Grand M/FBE Value:** \$300,000.00 or 25.00%

## Exhibits Attached

Exhibit 1: Contract Renewal Agreements

Exhibit 2: Contractor's Performance Reports

Exhibit 3: Contract Renewal Evaluation Form

**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: \$1,200,000.00  
Previous Adjustments: \$1,200,000.00  
This Request: \$1,200,000.00  
TOTAL: \$3,600,000.00

**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:**

100-520-5225-1116: General, Real Estate and Asset Management, Building Maintenance-\$1,200,000 "Subject to availability of funding adopted for FY2023 by BOC"

Key Contract Terms	
Start Date: 1/1/2023	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: No renewal options remain

**Overall Contractor Performance Rating:**

Mechanical Services 3.80

Trane US	3.20
Johnson Controls, Inc.	2.60
Daikin Applied Americas, Inc.	4.0

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

Yes

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

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