



Fulton County

Legislation Text

File #: 22-0704, Version: 1

Department

Real Estate and Asset Management

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

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 20ITB1008C-MH, Boiler Inspection and Preventive Maintenance Services in the amount of \$100,000.00 with Daikin Applied Americas, Inc. (Marietta, GA), to provide standby on-site boiler inspection and preventive maintenance services for 27 boilers on an "as needed" basis located within selected 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 UPON ADOPTION OF THE CONSENT AGENDA)**

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

In accordance with Purchasing Code Section 102-394(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 *(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 to renew existing contract to provide on-site boiler inspection and preventive maintenance services for 27 boilers on an "as-needed" basis for Fulton County for fiscal year 2023.

Scope of Work: This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide standby on-site boiler inspection and preventive maintenance services for 27

boilers on an “as needed” basis located within selected 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:

1. Inspect boilers, fireboxes, and water heaters.
2. Inspect burners and flame controls.
3. Inspect fuel systems, pressure and safety valves, regulators, and switches.
4. Inspect linkages and pipes and check diaphragm valves.
5. Inspect all feed water and condensate pumps and motors directly feeding makeup water.
6. Inspect fans and check for unusual noise or vibration, tighten fan blades and lubricate shaft ball bearing.
7. Inspecting motor starters, run diagnostic check, and check all terminals.
8. Inspect boiler controls and test all safety devices and alarms for proper operation.
9. Inspect low and high-water cutoff and clean and check all water columns, glass gauges, and try cocks
10. Inspect the outside finish on the unit and all components to include galvanized and stainless steel construction and painted surfaces.
11. Inspect boilers with heating elements, perform continuity and amperage check of the elements.
12. Test all boiler pumps and water chemicals levels to include recirculation pumps.

This service is governed and mandated by the State of Georgia to provide inspection of buildings or similar structures to ensure compliance with the Local standards (see attached Georgia Laws and Rules Regulating Escalators and Georgia Laws and Rules Regulating Boilers and Pressure Vessels) in accordance with the safety standards set forth for these equipment (see Attached Georgia Code Sections 120-3-25 and 120-3-26).

Community Impact: This service impacts the community because the State rules and regulations are to promote consumer protection through state regulation and American National Standard Safety Code of boiler and pressure vessel.

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

When such deficiencies are identified, Fulton County is liable to repair/or replace these systems which comes at an additional cost. This is a time and material contract, the requested authority in the amount of \$100,000 will cover for inspections, replacement parts/ components; and labor rates for maintenance repairs for FY2023.

Expenditure History:

- FY2022: The County expenditures as of 8/10/ 2022, \$37,652.33
- FY2021: There were no expenditures
- FY2020: There were no expenditures occur due to COVID-19
- FY2019: The County spent \$13,641.41
- FY2018: The County spent \$41,904.15
- FY2017: The County spent \$83,747.48

Project Implications: This service keeps the County in compliance, because it is governed and mandated by the State of Georgia to provide inspection of buildings or similar structures to ensure compliance with the Local standards (see attached Georgia Laws and Rules Regulating Escalators and Georgia Laws and Rules Regulating Boilers and Pressure Vessels). Each existing elevator, escalator, boiler and pressure vessel shall be thoroughly inspected as to their construction, installation, and condition on an annual basis. A permit is required and issued in accordance with the safety standards set forth for these equipment (see Attached Georgia Code Sections 120-3-25 and 120-3-26).

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

Department Issues/Concerns: If this renewal contract is not approved, the Department cannot provide boiler inspection and preventive maintenance services in Fulton County facilities which will jeopardize Fulton County not being in compliance with the State of Georgia laws and rules regulating all existing boilers and pressure vessels inspection and permits for Fulton County facilities.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	20-0948	12/16/20	\$100,000.00
1st Renewal	21-0734	10/6/21	\$100,000.00
2nd Renewal			\$100,000.00
Total Revised Amount			\$300,000.00

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

Contract Value: \$100,000.00

Prime Vendor: Daikin Applied America, Inc.

Prime Status: Non-Minority

Location: Marietta, GA

County: Cobb County

Prime Value: \$100,000.00 or 100.00%

Total Contract Value: \$100,000.00 or 100.00%

Exhibits Attached

Exhibit 1: Contract Renewal Agreement

Exhibit 2: Contractor's Performance Report

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: \$100,000.00
Previous Adjustments: \$100,000.00
This Request: \$100,000.00
TOTAL: \$300,000.00

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-\$100,000.00 "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 option remains

Overall Contractor Performance Rating: 3.40

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/1/2022
Report Period End: 6/30/2022