



# Fulton County

## Legislation Text

File #: 22-0869, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to extend an existing contract - Department of Real Estate and Asset Management, 17RFP107111K-EC, Project Management Team Services in the amount of \$635,356.00, with The Joint Venture of Heery International, Inc. and McAfee3 Architects (Heery/McAfee3 - a joint venture), to continue to provide without disruption project management services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs through December 31, 2023. **(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)*

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 extend existing contract to provide continued without disruption Project Management Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs through December 31, 2023.

**Scope of Work:** This contract extension will allow the Heery/McAfee3 - a joint venture, the Project Management Team Services to continued provide without interruption, the Project Management Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs through

December 31, 2023. All costs for this extension are funded by the applicable FCURA Bonds.

To date, thirty-three (33) FCURA Bond Projects have been completed and another nine (9) are underway, including the design of the Public Safety Training Center and construction of the Animal Services Facility. Costs to date and current contractual commitments amount to more than \$125,000,000.

The total requested \$635,356 is fully funded and includes project management services of \$484,440 for completion of projects in the 2017 & 2019 FCURA Bonds Capital Improvement Programs and \$150,916 for pre-development through schematic design of the Public Safety Training Center in the 2021 FCURA Bond.

As of August 31, 2022, Heery/McAfee3 has incurred \$66,109 in services on the Public Safety Training Center Project which have been paid with available funds from the existing Contract as funding for that Project was not available until closing of the 2021 FCURA Bond in mid-December 2021. The requested \$150,916 is included in the approved Public Safety Training Center Project Budget and 2021 FCURA Bond funding.

The current FCURA Bond Capital Improvement Program Schedule (Exhibit 2) showing planned Project activity through December 31, 2023.

Additionally, below is Heery/McAfee3's Summary of the Proposed Staffing during the extension period showing time required by the various full/part time project management professionals to execute the planned projects.

Program Manager	PT	December 31, 2023
Project Manager #1	FT*	December 31, 2023
Project Manager #2	FT*	March 1, 2023
Project Manager #3	FT*	June 30, 2023
Inspector	FT*	April 1, 2023
Mechanical Engineer (Cx)	PT	December 31, 2023
Mechanical Engineer	PT	December 31, 2022
Electrical Engineer	PT	June 1, 2023
Assistant PM / Admin Support	PT	December 31, 2023

This contract provides a broad range of management services and activities for multiple Projects over several phases at the County's discretion to meet the County's needs in implementing its FCURA Urban Redevelopment Capital Improvement Plan.

Tasks performed by the project management professionals for these Programs and assigned Projects may include, but not be limited to, the following:

- Program and contract administration
- Program controls
- Project planning and procurement

- Project design management
- Pre-construction
- On-site project management
- Post construction
- Public information and community outreach

**Community Impact:** This agenda item is necessary to continue to provide Project Management Team Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs for the long-term service needs of the community.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to extend existing contract to provide continued without disruption Project Management Services for the for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs through December 31, 2023.

The original contract #17RFP107111K-EC term was approved for three years or until completion as determined by the County on August 16, 2017, as Item #17-0680. On October 7, 2020, the BOC approved the 1<sup>st</sup> contract extension as Item #20-0702, to provide continued without disruption project management over-sight of the remaining construction projects for the FCURA Bonds Capital Improvement Program through April 30, 2023. On May 4, 2022, the BOC approved the 2<sup>nd</sup> contract extension as Item #22-0321, to provide project management services during the design and construction phases of the new Animal Services Facility through September 30, 2023.

Now the Department of Real Estate and Asset Management Project Management Services Team is recommending extending the existing contract for a 3<sup>rd</sup> time through December 31, 2023 and requesting an additional \$635,356 to cover the fees to provide continued without disruption Project Management Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs.

Extending the Heery/McAfee3 contract is advantageous to Fulton County in numerous ways and allows the County to recognize the following benefits:

- Maintain program and project knowledge and experience gained by working with DREAM for the past four (4) years.
- Ensure project consistency in design, construction, and system enhancements.
- Maintain program momentum. No lost time with a new procurement and start-up.
- Minimize the learning of procedures and management systems.
- Avoid duplication of services.
- Provide continuity through communications with staff.

**Project Implications:** Failure to approve this contract extension will result in working without a valid contract agreement and would jeopardize the continue Project Management Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs.

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

**Department Issues/Concerns:** If this contract is not extended, DREAM does not have the capacity, or the expertise, to perform full time Project Management Team Services for the FCURA (Urban Redevelopment) Bonds Capital Improvement Programs.

## Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	17-0680	8/16/17	\$2,834,424.00
Change Order No. 1	20-0523	8/5/20	\$278,420.76
Contract Extension No. 1	20-0702	10/7/20	\$1,940,998.00
Contract Extension No. 2	22-0321	5/4/22	\$584,310.00
<b>Contract Extension No. 3</b>			<b>\$635,356.00</b>
Total Revised Amount			\$6,273,508.76

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

**Contract Value:** \$635,356.00

**Prime Vendor:** Heery International, Inc./McAfee3 (JV)  
**Prime Status:** Heery (\$249,885.51 or 57%) non-minority & McAfee3 (\$188,510.13 or 43%)  
 AAFBE/Certified

**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$438,395.64 or 69.00%

**Subcontractor:** D. Clark Harris, Inc.  
**Subcontractor Status:** White Female Business Enterprise-Certified  
**Location:** Fayetteville, GA  
**County:** Fayette County  
**Contract Value:** \$101,656.96 or 16.00%

**Subcontractor:** MHR International  
**Subcontractor Status:** African American Male Business Enterprise-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$95,303.40 or 15.00%

**Total Contract Value:** \$635,356.00 or 100.00%  
**Total MFBE Value:** \$385,470.49 or 60.67%

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

Exhibit 1: Extension No. 3 to Form of Contract  
 Exhibit 2: Capital Improvement Program Planned Schedule  
 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: \$2,834,424.00  
Previous Adjustments: \$2,803,728.76  
This Request: \$635,356.00  
TOTAL: \$6,273,508.76

### 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:

533-520-5200-1190: FCURA, Real Estate and Asset Management, Project Management-  
\$484,440.00

#### Funding Line 2:

534-520-5200-K022: FCURA, Real Estate and Asset Management, Public Safety Training Ctr.-  
\$150,916.00

Key Contract Terms	
Start Date: Upon BOC Approval	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: 3 months period

**Overall Contractor Performance Rating:** 3.80

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

Yes

**Report Period Start:**  
3/16/2022

**Report Period End:**  
8/31/2022