



# Fulton County

## Legislation Text

File #: 22-0860, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to renew existing contracts - Department of Real Estate and Asset Management, RFP#22RFP041122C-MH, General Landscaping & Lawn Care Services for Countywide Facilities in an total amount not to exceed \$1,955,784.00 with (A) ReIMAGE General Contractors, LLC (Atlanta, GA) in an amount not to exceed \$1,552,784.00, and (B) Georgia Green Grounds Care, LLC (Marietta, GA) in an amount not to exceed \$403,000.00, to provide on-site landscape/ground maintenance and lawn care services for 106 County sites. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023. **(APPROVED)**

### 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 contracts to provide on-site general landscaping and lawn care services for all 106 County-owned sites, including Fulton County Executive Airport, for FY2023.

**Scope of Work:** These contracts provide on-site general landscaping and lawn care for 106 countywide facilities (North Fulton - 20 sites and South Fulton - 86 sites). Services provided include,

but are not limited to, maintenance of ground covers, annuals, perennials, shrubs, trees, and irrigation systems. The maintenance shall include but not limited to application of fertilizers, herbicides, pesticides, watering, pruning, weeding, deadheading, replacement planting (as approved by the County), loose trash removal and disposal, out of County facilities, leaf removal, irrigation repair and maintenance, tree removal, spring and fall clean up, vegetation control, grubbing, and upkeep for surplus and unused buildings, facilities, sites, vacant lots, control of illegal dumping, and removal of debris clean-up on all County-owned sites.

#### General Landscaping & Lawn Care Included:

- Spring/Fall Cleanup: April & November
- Turf Maintenance; Removing debris, seeding, aeration, vermicide
- Mowing of Properties: Turf shall be at a height of 2 to 2.5 inches
- Mulch: Mulch depth from two (2) inches to three (3) inches.
- Shrubs and Tree Plant Maintenance: Necessary pruning, trimming, and cleaning
- Weed Control and Fertilization
  - a. Annual/Perennial/Shrub Beds
  - b. Paved Surfaces
  - c. Stone/Mulch Areas
- Design and installation of turf grass and others hardscape
- Reseeding
- Irrigation System Maintenance
- Monthly report (visual documentation-before and after photos)
- Quality Assurance/Control program
- Airport (additional reporting)

#### Contractor Specific Responsibilities:

**ReIMAGE General Contractors:** Provide comprehensive grounds and turf management program to include routine landscape maintenance, design and installation, arborist and landscape architect services for 86 sites located in South Fulton to include Fulton County Executive Airport.

#### South Fulton Sites:

Adams Park	Central Training Center	Dogwood Senior Ctr.
Adamsville Branch	Charles Justice Center	East Atlanta Branch
Adamsville Health Center	Cleveland Ave Branch	East Point Branch
Airport Complex (DREAM)	College Park Branch	Election Warehouse
Airway Motel	College Park Health Center	Election Prep Center
Auburn Avenue Branch	Commerce Way Parkway	Executive Hotel
Auburn Senior Center	Community Club House	Fairburn Branch
Bowden Senior Center	Darnell Senior Center	Fire Station
Camp Truitt -1	David Hagin Firing Range	DREAM Svcs. Bldg.
Camp Truitt -2	Dogwood Branch	Hammond House
Hapeville Branch	Metro Library	Police Major Case
Hapeville Health Center	Mills Senior Center	Police Tactical
Jail Complex	MLK Jr. Branch	Ponce De Leon
Jerre Wells Health	Neighborhood Health	Public Safety Tng.

Justice Center	New Beginnings Senior Ctr.	Quality Living Ctr.
Juvenile Court	North West Atlanta	SE Senior Center
Kirkwood Branch	Oak Hill Senior Center	South Annex
Knight Hotel	Old National Police	South Fulton Brch
Mechanicsville Branch	Palmetto Branch	South Training Ctr
Medical Examiner's	Palmetto Senior Center	Southeast Branch
Southwest Branch	Jail Complex Parking	Jonesboro Road
Stewart-Lakewood	Village Drive Parcel	Dill Avenue
Washington Park	Fifty-Four Columns-Art	Airport Complex-2
West End Arts	Red Roof Inn Hotel	Stone Wall Tell
West End Branch	Mercury Dr. Parcel	
West Mental Health	Gas Station Fulton Ind.	
Wolf Creek Amphitheater	McDonald's Building	
Wolf Creek Branch	South Fulton Health	
Wolf Creek Trail	Loch Lomand Trail	
Jail Complex	Church Street Property	

**Georgia Green Grounds Care, LLC:** Provide comprehensive grounds and turf management program to include routine landscape maintenance, design and installation, arborist, and landscape architect services for 20 sites located in North Fulton.

North Fulton Sites:

Abernathy Arts Center	North Training Center
ADTC	Northeast Inspector
Alpharetta Branch	Northside Branch
Buckhead Branch	Ocee Branch
Dorothy Benson Senior Ctr	Peachtree Branch
East Roswell Branch	Roswell Branch
North Fulton Health	Sandy Springs Branch
Milton Branch	Turner Field Lots
NE/Spruill Oaks	Water Resources Building
North Annex	Morgan Falls

**Community Impact:** Enhance the professional appearance of the facilities and surrounding communities.

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

The requested spending authority in the total amount of \$1,955,784.00, is an increase of \$1,150,328.20 over FY2022 which is largely due to the original contract was initially for 6-months. The BOC approved the Landscape Contracts on July 13, 2022 as Agenda Item #22-0491, effective from July 1, 2022 through December 31, 2022, in the total amount of \$805,455.80.

The requested spending authority in the total amount of \$1,955,784 covers the costs for all labor, materials, irrigation maintenance, replacement planting, fertilizers, herbicides/ pesticides, removal of debris and clean-up of all 106 County-own site including Airport for FY2023.

**Project Implications:** These contracts provide all the necessary labor, equipment, transportation, and materials to provide general landscaping, maintenance, and lawn care services for County-wide facilities.

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

**Department Issues/Concerns:** If these renewal contracts are not approved, this will affect the Department's ability to address the needs for full on-site lawn care maintenance services for all of the 106 County-wide facilities.

## Contract Modification

### (A) ReIMAGE General Contractor's, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0491	7/13/22	\$613,988.80
<b>1st Renewal</b>			<b>\$1,552,784.00</b>
Total Revised Amount			\$2,166,739.80

### (B) Georgia Green Grounds Care, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0491	7/13/22	\$613,988.80
<b>1st Renewal</b>			<b>\$403,000.00</b>
Total Revised Amount			\$1,016,988.80

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

**Total Contract Value: \$1,955,784.00**

### (A)

**Contract Value:** \$1,552,784.00  
**Prime Vendor:** ReIMAGE General Contractors, LLC  
**Prime Status:** African American Male Business Enterprise Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$1,180,115.84 or 76.00%

**Subcontractor:** Randall's Premier Landscaping  
**Subcontractor Status:** African American Male Business Enterprise- Certified  
**Location:** Rex, GA  
**County:** Clayton County  
**Subcontractor Value:** \$310,556.80 or 20.00%

**Subcontractor:** All Turf, Inc.  
**Subcontractor Status:** Non-Minority

**Location:** Loganville, GA  
**County:** Walton County  
**Subcontractor Value:** \$62,111.36 or 4.00%

**Total Contract Value:** \$1,552,784.00 or 100.00%  
**Total M/FBE Value:** \$1,490,672.64 or 96.00%

**(B)**  
**Contract Value:** \$403,000.00  
**Prime Vendor:** Georgia Green Grounds Care, LLC  
**Prime Status:** Non-Minority  
**Location:** Marietta, GA  
**County:** Cobb County  
**Prime Value:** \$322,400.00 or 80.00%

**Subcontractor:** Morningside Homes  
**Subcontractor Status:** African American Male Business Enterprise Certified  
**Location:** Marietta, GA  
**County:** Cobb County  
**Subcontractor Value:** \$80,600.00 or 20.00%

**Total Contract Value:** \$403,000.00 or 100.00%  
**Total M/FBE Value:** \$80,600.00 or 20.00%

**Grand Contract Value:** \$1,955,784.00 or 100.00%  
**Grand M/FBE Value:** \$1,571,272.64 or 80.34%

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

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: \$805,455.80  
Previous Adjustments: \$0.00  
This Request: \$1,955,784.00  
TOTAL: \$2,761,239.80

## 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:

100-520-5222-1160: General, Real Estate and Asset Management, Professional Services- \$1,639,785.00 "Subject to availability of funding adopted for FY2023 by BOC"

### Funding Line 2:

100-520-5408-1160: General, Real Estate and Asset Management, Professional Services- \$50,000.00 "Subject to availability of funding adopted for FY2023 by BOC"

### Funding Line 3:

200-540-5601-1160: Airport, Public Works, Professional Services- \$162,999.00 "Subject to availability of funding adopted for FY2023 by BOC"

### Funding Line 4:

201-540-5459-1160: Water & Sewer Revenue, Public Works, Professional Services- \$51,500.00 "Subject to availability of funding adopted for FY2023 by BOC"

### Funding Line 5:

203-540-5453-1160: Water & Sewer R & E, Public Works, Professional Services- \$51,500.00 "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: TV renewal options

## Overall Contractor Performance Rating:

ReIMAGE General Contractors, LLC	3.40
Georgia Green Grounds Care, LLC	3.00

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

Yes

**Report Period Start:**  
7/15/2022

**Report Period End:**  
9/30/2022