



# Fulton County

## Legislation Text

File #: 23-0376, Version: 1

### Department

Real Estate and Asset Management

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

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 20ITB125775C-CG (B), Electrical On Call Maintenance Services Countywide in the total amount of \$138,500.00 with ALL-N-1 Security Services, Inc. (Atlanta, GA), to provide immediate replacement and installation of 1,065 emergency exit lights in the Fulton County Government Center and Justice Center Complexes located at 141 Pryor Street, SW, Atlanta, GA 30303 and 185 Central Avenue, SW, Atlanta, GA 30303. Effective upon BOC approval. **(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** The current emergency exit lights in the Government Center and Justice Center complexes are not compliant with current fire and life-safety code NFPA 101. This critical life-safety related project was approved and funded as a part of the FY 2023 facilities capital program. Request approval to increase spending authority to provide immediate replacement and installation of 1,065 emergency exit lights in the Fulton County Government Center and Justice Center Tower Complexes for FY2023.

**Scope of Work:** This request for increase in spending authority is expected to cover the costs for demolition, replacement, and installation of 1,065 emergency exit lights in the Government Center buildings, Public Safety Building, Justice Center Building, Justice Center Tower, and Fulton County Courthouse.

Capital Exit Light Upgrade Costs:

	Description	Qty	Unit Cost	Total Costs
1	Wire Connected Red (#16 to #10)	3,195		\$1,118.25
2	Exit Universal	1,065		\$65,196.79
	Total Material/Cost	4,260		<b>\$66,315.04</b>
3	Electrician Hourly Labor	849	\$85.00	<b>\$72,165.00</b>
	<b>Grand Total</b>			<b>\$138,480.04</b>

This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide on-site emergency electrical on-call maintenance services on an “as needed” basis for Countywide facilities.

The Scope of Work also includes, but is not limited to:

- General lighting systems
- Distribution subpanels
- Motor starters not part of automated operations
- Receptacles
- Small water heaters
- Problems related to partial power loss in the buildings
- Emergency installation/extension of low and medium voltage power
- Operational problems on small (less than 10 hp) motor, pumps, fountains etc.
- Replacement and installation of lamps
- Trouble shoot the electrical system in County facilities
- Replacement and installation of distribution transformers

**Community Impact:** Emergency Exit Lights are to be maintained in 100% operating condition as requirement under fire and life safety codes. Exit light systems provide building occupants with guidance for the safe exit of a facility in the event of a fire.

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

The requested spending authority in the total amount of \$138,500.00 will cover cost for the replacement and installation of emergency exit lights at the Fulton County Government Center and Justice Center Tower Complexes. This increase will allow the remaining spending authority in the contracts to cover the cost for Electrical On-Call Maintenance Services Countywide for the remainder

of FY2023.

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

**Expenditure History:**

- FY2023: The County allocated/expenditures as of 5/17/2023, \$138,297.79
- FY2022: The County spent \$151,534.73
- FY2021: The County spent \$162,625.98
- FY2020: The County spent \$249,820.23
- FY2019: The County spent \$263,429.20
- FY2018: The County spent \$125,693.18

**Project Implications:** This contract requires professional licenses, specialty tools, equipment, training, and technician skills to perform on-site electrical on call maintenance and repair services.

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

**Department Issues/Concerns:** If this increase spending authority is not approved, the buildings will not be in compliance with fire and safety code requirements. This could invite fines/penalties from authority having jurisdiction over the buildings resulting in increased insurance costs and liabilities.

**Contract Modification**

**(B) ALL-N-1 Security Services, Inc.**

<b>Current Contract History</b>	<b>BOC Item</b>	<b>Date</b>	<b>Dollar Amount</b>
Original Award Amount	20-0970	12/16/20	\$70,000.00
1st Renewal	21-0752	10/6/21	\$75,000.00
2 <sup>nd</sup> Renewal	22-0730	10/5/22	\$95,000.00
<b>Increase Spending Authority No. 1</b>			<b>\$138,500.00</b>
Total Revised Amount			\$378,500.00

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

**Contract Value:** \$138,500.00  
**Prime Vendor:** All-N-1 Security Services, Inc.  
**Prime Status:** African American Female Enterprise  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Prime Value:** \$138,500.00 or 100.00%

**Total Contract Value:** \$138,500.00 or 100.00%  
**Total Certified Value:** \$138,500.00 or 100.00%

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

Exhibit 1: Amendment No. 1 to Form of Contract

Exhibit 2: Cost Proposal

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: \$70,000.00  
Previous Adjustments: \$170,000.00  
This Request: \$138,500.00  
TOTAL: \$378,500.00

**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:**

500-520-5220-H016: Capital, Real Estate and Asset Management, Emergency Exit Light Upgrade-\$138,500.00

Key Contract Terms	
Start Date: Upon BOC approval	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms:

**Overall Contractor Performance Rating:** 100

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

Yes

**Report Period Start:**

10/1/2022

**Report Period End:**

12/31/2022