



Fulton County Board of Commissioners
Agenda Item Summary

18-0530

BOC Meeting Date
 8/1/2018

Requesting Agency

Real Estate and Asset Management

Commission Districts Affected

5,

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

Request approval of the lowest responsive and responsible bidder- Department of Real Estate and Asset Management, Bid# 18ITB165743K-JAJ, Replacement and Upgrade BAS and HVAC Mechanical Equipment at the South Fulton Service Center in the amount of \$1,463,592.00 with Mann Mechanical Company, Inc. (Avondale Estates, GA) to provide all materials, labor and equipment for the replacement and upgrade of BAS and HVAC mechanical equipment at the South Fulton Service Center. The Schedule for the Scope of Work is effective upon issuance of the Notice to Proceed for a period of 180 calendar days. This is a one-time procurement.

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

In accordance with Purchasing Code Section 102-373, all competitive sealed bids of more than \$49,999.99 shall be forwarded to the Board of Commissioners for approval.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes All People trust government is efficient, effective, and fiscally sound

Is this a purchasing item?

Yes

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Scope of Work: The furnishing of all materials, labor, tools, equipment and appurtenances necessary to replace and upgrade the BAS (Building Automation System) and HVAC (Heating, Ventilation and Air Conditioning) mechanical equipment at the South Fulton Service Center located at 5600 Stonewall Road, College Park, Georgia 30349.

The scope of work includes but is not limited to:

1. Installing new Building Automation Systems (new direct-digital control system).
2. Provide integration of BAS and new HVAC Equipment-Interface
3. Provide and Installing new high efficiencies HVAC mechanical Equipment (Air Handling Units, Boilers, Chillers, Cooling Towers and VAV reheat Boxes)
4. Commission all BAS/HVAC Equipment and perform Testing & Balancing of HVAC Equipment

Community Impact: This effort is necessary for the environmental health and comfort of the patrons and employees at this County facility.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval of the lowest responsive and responsive bidder to furnishing all materials,

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

labor, tools, equipment and appurtenances necessary to provide replacement and upgrade of BAS (Building Automation System) and HVAC (Heating, Ventilation and Air Conditioning) mechanical equipment at the South Fulton Service Center located at 5600 Stonewall Road, College Park, Georgia 30349.

The benefits of approval of this project directly support the BOC strategic focus area that "all people trust that government is effective, efficient, and fiscally sound." DREAM HVAC technicians will be able to remotely monitor and make adjustments to the South Fulton Service Center HVAC mechanical equipment system without having to travel to the site, thereby freeing up personnel to address other issues. This project will also result in an annual utility savings of approximately 15%.

The project management is coordinated by the Department of Real Estate and Asset Management HVAC Maintenance Team. The estimated time for the completion is 180 calendar days upon issuance of Notice to Proceed and purchase order with lead time of materials and equipment.

Project Implications: This contract allow the necessary replacement and upgrade of the existing BAS and heating/cooling systems to a more high integrated energy efficient automated control system in the facility.

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

Department Issues/Concerns: If not approved, the County will not be able to provide an immediate replacement and upgrade of existing BAS and heating/cooling systems at this Fulton County facility.

History of BOC Agenda Item: No, this is a new procurement.

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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Contract Value: \$1,463,592.00
Prime Vendor: Mann Mechanical Company, Inc.
Prime Status: Non-Minority
Location: Avondale Estates, GA
County: DeKalb County
Prime Value: \$600,072.72 or 41.00%

Subcontractor: M.E. Contractors
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$117,087.36 or 8.00%

Subcontractor: Staples Insulation
Subcontractor Status: White Female
Location: Covington, GA
County: Newton County
Contract Value: \$87,815.52 or 6.00%

Subcontractor: M&S Specialty Welding
Subcontractor Status: White Female
Location: Grantville, GA
County: Coweta County
Contract Value: \$248,810.64 or 17.00%

Subcontractor: Trane
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$263,446.56 or 18.00%

Subcontractor: Perimeter Sheetmetal
Subcontractor Status: Non-Minority
Location: Ellenwood, GA
County: Clayton County
Contract Value: \$146,359.20 or 10.00%

Total Contract Value: \$1,463,592.00 or 100.00%
Total M/FBE Value: \$336,626.16 or 23.00%

18-0530

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:	20	5	0	25
No. Bids Received:	2	0	0	2

Total Contract Value	. \$1,463,592.00 or 100.00%
Total M/FBE Values	.-0-
Total Prime Value	. \$600,072.72 or 41.00%

Fiscal Impact / Funding Source *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*
 500-520-5200-C993: Capital, Real Estate and Asset Management, South Service Center- \$352,217
 500-520-5200-M005: Capital, Real Estate and Asset Management, MEP-2018- \$390,375
 500-520-5200-M004: Capital, Real Estate and Asset Management, Interiors-2018- \$125,000
 500-520-5200-F043: Capital, Real Estate and Asset Management, Lakewood Library- \$130,000
 500-520-5200-F027: Capital, Real Estate and Asset Management, BAS Upgrades- \$466,000

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*
Exhibit 1: Bid Tabulation Sheet
Exhibit 2: Contractor's Performance Report

Source of Additional Information *(Type Name, Title, Agency and Phone)*
 Ellis G. Kirby, LEED AP, CEM, CFP, Director, Department of Real Estate and Asset Management,
 (404) 612-5919

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Procurement

Contract Attached: No	Previous Contracts: Yes		
Solicitation Number: 18ITB165743K-JAJ	Submitting Agency: Department of Real Estate and Asset Management	Staff Contact: Harry Jordan	Contact Phone: (404) 612-5933

Description: Approval of the lowest responsible bidder to provide replacement and upgrade BAS/HVASC mechanical equipment at the South Fulton Service Center.

FINANCIAL SUMMARY

Total Contract Value:		MBE/FBE Participation:	
Original Approved Amount: .		Amount: .	%: .
Previous Adjustments: .		Amount: .	%: .
This Request: \$1,463,592.00		Amount: \$0.00 or 0.00%	
TOTAL: \$1,463,592.00		Amount: .	%: .

Grant Information Summary:

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

Funding Line 1: 500-520-5200-C993: \$352,217.00	Funding Line 2: 500-520-5200-M005:\$390,375.00	Funding Line 3: 500-520-5200-M004:\$125,000.00	Funding Line 4: 500-520-5200-F043:\$130,000.00	Funding Line 5: 500-520-5200-F027:\$466,000.00
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KEY CONTRACT TERMS

Start Date: .	End Date: .
Cost Adjustment: .	Renewal/Extension Terms: .

ROUTING & APPROVALS
(Do not edit below this line)

X	Originating Department:	Kirby, Ellis	Date: 7/18/2018
X	County Attorney:	Stewart, Denva	Date: 7/24/2018
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 7/25/2018
X	Finance/Budget Analyst/Grants Admin:	Jones, Monica	Date: 7/18/2018
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 7/25/2018



Fulton County, GA

Department of Purchasing & Contract Compliance

BID TABULATION SHEET

Replacement & Upgrade of BAS/HVAC Mechanical Equipment @ South Fulton Service Center

18ITB165743K-JAK

DATE: 07/13/2018

TOTAL NUMBER OF BIDDERS: 2

James A. Jones
APA

* CONTRACTOR'S NAME	BID BOND YES/NO	TOTAL BASE BID AMOUNT	GA UTILITY LICENSE YES/NO	E-verify Number
Mann Mechanical Company, Inc.	Yes	\$1,463,592.00	N/A	126309
Waters mechanical, Inc.	Yes	\$1,550,000.00	N/A	363018

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*INDICATES BUSINESS IS LOCATED IN FULTON COUNTY

THE RESULTS RECEIVED IN RESPONSE TO THIS SOLICITATION DOES NOT REFLECT AWARD OF THIS CONTRACT. RESPONSES WILL BE FURTHER EVALUATED BY FULTON COUNTY REPRESENTATIVES.

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE				
CONTRACTORS PERFORMANCE REPORT OTHER SERVICES				
Report Period Start	Report Period End		Contract Period Start	Contract Period End
6/1/2017	8/31/2017		1/1/2017	12/31/2017
PO Number				PO Date
520042117...508				4/21/2017
Department	REAL ESTATE AND ASSET MANAGEMENT			
Bid Number	16ITB99214C-DR			
Service Commodity	HVAC Chiller Maintenance			
Contractor	Mann Mechanical Company Inc			

- 0 = Unsatisfactory *Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.*
- 1 = Poor *Achieves contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.*
- 2 = Satisfactory *Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.*
- 3 = Good *Achieves contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.*
- 4 = Excellent *Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.*

1. Quality of Goods/Services (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification)

Comments:

0

1

2

3

4

During this review period, Mann Mechanical Inc. (MMI), fully complied with the work plan. In fact, they met 89% of the specification compliance. Their technicians are knowledgeable and professional, and their communication with key DREAM personnel has been concise and precise as it pertains to services rendered.

2. Timeliness of Performance (-Were Milestones Met Per Contract - Response Time (per agreement, if applicable) - Responsiveness to Direction/Change - On Time Completion Per Contract)

Comments:

0

1

2

3

4

MMI on a whole have met key milestones per the contract and have proven to be reliable. Field reports continue to be on-time, accurate and have stayed on schedule 95% of the time.

3. Business Relations (-Responsiveness to Inquiries - Prompt Problem Notifications)

Comments:

0

1

2

3

4

MMI's responsiveness to inquiries has been prompt coming from their service manager and field technicians. Invoices have been received on time and when an inquiry was made into any discrepancies, the communications from their office managers were clear and transparent. Field reports have been accurate 95% on actionable items.

4. Customer Satisfaction (-Met User Quality Expectations - Met Specification - Within Budget - Proper Invoicing - No Substitutions)

Comments:

0

- 1
- 2
- 3
- 4

Overall, when MMI completed their contractual agreement we were satisfied 90% of the time. MMI staff provided on-site customer care visits to affirm the status of Fulton County satisfaction with their services.

5. Contractors Key Personnel (-Credentials/Experience Appropriate - Effective Supervision/Management - Available as Needed)

- 0
- 1
- 2
- 3
- 4

Comments:

MMI's key field technicians continued to demonstrate a high degree of experience and expertise in this review period. They manage their contract with little to no supervision required by County staff and continue to respond to any requests in a prompt and professional manner

Overall Performance Rating:	3.0		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No)		Rating completed by:	Dexter Dyer
<input checked="" type="radio"/> Yes <input type="radio"/> No			
Department Head Name	Department Head Signature	Date	
ELLIS G. KIRBY	<i>[Signature]</i>	9/26/2017	
	FOR EIC		