



FULTON COUNTY



REQUEST FOR PROPOSAL NO. 11RFP76529YC-AP

PROPERTY APPRAISAL SERVICES

FINANCE (Risk Management Division)

BID ISSUE DATE: January 21, 2011
PRE-PROPOSAL CONFERENCE DATE: February 8, 2011
LAST DAY to SUBMIT QUESTIONS: February 11, 2011
BID DUE TIME AND DATE: February 23, 2011 at 11:00 A.M.
PURCHASING CONTACT: Al Micah Phillips at (404) 612-4214
E-MAIL: almicah.phillips@fultoncountyga.gov

LOCATION: FULTON COUNTY DEPARTMENT OF PURCHASING &
CONTRACT COMPLIANCE
130 PEACHTREE STREET, S.W., SUITE 1168
ATLANTA, GA 30303

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SECTION 1 INTRODUCTION

1.1 PURPOSE

Fulton County, Georgia (“County”) is soliciting proposals for a “Property Appraisal Service” firm. The selected contractor will be responsible for the completion of a full commercial appraisal of facilities listed on the “Property Schedule” in accordance with the standards of the Appraisal Institute (USPAP).

Proposals provided in response to this RFP that comply with the submittal requirements set forth in Section 4.0, including all forms and certifications, will be evaluated in accordance with the criteria and procedures described in Section 5.0. Based on the results of the evaluation, the County will award the [insert project description here] to the most advantageous Proposer based on the cost and the evaluation factors set forth in the RFP.

1.2 DESCRIPTION OF THE PROJECT

This project involves the completion of capital asset valuation and data collection. The selected contractor will be required to conduct a detailed field inspection and identification of specific properties selected from the County’s Property Schedule (to be provided by Risk Management) and shall make such investigations and studies as are appropriate and necessary to enable the contractor to derive sound conclusions and prepare the appraisal reports as shall required under the contract.

1.3 BACKGROUND

The County’s (overall) Property Schedule consist of various property types which include but are not limited to office, warehouse, private airport, community health centers, library, sporting venue and water treatment plant facilities.

The current total insured value (TIV) of the County’s Property Schedule is in excess of \$1.5 billion.

The list/schedule of those properties designated to be appraised under the contract are located within Fulton County, Georgia, and will consist of the aforementioned property types.

1.4 COUNTY OBJECTIVES

The County's primary objective for this project is that the selected contractor will assist in the Risk Management Division's property evaluation program regarding County owned facilities/capital assets.

1.5 Purchasing the RFP

This document and supporting documents can be downloaded at the Fulton County Website, <http://www.fultoncountyga.gov> under "Bid Opportunities".

1.6 SUBCONTRACTING OPPORTUNITIES

Potential prime contractors submitting a bid on this project for Fulton County and are seeking subcontractors and/or suppliers can advertise those subcontracting opportunities on the County's website, <http://www.fultoncountyga.gov> under "Subcontracting Bid Opportunities".

1.7 PRE-PROPOSAL CONFERENCE

The County will hold a Pre-Proposal Conference, on **February 8, 2011 at 10:00 A.M.** in the Bid Conference Room of the Department of Purchasing and Contract Compliance, Fulton County Public Safety Building, Suite 1168, 130 Peachtree Street, S.W., Atlanta, Georgia 30303. Attendance at the Pre-Proposal Conference is voluntary for responding to this RFP, however Proposers are encouraged to attend. The purpose of the Pre-Proposal Conference is to provide information regarding the project and to address any questions and concerns regarding the services sought by the County through this RFP.

1.8 PROPOSAL DUE DATE

All proposals are due in the Department of Purchasing and Contract Compliance of Fulton County located in the Public Safety Building, Suite 1168, 130 Peachtree St, S.W., Atlanta Georgia 30303 on or before **February 23, 2011 at 11:00 A.M.** legal prevailing time. All submitted proposals will be time and date stamped according to the clock at the front desk of the Fulton County Department of Purchasing and Contract Compliance. Any proposals received after this appointed schedule will be considered late and subject to be returned unopened to the Proposer. The proposal due date can be changed only by addendum.

1.9 DELIVERY REQUIREMENTS

Any proposal received after the above stipulated due date and time will not be considered and will be rejected and returned. It shall be the sole responsibility of the Proposer to have his/her proposal delivered to the Fulton County Department of Purchasing and Contract Compliance for receipt on or before the above stipulated due date and time. If a proposal is sent by U.S. Mail, the proposer shall be responsible for its timely delivery to the Department of Purchasing and Contract Compliance.

1.10 CONTACT PERSON AND INQUIRIES

Any questions or suggestions regarding this RFP should be submitted in writing to the Purchasing Department contact person, Al Micah Phillips, Assistant Purchasing Agent at (404) 612-4214 or e-mail almicah.phillips@fultoncountyga.gov. Any response made by the County will be provided in writing to all Proposers by addendum. No verbal responses shall be authoritative.

SECTION 2 INSTRUCTIONS TO PROPOSERS

2.1 PROCUREMENT PROCESS

The procurement will be on a formally advertised basis. All technical requirements, unless otherwise specified, must be met, or be capable of being met by the Proposer or their proposal will be disqualified as being non-responsive.

2.2 CONTRACT DEFINITIONS

In addition to any other terms that may be defined in this solicitation, the following terms have the following meaning:

Addendum – Revision to the RFP documents issued by the County prior to the receipt of proposals.

Agreement – refers to the executed contract between the County and Contracting Entity.

County – Fulton County Government and its authorized representatives.

Contact Person – Purchasing staff designated by the Fulton County Department of Purchasing and Contract Compliance to submit any questions and suggestions to.

Offeror – the entity of individual submitting a proposal in response to this RFP.

Owner – Fulton County Government

Proposal – the document submitted by the offeror in response to this RFP.

Proposer – the entity or individual submitting a proposal in response to his RFP.

Scope of Work – All the services specified, indicated, shown, or contemplated by the Contract, and furnishing by the Contractor of all materials, equipment, labor, methods, processes, construction and manufacturing materials and equipment, tools, plants, supplies, power, water, transportation and other things necessary to complete such services in accordance with the Contract.

2.3 NO CONTACT DURING PROCUREMENT PROCESS

It is the policy of Fulton County that the evaluation and award process for County contracts shall be free from both actual and perceived impropriety, and that contacts between potential vendors and County officials, elected officials and staff regarding pending awards of County contracts shall be prohibited.

- A. No person, firm, or business entity, however situated or composed, obtaining a copy of or responding to this solicitation, shall initiate or continue any verbal or written communication regarding this solicitation with any County officer, elected official, employee, or designated County representative, between the date of the issuance of this solicitation and the date of the County Manager's recommendation to the Board of Commissioners for award of the subject contract, except as may otherwise be specifically authorized and permitted by the terms and conditions of this solicitation.
- B. All verbal and written communications initiated by such person, firm, or entity regarding this solicitation, if same are authorized and permitted by the terms and conditions of this solicitation, shall be directed to the Purchasing Agent.
- C. Any violation of this prohibition of the initiation or continuation of verbal or written communications with County officers, elected officials, employees, or designated County representatives shall result in a written finding by the Purchasing Agent that the submitted bid or proposal of the person, firm, or entity in violation is "non-responsive", and same shall not be considered for award.

2.4 CLARIFICATION & ADDENDA

Proposers may submit requests for clarifications or interpretations regarding this RFP and the Contract. Proposers must prepare such requests in writing for the County's consideration as set forth in this section of this RFP. While the County has not placed an initial limitation on the number of requests which can be submitted, Proposers are cautioned that if Proposers do not request meaningful clarifications or interpretations in an organized manner (e.g., limited frequency of requests), the County will set restrictions on the frequency and number of requests permitted. The County will not respond to requests, oral or written, received after **5:00 PM, February 11, 2011**, local prevailing time. Proposers are advised that this section places no obligation on the part of the County to respond to any or all requests for clarification or interpretation, and that the County's failure to respond to any such request will not relieve the Proposer of any obligations or conditions required by this RFP.

Requests for clarification or interpretation regarding this RFP shall only be submitted in writing (letter, fax or email) to:

Fulton County Department of Purchasing & Contract Compliance
Attn: Al Micah Phillips, Assistant Purchasing Agent
Public Safety Building
130 Peachtree Street S.W. Suite 1168
Atlanta GA 30303
Email: almicah.phillips@fultoncountyga.gov
P: (404) 612- 4214 F: (404) 893-1793

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All responses to written requests for clarification, interpretation, or additional information will be distributed as addenda to this RFP and posted on the Fulton County website www.fultoncountyga.gov.

No oral interpretation, instruction, or information concerning this RFP given by any employee or agent of the County shall be binding on the County. Proposers who submit a Proposal in reliance on any such oral information risk having their response to this RFP deemed non-responsive by the County. Only written responses issued by addendum to this RFP should be considered by the Proposers.

During the period provided for the preparation of Proposals, the County may issue addenda to this RFP. These addenda will be numbered consecutively and will be posted on the Fulton County website, www.fultoncountyga.gov. These addenda will be issued by, or on behalf of, the County and will constitute a part of this RFP. Each Proposer is required to acknowledge receipt of each addendum by submitting an executed acknowledgment form. This acknowledgment shall include all addenda distributed prior to the Proposal Submission Date. All responses to this RFP shall be prepared with full consideration of the addenda issued prior to the Proposal Submission Date.

2.5 MULTI-YEAR CONTRACT TERM

The period of this Agreement shall consist of a series of Terms as defined below. The County is obligated only to pay such compensation under this Agreement as may lawfully be made from funds budgeted and appropriated for that purpose during the County's then current fiscal year.

a. Commencement Term

The "Commencement Term" of this Agreement shall begin on the date of execution of the Agreement in the year 2011, the starting date, and shall end

absolutely and without further obligation on the part of the County on the 31st day of December, 2011. The Commencement Term shall be subject to events of termination and the County's termination rights that are described elsewhere in this Agreement. Notwithstanding anything contained in this Agreement, the County's obligation to make payments provided under this Agreement shall be subject to the County's annual appropriations of funds for the goods, services, materials, property and/or supplies procured under this Agreement by the County's governing body and such obligation shall not constitute a pledge of the County's full faith and credit within the meaning of any constitutional debt limitation.

b. Renewal Terms

Unless the terms of this Agreement are fulfilled with no further obligation of the part of either party on or before the final date of the Commencement Term as stated above, or unless an event of termination as defined within this Agreement occurs during the Commencement Term, this Agreement may be renewed at the written option of the County upon the approval of the County Board of Commissioners for two (2) one-year ("Renewal Terms"). However, no Renewal Term of this Agreement shall be authorized nor shall any Renewal Term of this Agreement commence unless and until each Renewal Term has first been approved in writing by the County Board of Commissioners for the calendar year of such Renewal Term. If approved by the County Board of Commissioners, the First Renewal Term shall begin on the 1st day of January, 2012 and shall end no later than the 31st day of December, 2012. If approved by the County Board of Commissioners, the Second Renewal Term shall begin on the 1st day of January, 2013 and shall end no later than the 31st day of December, 2013. If the County chooses not to exercise any Renewal Term as provided in this Section, then the Term of this Agreement then in effect shall also be deemed the "Ending Term" with no further obligation on the party of either party.

c. Term Subject to Events of Termination

All "Terms" as defined within this Section are subject to the section of this Agreement which pertain to events of termination and the County's rights upon termination.

d. Same Terms

Unless mutually agreed upon in writing by the parties, or otherwise indicated herein, all provisions and conditions of any Renewal Term shall be exactly the same as those contained within in this Agreement.

e. Statutory Compliance Regarding Purchase Contracts.

The parties intend that this Agreement shall, and this Agreement shall operate in conformity with and not in contravention of the requirements of O.C.G.A. § 36-60-13, as applicable, and in the event that this Agreement would conflict therewith, then this Agreement shall be interpreted and implemented in a manner consistent with such statute.

2.6 REQUIRED SUBMITTALS

See **Exhibit 1** for the Required Submittal Checklist. This checklist will assist you to ensure that all required submittals are submitted. Failure to submit all required submittals may deem your proposal non-responsive.

2.7 PROPOSAL EVALUATION

All proposals will be evaluated using the criteria specified in Section 4 of this RFP. Selection will include an analysis of proposals by a Vendor Selection Committee composed of County personnel who will review the proposal submittals in accordance with the submittal requirements and the evaluation criteria set forth in Section 4 of this RFP. The committee may request oral interviews and/or site visits.

2.8 DISQUALIFICATION OF PROPOSERS

The submission of more than one (1) proposal to the County as the primary Proposer or member of a joint venture for the same work by and individual firm, partnership or corporation under the same or different names may be considered as sufficient for disqualification of a Proposer and the rejection of the proposal.

2.9 RESERVED RIGHTS

The County reserves the right to accept or reject any and/or all proposals, to waive irregularities and technicalities, and to request resubmission. Any sole response that is received may or may not be rejected by the County depending on available competition and timely needs of the County. There is no obligation on the part of the County to award the contract to the lowest proposer and the County reserves the right to award the contract to the responsible proposers submitting responsive proposals with resulting agreements most advantageous and in the best interest of the County. The County shall be the sole judge of the proposals and the resulting agreements that are in its best interest and its decision shall be final. Also, the County reserves the right to make such investigation as it deems necessary to determine the ability of any proposer to perform the work or service requested. Information the County deems necessary to make this determination shall be

provided by the proposer. Such information may include, but shall not be limited to, current financial statements by an independent CPA; verification of availability of personnel; and past performance records.

2.10 APPLICABLE LAWS

All applicable laws and regulations of the State of Georgia and ordinances and regulations of Fulton County shall apply. Protestors shall seek resolution of their complaints in the manner provided in the Fulton County Code of Laws §2-324 which is incorporated by reference herein.

2.11 MINIMUM PARTICIPATION REQUIREMENTS FOR PRIME CONTRACTORS

Pursuant to Fulton County Code 102-357, Prime Bidders on the project must perform no less than 51% of the scope of work required under the project.

2.12 INSURANCE AND RISK MANAGEMENT PROVISIONS

Insurance and Risk Management provisions and Indemnification and Hold Harmless provisions are outlined in Section 7 of this RFP.

2.13 ACCURACY OF RFP AND RELATED DOCUMENTS

The County assumes no responsibility that the specified technical and background information presented in this RFP, or otherwise distributed or made available during this procurement process, is complete or accurate. Without limiting the generality of the foregoing, the County will not be bound by or be responsible for any explanation or interpretation of the Proposal documents other than those given in writing as an addendum to this RFP.

Should a recipient of this RFP find discrepancies in or omissions from this RFP and related documents, the recipient of this RFP shall immediately notify the Purchasing Contact Person identified in Section 1.11 in writing at the following address: Fulton County Department of Purchasing and Contract Compliance, Public Safety Bldg, 130 Peachtree Street S.W., Suite 1168 Atlanta, GA 30303. A written addendum, if necessary, then will be made available to each recipient of this RFP.

2.14 RESPONSIBILITY OF PROPOSER

Each Proposer is encouraged to conduct all necessary investigations and review all available and relevant data and information, which are necessary in its judgment in order to assume this responsibility prior to the submittal of its Proposal. Proposers

are reminded of Fulton County's "**No Contact During Procurement**" policy and may only contact the person designated by the RFP.

2.15 CONFIDENTIAL INFORMATION

If any Proposal contains technical, financial, or other confidential information that the Proposer believes is exempt from disclosure, the Proposer must clearly label the specific portions sought to be kept confidential and specify on what the exemption is based. The County, at its sole discretion and subject to applicable law, will determine whether such exemption applies. The County has sole discretion to make such determination regarding the disclosure of information, and by responding to this RFP, Proposers waive any challenge to the County's decisions in this regard. Marking all or substantially all of a Proposal as confidential may result in the Proposer being deemed non-responsive to this RFP.

Notwithstanding the foregoing, Proposers recognize and agree that the County, its staff, and its Consultants will not be responsible or liable in any way for any losses that the Proposer may suffer from the disclosure of information or materials to third parties.

2.16 COUNTY RIGHTS AND OPTIONS

This RFP constitutes an invitation to submit Proposals to the County. Without limitation or penalty, the County reserves and holds at its sole discretion, the following rights and options:

- This RFP does not obligate the County to select, procure or contract for any services whatsoever
- The County reserves the right to change or alter the schedule for any events associated with this procurement and, if required, notify the Proposers. A Proposer, by submitting a Proposal, agrees to be bound by any modifications made by the County
- All costs incurred by a Proposer in connection with responding to this RFP, the evaluation and selection process undertaken in connection with this procurement, and any negotiations with the County will be borne by the Proposer.
- The County reserves the right to reject all Proposals and components thereof to eliminate all Proposers responding to this RFP from further consideration for this procurement, and to notify such Proposers of the County's determination.

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- The County may cancel this RFP without the substitution of another RFP and terminate this procurement at any time without any liability whatsoever.
 - The County reserves the right to waive any technicalities or irregularities in the Proposals.
 - The County reserves the right to eliminate any Proposer who submits incomplete or inadequate responses or is not responsive to the requirements of this RFP.
 - The County may request Proposers to send representatives to the County for interviews and presentations.
 - To the extent deemed appropriate by the County, the County may select and enter into discussion and negotiations with the Proposer(s) submitting Proposal(s), which are found to be reasonably susceptible for award.
 - The County reserves the right to discontinue negotiations with any selected Proposer.
 - The County reserves the right, without prior notice, to supplement, amend, or otherwise modify this RFP.
 - All Proposals (other than portions thereof subject to patent or copyright protection) become the property of the County and will not be returned, and the County reserves the right to utilize all such information contained in the Proposals without further cost to the County
 - The County may add to or delete from the Project Scope of Work set forth in this RFP.
 - Any and all Proposals not received by the Proposal Submission Date shall be rejected and returned unopened.
 - Neither the County, its staff, its representatives, nor any of its consultants or attorneys will be liable for any claims or damages resulting from the solicitation, collection, review, or evaluation of responses to this RFP.
 - The County, including its representatives and consultants, reserves the right to visit and examine any of the facilities referenced in any Proposal and to observe and investigate the operations of such facilities.

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- The County reserves the right to conduct investigations of the Proposers and their responses to this RFP and to request additional evidence to support the information included in any such response.

By responding to this RFP, Proposers acknowledge and consent to the rights and conditions set forth in this RFP.

2.17 COST OF PROPOSAL PREPARATION AND SELECTION PROCESS

Each Proposal, including preparation of all information required to be included in a Proposal pursuant to this RFP, shall be prepared at the sole cost and expense (including, but not limited to, engineering and legal costs) of the Proposer. In addition, the Proposer shall be solely responsible for all costs (including engineering and legal costs) incurred by such Proposer in connection with this selection process, including any costs incurred by the Proposer in any subsequent negotiations entered into in connection with developing the Proposal. There shall be no claims whatsoever against the County, its staff, or its consultants for reimbursement for the costs or expenses (including, but not limited to, engineering and legal costs) incurred during the preparation of the Proposal or other information required by this RFP or procurement process or in connection with the selection process or any negotiations.

2.18 TERMINATION OF NEGOTIATIONS

The County at its sole discretion may, at any time, to the extent permitted by Applicable Law, exclude a Proposer from further participation in any negotiation process if the County determines that such Proposer is failing to progress in the negotiations or if the terms of its Proposal are less advantageous than those of other Proposers and such Proposer is deemed to be no longer susceptible of selection. The County will give written notice of its decision to the Proposer, which shall be sent in writing, signed by the County.

2.19 WAGE CLAUSE

Pursuant to 102-391, Each Contractor shall agree that in the performance of the Contract he will comply with all lawful agreements, if any, which the Contractor had made with any association, union, or other entity, with respect to wages, salaries, and working conditions, so as not to cause inconvenience, picketing, or work stoppage.

2.20 ADDITIONAL OR SUPPLEMENTAL INFORMATION

After receipt of the submittals, the County will evaluate the responses, including the references, financial statements, experience and other data relating to the Respondent's qualifications. If requested by the Fulton County Department of

Purchasing and Contract Compliance, Respondent's may required to submit additional or supplemental information to determine whether the Respondent meets all of the qualification requirements.

2.21 REPORTING RESPONSIBILITIES

The successful Proposer will report directly to the *[Insert name]*, or designated representative.

2.22 GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT

This Request for Proposal is subject to the Georgia Security & Immigration Compliance Act. Pursuant to the Georgia Security & Immigration Compliance Act of 2006, as amended on May 11, 2009, bidders and proposers are notified that all bids/proposals for services that are to be physically performed within the State of Georgia must be accompanied by proof of their registration with and continuing and future participation in the E-Verify program established by the United States Department of Homeland Security. A completed affidavit must be submitted on the top of the bid/proposal at the time of submission, prior to the time for opening bids/proposals. Under state law, the County cannot consider any bid/proposal which does not include a completed affidavit. It is not the intent of this notice to provide detailed information or legal advice concerning the Georgia Security & Immigration Compliance Act. All bidders/proposers intending to do business with the County are responsible for independently apprising themselves and complying with the requirements of that law and its effect on County procurements and their participation in those procurements. For additional information on the E-Verify program or to enroll in the program, go to: <https://e-verify.uscis.gov/enroll>.

See Section 5, Proposal Forms for declarations and affidavits.

2.23 AUTHORIZATION TO TRANSACT BUSINESS

If the Proposer is a Georgia corporation, the corporation, prior to contract execution, shall submit documentary evidence from the Secretary of State that the Corporation is in good standing and that the corporation is authorized to transact business in the State of Georgia.

If the Proposer is a foreign (non-Georgia) corporation, the corporation, prior to contract execution shall submit a Certificate of Authority and documentary evidence from the Georgia Secretary of State of good standing which reflects that the corporation is authorized to do business in the State of Georgia.

2.24 RIGHT TO PROTEST

Any actual bidder or offeror who is aggrieved in connection with the solicitation or award of a contract shall protest in writing to the Director of Purchasing & Contract Compliance. An actual bidder or offeror is defined as a person or entity who has submitted a bid or proposal on the project for which they are filing a protest. A protest shall be submitted to and received by the Director of Purchasing & Contract Compliance in writing within 14 days after such aggrieved entity known or should have known of the solicitation, the award of contract to another or other acts giving rise to a protest. An oral protest or a protest to an official, employee, User Department, or other person apart from the Director of Purchasing & Contract Compliance does not comply.

2.25 GENERAL REQUIREMENTS

The following information pertains to the submission of a proposal to Fulton County ("County"), and contains instructions on how proposals must be presented in order to be considered. If specific conditions or instructions in the text of the Request for Proposal ("RFP") conflict with the General Requirements as listed here, those conditions or instructions in the RFP shall prevail.

1. Proposals submitted in response to the attached RFP must be formatted as specified in the RFP. Additional sheets, literature, etc., should be clearly identified.
2. The original and the required number of copies of the proposal must be returned to:

Fulton County Purchasing Agent
Department of Purchasing & Contract Compliance
130 Peachtree Street, S.W., Suite 1168
Atlanta, Georgia 30303
3. The envelope in which the proposal is submitted must be sealed and clearly labeled with the RFP project name and number, due date and time, and the name of the company or individual submitting the proposal. Proposals must be received by the opening date and time shown on this RFP in order to be considered. The Purchasing Agent has no obligation to consider proposals which are not in properly marked envelopes. The Technical Proposal, Cost Proposal and Contract Compliance submittals shall be submitted in separate sealed envelopes. The inclusion of any cost information in the Technical Proposal may result in such proposal being rejected by the County.
4. Proposals received after the time and date specified will not be opened or considered.

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5. By submitting a signed proposal, Offeror agrees to accept an award made as a result of the submission of the prices and terms contained in that proposal. Prices proposed must be audited by the Offeror to insure correctness before the proposal is submitted. Person signing the proposal is responsible for the accuracy of information in it. The specifications, provisions, and the terms and conditions of the RFP and proposal shall become a valid contract between Fulton County and the Offeror upon notice of award of contract in writing and/or issuance of a purchase order.
 6. Any contract awarded as a result of this proposal, shall comply fully with all Local, State, and Federal laws and regulations.
 7. Absolutely no fax proposals or reproduction proposals will be accepted, except that if multiple copies of the proposal are required, photocopies of the original may be submitted as the additional copies, provided that they are clearly marked as such.
 8. Type or neatly print company name, as well as the full legal name and title of the person signing the proposal, in all appropriate places. The Offeror's signature must be executed by a Principal of the company duly authorized to make contracts and bind the company to all terms being proposed.
 9. Proposals may be withdrawn upon receipt of a written request prior to the stated due date and time. If a firm seeks to withdraw a proposal after the due date and time, the firm must present a notarized statement indicating that an error was made, with an explanation of how it occurred. The withdrawal request must be accompanied by documentation supporting the claim. Prior to approving or disapproving the request, an opinion will be obtained from Fulton County's Legal Counsel indicating whether the firm is bound by its proposal.

Proposals for projects that are solicited pursuant to the Georgia Local Government Public Works Construction Law (O.C.G.A. § 36-91-1 et seq.) may be withdrawn as follows:

The County must advise Offerors in the request for proposals of the number of days that Offerors will be required to honor their proposals. If an Offeror is not selected within 60 days of opening the proposals, any Offeror that is determined by the governmental entity to be unlikely of being selected for contract award will be released from the proposal.

10. Show information and prices in the format requested. Prices are to be quoted F.O.B. destination, and must include all costs chargeable to the Offeror in executing the contract, including taxes. Unless otherwise provided in the

Contract, Fulton County shall have no liability for any cost not included in the price. The Offeror shall provide Fulton County the benefit through a reduction in price of any decrease in the Offeror's costs by reason of tax exemptions based upon Fulton County's status as a tax-exempt entity.

11. Propose all items specified or indicate under each item what alternative is being proposed and why it should be considered in lieu of the original specification. Failures to indicate any exceptions shall be interpreted as the Offeror's intent to fully comply with the specifications as written. Conditional or qualified proposals (except as specifically allowed in the specifications) are subject to rejection in whole or in part.
12. Fulton County shall be the sole judge of the quality and the applicability of all proposals. Design, features, overall quality, local facilities, terms and other pertinent considerations will be taken into account in determining acceptability.
13. The successful Offeror must assume full responsibility for delivery of all goods and services proposed and agree to relieve Fulton County of all responsibility and costs for prosecuting claims.
14. The successful Offeror must assume full responsibility for replacement of all defective or damaged goods and/or performance of contracted services within thirty (30) days notice by the County of such defect, damage or deficiency.
15. The successful Offeror must assume full responsibility for providing warranty service on all goods, materials, or equipment provided to the County with warranty coverage. Should a vendor be other than the manufacturer, the vendor and not the County is responsible for contacting the manufacturer. The Offeror is solely responsible for arranging for the service to be performed.
16. The successful Offeror shall be responsible for the proper training and certification of personnel used in the performance of the services proposed.
17. The successful Offeror shall not assign, transfer, convey, sublet, or otherwise dispose of any contract resulting from the RFP or of any of all of its rights, title or interest therein without prior written consent of the Fulton County Board of Commissioners.
18. Proposals must contain references which reflect successful completion of contracts for the types of goods, materials, equipment, or services for which the vendor is submitting a proposal to the County. In instances where that does not apply, the proposal must contain a statement and supporting documentation demonstrating such expertise, knowledge, or experience to

establish the vendor submitting the proposal as capable of meeting the demands of the proposal should an award be made to them.

19. Offerors submitting proposals may be required to furnish evidence that they maintain permanent places of business of a type and nature compatible with their proposal, and are in all respects competent and eligible vendors, able to fulfill the terms of the specifications. Fulton County may make such investigations as it deems necessary to determine the ability of the Offeror to perform such work, and reserves the right to reject any proposal if evidence fails to indicate that the proposed vendor is qualified to carry out the obligation of the contract and to complete the work satisfactorily.
20. By submitting a signed proposal, Offeror certifies that there has been no collusion with any other Offeror. Reasonable grounds for believing Offeror has an interest in more than one proposal will result in rejection of all proposals in which the Offeror has an interest. Any party to collusion may not be considered in future proposals for the same or similar work.
21. Upon notice of selection, the Offeror submitting the proposal is obligated to perform. Should a successful Offeror refuse to enter into a contract subsequent to an award, a penalty may be assessed and/or the Offeror may be found to be "non-responsible" in the future.
22. In case of default by the successful Offeror, Fulton County may procure the articles or services from another source and hold the successful Vendor responsible for any resultant excess cost.
23. Successful Offerors contract directly with the County and are the party or parties obligated to perform. Contracts may not be assigned and any failure to perform the Contract in accordance with the specifications will constitute a breach of contract and may result in an Offeror being found to be "non-responsible" in the future.
24. Invoice(s) must list each item separately and must show Fulton County's purchase order number as well as the proper department and address to whom the service or product was provided.
25. Fulton County reserves the right to accept or reject any or all proposals, or any part thereof, and to waive any technicalities. Fulton County reserves the right to award a contract based on this RFP and the proposal(s) received (in whole or in part) to one or several Vendors.

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26. Awards will not necessarily be based on cost alone. Other factors, as detailed in the RFP, will be considered in determining what proposal will be deemed to best meet the needs of Fulton County.
 27. All proposals and bids submitted to Fulton County are subject to the Georgia "Open Records Act", Official Code of Georgia, Annotated (O.C.G.A.) § 50-18-70 et seq.
 28. All proposals and bids submitted to Fulton County involving Utility Contracting are subject to the Georgia law governing licensing of Utility Contractors, O.C.G.A. §43-14-8.2(h). The Utility Contractor License number of the person who will perform the utility work shall be written on the face of the bid envelope.
 29. Prior to beginning any work, the successful Offeror shall furnish to Fulton County (for the contracting firm and for any subcontractors) a certificate from an insurance company showing issuance of Workers' compensation coverage for the State of Georgia or a certificated from the Georgia Workers' Compensation Board showing proof of ability to pay compensation directly.
 30. It is the policy of Fulton County that the evaluation and award process for County contracts shall be free from both actual and perceived impropriety, and that contacts between potential vendors and County officials, elected officials and staff regarding pending awards of County contracts shall be prohibited.
 - A. No person, firm, or business entity, however situated or composed, obtaining a copy of or responding to this solicitation, shall initiate or continue any verbal or written communication regarding this solicitation with any County officer, elected official, employee, or designated County representative, between the date of the issuance of this solicitation and the date of the County Manager's recommendation to the Board of Commissioners for award of the subject contract, except as may otherwise be specifically authorized and permitted by the terms and conditions of this solicitation.
 - B. All verbal and written communications initiated by such person, firm, or entity regarding this solicitation, if same are authorized and permitted by the terms and conditions of this solicitation, shall be directed to the Purchasing Agent.
 - C. Any violation of this prohibition of the initiation or continuation of verbal or written communications with County officers, elected officials, employees, or designated County representatives shall result in a written finding by the Purchasing Agent that the submitted bid or proposal of the person, firm, or entity in violation is "non-responsive", and same shall not be considered for award.

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31. Any Offeror intending to respond to this solicitation as a Joint Venture must submit an executed Joint Venture Agreement with this offer. This agreement must designate those persons or entities authorized to execute documents or otherwise bind the Joint Venture in all transactions with Fulton County, or be accompanied by a document, binding upon the Joint Venture and its constituent members, making such designation. Offers from Joint Ventures that do not include these documents will be rejected as being “non-responsive”.
 32. Any Offeror intending to respond to this solicitation must complete all of the Procurement Affidavit Forms provided in Section 5. Proposals that do not include these completed documents will be rejected as being “non-responsive”.

**SECTION 3
PROPOSAL REQUIREMENTS**

3.1 SUBMISSION REQUIREMENTS

3.1.1 Proposal Submission Date and Submittal Format

All Proposals, including all attachments, must be received by the County in a sealed package no later than **February 23, 2011 at 11:00 A.M.** and must be addressed to:

**REQUEST FOR PROPOSALS RFP #11RFP76529YC-AP
Fulton County Department of Purchasing & Contract Compliance
Public Safety Building
130 Peachtree Street S.E. Suite 1168, Atlanta GA 30303**

The Proposal shall consist of a Technical Proposal, a Cost Proposal and all documents listed on the Required Submittal Checklist (Exhibit 1). The Technical Proposal shall include proposer information, technical information, business-related information, and any Technical Proposal forms requested. The Cost Proposal shall include the Cost Proposal Forms and any information describing the basis for pricing and must be separately, sealed, marked and packaged.

The required content of the Technical Proposal and Cost Proposal is further specified in this section of the RFP. The Proposal must be signed and acknowledged by the Proposer, including certain information to be provided under oath as required under applicable law, in accordance with the instructions herein and the various proposal forms.

THE TECHNICAL PROPOSAL, THE COST PROPOSAL AND CONTRACT COMPLIANCE EXHIBITS SHALL BE SUBMITTED IN SEPARATE, SEALED ENVELOPES OR PACKAGES. THE INCLUSION OF ANY COST INFORMATION IN THE TECHNICAL PROPOSAL MAY RESULT IN SUCH PROPOSAL BEING REJECTED BY THE COUNTY.

Each envelope or package shall be clearly marked as follows:

REQUEST FOR PROPOSALS RFP #11RFP76529YC-AP, Property Appraisal Services

**Fulton County Department of Purchasing & Contract Compliance
Public Safety Building
130 Peachtree Street S.E. Suite 1168
Atlanta GA 30303**

3.1.2 Number of Copies

Proposers shall submit the following:

Technical Proposal, one (1) original and five (5) copies on CD media in PDF format.

Contract Compliance Exhibits, one (1) original with the Technical Proposal marked "Original" and one (1) copy in a separate sealed envelope.

Financial Information, one (1) original with the Technical Proposal marked "Original" and one (1) copy in a separate sealed envelope.

Cost Proposal, one (1) original and one (1) copy in a separate sealed envelope.

All Proposals must be complete with all requested information.

3.2 OVERVIEW OF PROPOSAL REQUIREMENTS

Proposers shall submit Proposals in accordance with the content and format requirements set forth in this RFP. Proposals should be clearly organized and structured in a manner that allows materials included in the document to be located easily.

Each of the instructions set forth in this section must be followed for a Proposal to be deemed responsive to this RFP. In all cases, the County reserves the right to determine, at its sole discretion, whether any aspect of the Proposal meets the requirements set forth in this section. The County reserves the right to reject any Proposal, which in its judgment, does not comply with these Proposal submission requirements.

3.3 SCOPE OF WORK

Description of Services

Fulton County request a proposal for appraisal services to assist in the re-evaluation program of County owned buildings. The County's portfolio of re-evaluation activities are managed by the Risk Management Division of the Finance Department. A single contract is preferred to provide timely, cost effective, and professional appraisals with optimum geographic coverage throughout Fulton County, Georgia.

The appraisal of all properties should be concluded within the contract period. The selected contractor will need to be proficient in valuing property types to include but not limited to the following:

- General Purpose – Office, and Warehouse Operations
- Facilities - Private Airport, Community Health Centers, Libraries and Water Treatment Plants

A full commercial appraisal of the facilities listed on the Property Schedule shall be done in accordance with the standards of the Appraisal Institute (USPAP). The contractor shall provide all necessary management, supervision, labor, materials and equipment to perform the appraisal services as described in the Instructions to Responders section.

Scope of Services

For the expressed purposes of submitting proposals on this contract, the following general specifications are provided and will serve as the model for the professional property appraisal firm in the completion of the required capital asset valuation and data collection services. The Contractor shall make a detailed field inspection and identification of the various properties and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and prepare the appraisal reports to be furnished under this contract.

Upon completion of the inspections, investigation and studies, the Contractor shall prepare, furnish, and deliver to the Risk Management Division an appraisal report providing supportable values and/or data to include construction, occupancy, fire protection and exposure data which shall conform to the Uniform Standards of Professional Appraisal Practices (USPAP) both in form and substance.

The scope of the property appraisal services shall include the following real county assets:

- Buildings – To include structures with permanent foundations inclusive of all permanently installed fixtures.
- Additions/Site Improvements – To include any above ground improvements to include fencing, outdoor lighting and fountains.

Those items excluded from the scope of work will include:

- Contents

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- Underground Piping
 - Foundations
 - Footings
 - Landscaping
 - Fine Art (unless permanently attached to the building)

Reporting Requirements

The appraisal report shall present factual data to support each rate, percentage, or amount used in sufficient detail to permit a comprehensive review of the appraisal report; shall relate conclusions to those facts; and shall include other items identified as necessary in this section.

The Contractor shall generate a Building Detail Report and Building Summary Report. Risk Management will be provided with the original and one CD-Rom containing an electronic version of the reports. All appraisal reports shall be in an Excel format.

Building Detail Report shall include pertinent construction/building data elements, building features, color digital photos (front, sides and rear view), replacement cost new, insurable site improvements and major repair and/or renovation history.

Building Summary Reports shall include aggregate information on each to include building name, year constructed, ISO class, construction elements and replacement cost new.

The appraisal reports must be in compliance with the Uniform Standards of Professional Appraisal Practice.

Valuation Methodology

The property appraisal values will be base on Replacement Cost New. The criteria used in the determination of Replacement Cost New shall be defined as the cost required to produce a property of like kind and materials at one time in accordance with current market prices for labor, materials, manufactured equipment and contractors overhead.

In the determination of Replacement Cost New, the appraisal service will take into consideration compliance with state or local ordinances and American with Disabilities Act (ADA) requirements.

The date of valuation shall be the same date as the field inspection of the property.

Appraisal Planning and Preparation

The selected vendor will participate in a preliminary appraisal planning meeting with Risk Management to review the project goals and expectations. The planning meeting will address project specific service deliverables to include but not limited to the following:

- Scheduling of appraisals
- Site inspection and security protocol
- Access to building blueprints, drawings and schematic documents
- Date collection and report format
- Project progress reporting
- Time lines and Target Dates

As a work product of the planning meeting(s), the selected vendor shall develop an "Engagement Plan" for the timely execution of all appraisals and service deliverables.

Field Appraisal Process

The selected vendor shall conduct a physical appraisal and subsequent property assessment/valuation of each designated property. The information to be collected for each appraisal location shall include but not limited to the following COPE (construction, occupancy, protection and exposure) related data:

- Building Legal Address (to include city and zip code)
- Building Name
- Latitude and Longitude
- Construction Class (ISO)
- Occupancy
- Number of Stories
- Square Footage
- Year Constructed
- Sprinkler Fire Protection
- Fire/Smoke Alarms
- Security System
- Roof Construction
- Exterior Wall Construction
- Fire Walls/Partitions

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- Building Additions and/or Renovations

Time of Delivery

Upon official notice to proceed, the Contractor may commence performance and shall be contractually obligated to provide complete services in accordance with the locations, dates and time specified in the contract. Failure to provide the services within the time prescribed may result in termination of the contract for default. Official notification may be made orally and confirmed in writing by issuance of contract.

Building Detail Reports will be will be delivered to Risk Management no later than seven days from the date of the site appraisal.

Building Summary Reports will be provided on a monthly basis, no later than seven days following the last day of the month in which the property appraisals listed on the schedule were completed.

Building/Property Access

Risk Management will provide the Contractor with the applicable key contact information for each site to include the contact persons name, office and mobile phone number. At no time shall the contractor/appraiser be authorized to conduct a site appraisal without a representative from Fulton County being present at the time of his or her survey.

Subcontracting

The Contractor shall identify and list any and all subcontractors that will perform any work required by this contract.

3.4 TECHNICAL PROPOSAL FORMAT AND CONTENT

The Technical Proposal shall include the appropriate and requested information in sufficient detail to demonstrate the Proposer's knowledge, skills and abilities to provide requested services.

The Technical Proposal shall be arranged and include content as described below:

Section 1 - Executive Summary

The executive summary shall include the following information:

- Provide the legal name of the entity responding to this proposal.
- Provide the business type of the entity responding to this proposal (i.e. Joint Venture, Partnership, etc).
- Include a brief statement of approach to the work in accordance with the Appraisal Institute (USPAP), understanding of the project's objectives and demonstrated understanding of the project's potential problems and concerns.

Section 2 – Project Plan

1. Name, address and telephone number of one (1) individual to whom all future correspondence and/or communications will be directed.
2. The Project Plan must address the management approach in completing the work identified in **Section 3.3 Scope of Work**. At a minimum, the plan must identify all major tasks, when the major tasks will start and finish, planned reviews of work associated with each major task, project completion date, and any other information that will assist in the planning and tracking this project successfully. Describe methodologies including best practices and benchmarks to be used.
3. Description of project deliverables.

Section 3 – Project Team Qualifications/ Qualifications of Key Personnel

1. Provide resumes for each of the key personnel proposed for this project with specific emphasis on the Project Manager.
2. All proposed key personnel (Appraisers) must have at least a minimum of three (3) years work experience and be registered in the State of Georgia (appraisal contract work) and licensed by the Appraisal Institute to complete commercial real estate appraisals in excess of \$250,000.00.
3. The Project Manager must have a minimum of five (5) years experience in real estate mass appraisal and must have performed/completed a public and/or private commercial property re-evaluation update project within the past five (5) years.

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4. Each resume should be limited to no more than three (3) pages per person and be organized according to the following:
- Name and Title
 - Professional Background
 - Current and Past Relevant Work Experience
 - Include two (2) references for each key personnel member on similar projects.

Section 4 – Relevant Project Experience

Identify three (3) projects where the Proposer has performed property appraisal (valuation) services with entities comparable to Fulton County within the past three (3) years. Such entities include cities and/or counties which the Proposer provided appraisal assessment/valuation of real and/or tangible business property. Limit your response to one (1) page per project; please provide the following information for each project:

- The name of the project, the owner, year performed and the project location.
- A description of the project.
- A reference, including a contact name, addresses and phone number. This reference should be the owner's staff member who was in charge of the project for the owner.

Section 5 – Proposer Financial

It is the policy of the County to conduct a review of a firm's financial responsibility in order to determine the firm's capability to successfully perform the work.

If submitting as a Joint Venture, Partnership, Limited Liability Corporation or Limited Liability Partnership, the financials must be submitted for each entity that comprises the prime contractor.

The following documentation is required in order for the County to evaluate financial responsibility:

- (1) Provide audited financial statements for the last three (3) years, including income statements, balance sheets, and any changes in financial position.
- (2) The latest quarterly financial report and a description of any material changes in financial position since the last audited financial statement.
- (3) Proposer's most recent Dun & Bradstreet, Value Line Reports or other credit ratings/report.

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- (4) Identify any evidence of access to a line or letter of credit.

Section 6 - Availability of Key Personnel

- (1) Percentage of time key personnel will spend on this project
(2) Current workload of key personnel

Section 7- Local Preference

Local Preference is given to businesses that have a business location within the geographic boundaries of Fulton County. The term business location means that the business has a staffed, fixed, physical place of business located within Fulton County and has had the same for at least one (1) year prior to the date of the business' submission of its proposal or bid, as applicable and has had held a valid business license from Fulton County or a city located within Fulton County for the business at a fixed, physical, place of business, for at least one (1) year prior to the date of the business' submission of its proposal or bid as applicable.

In order to receive the Local Preference points of ten (10) points the Proposer must meet one (1) of the following criteria, provide supporting documentation as required and certify under oath that it is eligible to receive the local preference points by signing and submitting Form H, Local Preference Affidavit located in Section 5 of this RFP

The Proposer must indicate which one (1) of the following criteria they will utilize in order to receive local preference:

1. Business having a business location within the geographic boundaries of Fulton County.

The following supporting documentation must be provided:

- Copy of occupational tax certificate (business license) form Fulton County or a city located within Fulton County, or;
- Copy of a lease or rental agreement, or;
- Proof of ownership interest in a location within the geographical boundaries of Fulton County.

2. Businesses where at least fifty-one percent (51%) of the owners of the business are residents of Fulton County but the business is located outside of Fulton County.

The following supporting documentation must be provided:

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- Provide the residential address of the business owner(s).
3. Businesses where at least fifty-one percent (51%) of the employees of the business are residents of Fulton County but the business is located outside of Fulton County.

The following supporting documentation must be provided:

- Provide a list of all employees name and address.

Failure to provide the required supporting documentation with your proposal submittal shall result in your firm receiving a "0" (zero) for Local Preference. In the event the affidavit or other declaration under oath is determined to be false, such business shall be deemed "non-responsive" and shall not be considered for award of the applicable contract.

Section 8 – Disclosure Form and Questionnaire

It is the policy of Fulton County to review the history of litigation of each Proposer that includes bankruptcy history, insolvency history, civil and criminal proceedings, judgments and termination for cause in order to determine whether a firm's business practices, legal practices and overall reputation in the industry is one that would be acceptable to perform work for Fulton County. The Disclosure Form and Questionnaire is provided in Section 5, Proposal Forms, Form D.

Section 9 – Cost

The hourly rates of each respondent will be totaled and divided by the number of classifications requested to determine the respondents' average hourly rate. The respondent with the lowest average hourly rate will receive the full 10 points. For respondents with the second, third, fourth, etc., their average hourly rates will be divided into the lowest average hourly rate and multiplied by 10, the total points allowed for cost.

The County has established the following formula to evaluate cost proposals for Request for Proposals (RFP):

Lowest cost submitted

Each successive cost X Points allocated for cost in RFP = Cost proposal score

The respondent with the lowest total cost will receive the full 10 points. For respondents with the second, third, fourth, etc., their total costs will be divided

into the lowest cost and multiplied by 10, the total points allowed for cost.

The County has established the following formula to evaluate cost proposals for Request for Proposals (RFP):

Lowest cost submitted

Each successive cost X Points allocated for cost in RFP = Cost proposal score

3.5 COST PROPOSAL FORMAT AND CONTENT

The Cost Proposal shall be provided in a **separate sealed envelope**. The Cost Proposal shall include current information and shall be arranged and include content as described below:

Section 1 - Introduction

The Proposer shall include an introduction which outlines the contents of the Cost Proposal.

Section 2 - Completed Cost Proposal Forms

The Proposer is required to complete all of the Cost Proposal Forms provided.

**SECTION 4
EVALUATION CRITERIA**

4.1 PROPOSAL EVALUATION – SELECTION CRITERIA

The following criteria will be used to evaluate the proposals submitted in response to this RFP:

Evaluation Criteria	Weight
Project Plan	30%
Qualifications of Key Personnel	15%
Relevant Project Experience	10%
Financial Responsibility	5%
Availability of Key Personnel	10%
Past performance on previous contracts	5%
Disclosure Form and Questionnaire	5%
Local Preference	10%
Cost Proposal	10%
TOTAL POINTS	100%

SECTION 5 PROPOSAL FORMS

5.1 INTRODUCTION

To be deemed responsive to this RFP, Proposers must provide the information requested and complete in detail all Proposal Forms. The appropriate individual(s) authorized to commit the Proposer to the Project must sign the Proposal Forms. Proposers should reproduce each Proposal Form, as required, and complete the appropriate portions of the forms provided in this section.

Form A: Certification Regarding Debarment

Form B: Non-Collusion Affidavit of Bidder/Offeror

Form C: Certificate of Acceptance of Request for Proposal Requirements

Form D: Disclosure Form and Questionnaire

Form E: Georgia Security and Immigration Contractor Affidavit/Agreement

Form F: Georgia Security and Immigration Subcontractor Affidavit

Form G: Professional License

Form H: Local Preference Affidavit of Bidder/Offeror

5.2 PROPOSAL FORMS DESCRIPTION

The following paragraphs present an overview of each Proposal Form required.

5.2.1 Certification Regarding Debarment

Proposer shall complete and submit Form A, which certifies that neither it nor its subcontractors are presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency.

5.2.2 Non-Collusion Affidavit of Bidder/Offeror

The Proposal shall include a copy of Proposal Form B, executed by an authorized officer of the corporation. Proposals developed by a joint venture shall be similarly executed by all joint venture participants.

5.2.3 Certificate of Acceptance of Request for Proposal Requirements

Proposer shall complete and submit Form C, which certifies that Proposer has read the solicitation including all addenda, exhibits, attachments and appendices.

5.2.4 Disclosure Form and Questionnaire

Proposer shall complete and submit Form D, which requests disclosure of business and litigation.

5.2.5 Georgia Security and Immigration Contractor Affidavit and Agreement

Proposer shall complete and submit Form F, in order to comply with the requirements of O.C.G.A. 13-10-91 and the Georgia Department of Labor Rule 300-10-01-.02.

5.2.6 Georgia Security and Immigration Subcontractor Affidavit

Proposer shall ensure that any subcontractor(s) that will be utilized for this project shall complete and submit Form G, Subcontractor Affidavit.

5.2.7 Professional License

Proposer and any subcontractor(s) performing work required by state law to be licensed must provide a copy of their license for the work they will perform on this project.

5.2.8 Local Preference Affidavit of Bidder/Offer

Proposer shall complete and submit Form H, which certifies that the Proposer is eligible to receive local preference points.

FORM A: CERTIFICATION REGARDING DEBARMENT

- (1) The Offeror certifies that neither it or its subcontractors is presently debarred, suspended, proposed for debarment, declared ineligible, or otherwise excluded from doing business with any government agency. Any such exclusion may cause prohibition of your firm from participating in any procurement by the Fulton County Government.
- (2) If the Offeror is unable to certify to any of the statements in this certification, such Offeror or subcontractor shall attach an explanation to this bid or proposal.

INSTRUCTIONS FOR CERTIFICATION

By signing and submitting this certification, the Offeror is providing the certification set out below:

- (1) The certification in this clause is a material representation of fact upon which reliance will be placed. If it is later determined that the prospective vendor knowingly rendered a false certification, the Purchasing Agent may pursue all available remedies, including suspension and/or debarment, for withdrawal of award or termination of a contract.
- (2) The prospective Offeror shall provide immediate written notice to the Purchasing Agent if at anytime the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (3) Offeror shall be under a continuing duty to immediately inform the Purchasing Agent in writing of any changes, if as a result of such changes, the Offeror certification regarding debarment is affected.

DEBARMENT ORDINANCE

The following Section 2-322 of Fulton County Code of Laws establishes the procedure for the debarment of contractors.

(a) ***Authority to suspend.***

After reasonable notice to the entity involved and reasonable opportunity for that entity to be heard, the Purchasing Agent, after consultation with user department, the County Manager and the County Attorney shall have the authority to suspend an entity for cause from consideration for award of county contracts. As used in this section, the term entity means any business entity, individual, firm, contractor, subcontractor or business corporation, partnership, limited liability corporation, firm, contractor, subcontractor or business structured; provided, further, that any such entity shall also be subject to suspension under this section if any of its constituents, members, subcontractors at any tier of such entity's and the entity, or any constituent or member, knew or should have known of the commission of the act. The suspension shall be for a period not to exceed three (3) years unless cause is based on a felony conviction for an offense related or

associated with fraudulent contracting or misappropriation of funds wherein the suspension shall not exceed seven (7) years.

(b) Causes for Suspension. The causes for suspension include:

- 1) Conviction for commission of a criminal offense as an incident to obtain or attempting to obtain a public or private contract or subcontract, or in performance of such contract or subcontract;
- 2) Conviction of state or federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property or other offense indicating a lack of business integrity or business honesty which currently, seriously and directly affects responsibility as a county contractor.
- 3) Conviction of state or federal anti-trust statutes arising out of the solicitation and submission of bids and proposals;
- 4) Violation of contract provisions, as set forth below, of a character which is regarded by the Purchasing Agent to be so serious as to justify suspension action:
 - a. Failure to perform in accordance with the specifications within a time limit provided in a county contract;
 - b. A recent record of failure to perform or unsatisfactory performance in accordance with the terms of one or more contracts; provided, that failure to perform or unsatisfactory performance caused by acts beyond the control of the contractor shall not be considered to be a basis for suspension;
 - c. Material representation of the composition of the ownership or workforce or business entity certified to the county as a minority business enterprise; or
 - d. Falsification of any documents.
- i. For violation of the ethical standards set forth in Fulton County Code Chapter 9, Code of Ethics.
- ii. Knowing misrepresentation to the county, of the use which a majority owned contractor intends to make a minority business enterprise (a business entity at least 51 percent of which is owned and controlled by minority persons, as defined in Fulton County Code Chapter 6, Article B, Minority Business Enterprise Affirmative Action Program and certified as such by the County) as a subcontractor or a joint venture partner, in performing work under contract with the County.

Failure to fully and truthfully provide the information required, may result in the disqualification of your bid/proposal from consideration or termination of the Contract, once awarded. This document must be completed and included as a

part of the bid/proposal package along with other required documents.

Under penalty of perjury, I declare that I have examined this certification and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this _____ day of _____, 20__

(Legal Name of Proponent) (Date)

(Signature of Authorized Representative) (Date)

(Title)

STATE OF GEORGIA

COUNTY OF FULTON

FORM B: NON-COLLUSION AFFIDAVIT OF BIDDER/OFFEROR

I, _____ certify that pursuant to Fulton County Code Section 2-320 (11), this bid or proposal is made without prior understanding, agreement or connection with any corporation, firm or person submitting a bid for the same work, labor or service to be done or the supplies, materials or equipment to be furnished and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences and civil damages awards. I agree to abide by all conditions of this bid or proposal and certify that I am authorized to sign this bid or proposal for the bidder.

Affiant further states that pursuant to O.C.G.A. Section 36-91-21 (d) and (e), _____ has not, by itself or with others, directly or indirectly, prevented or attempted to prevent competition in such bidding or proposals by any means whatsoever. Affiant further states that (s)he has not prevented or endeavored to prevent anyone from making a bid or offer on the project by any means whatever, nor has Affiant caused or induced another to withdraw a bid or offer for the work.

Affiant further states that the said offer of _____ is bona fide, and that no one has gone to any supplier and attempted to get such person or company to furnish the materials to the bidder only, or if furnished to any other bidder, that the material shall be at a higher price.

(COMPANY NAME)

(PRESIDENT/VICE PRESIDENT)

Sworn to and subscribed before me this _____ day of _____, 20__.

(SECRETARY/ASSISTANT SECRETARY)

(Affix corporate seal here, if a corporation)

Notary Public: _____

County: _____

Commission Expires: _____

NOTE:

IF THE OFFEROR IS A PARTNERSHIP, ALL OF THE PARTNERS AND ANY OFFICER, AGENT, OR OTHER PERSON WHO MAY HAVE REPRESENTED OR ACTED FOR THEM IN BIDDING FOR OR PROCURING THE CONTRACT SHALL ALSO MAKE THIS OATH.

IF THE OFFEROR IS A CORPORATION, ALL OFFICERS, AGENTS, OR OTHER PERSONS WHO MAY HAVE ACTED FOR OR REPRESENTED THE CORPORATION IN BIDDING FOR OR PROCURING THE CONTRACT SHALL MAKE THE OATH.

FORM C: CERTIFICATE OF ACCEPTANCE OF REQUEST
FOR PROPOSAL REQUIREMENTS

This is to certify that on this day, offeror acknowledges that he/she has read this solicitation document, pages # _____ to # _____ inclusive, including any addenda # _____ to # _____ exhibit(s) # _____ to # _____, attachment(s) # _____ to # _____, and/or appendices # _____ to # _____, in its entirety, and agrees that no pages or parts of the document have been omitted, that he/she understands, accepts and agrees to fully comply with the requirements therein, and that the undersigned is authorized by the offeror to submit the proposal herein and to legally obligate the offeror thereto.

Company: _____

Signature: _____

Name: _____

Title: _____ Date: _____

(Affix Corporate Seal)

FORM D: OFFEROR'S DISCLOSURE FORM AND QUESTIONNAIRE

1. Please provide the names and business addresses of each of the Offeror's firm's officers and directors.

For the purposes of this form, the term "Offeror" means an entity that responds to a solicitation for a County contract by either submitting a proposal in response to a Request for Proposal or a Request for Qualification or a Bid in response to an Invitation to Bid.

Describe accurately, fully and completely, their respective relationships with said Offeror, including their ownership interests and their anticipated role in the management and operations of said Offeror.

2. Please describe the general development of said Offeror's business during the past five (5) years, or such shorter period of time that said Offeror has been in business.
3. Please state whether any employee, agent or representative of said Offeror who is or will be directly involved in the subject project has or had within the last five (5) years: (i) directly or indirectly had a business relationship with Fulton County; (ii) directly or indirectly received revenues from Fulton County; or (iii) directly or indirectly receives revenues from the result of conducting business on Fulton County property or pursuant to any contract with Fulton County. Please describe in detail any such relationship.

LITIGATION DISCLOSURE:

Failure to fully and truthfully disclose the information required, may result in the disqualification of your bid or proposal from consideration or termination of the Contract, once awarded.

1. Please state whether any of the following events have occurred in the last five (5) years with respect to said Offeror. If any answer is yes, explain fully the following:
 - (a) whether a petition under the federal bankruptcy laws or state insolvency laws was filed by or against said Offeror, or a receiver fiscal agent or similar officer was appointed by a court for the business or property of said Offeror;
 - (b) whether Offeror was subject of any order, judgment, or decree not subsequently reversed, suspended or vacated by any court of competent jurisdiction, permanently enjoining said Offeror from

engaging in any type of business practice, or otherwise eliminating any type of business practice; and

(c) whether said Offeror's business was the subject of any civil or criminal proceeding in which there was a final adjudication adverse to said Offeror, which directly arose from activities conducted by the business unit or corporate division of said Offeror which submitted a bid or proposal for the subject project. If so please explain.

2. Have you or any member of your firm or team to be assigned to this engagement ever been indicted or convicted of a criminal offense within the last five (5) years?

Circle One: YES NO

3. Have you or any member of your firm or team been terminated (for cause or otherwise) from any work being performed for Fulton County or any other Federal, State or Local Government?

Circle One: YES NO

4. Have you or any member of your firm or team been involved in any claim or litigation adverse to Fulton County or any other federal, state or local government, or private entity during the last three (3) years?

Circle One: YES NO

5. Has any offeror, member of offeror's team, or officer of any of them (with respect to any matter involving the business practices or activities of his or her employer), been notified within the five (5) years preceding the date of this offer that any of them are the target of a criminal investigation, grand jury investigation, or civil enforcement proceeding?

Circle One: YES NO

If you have answered "YES" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, the name of the court and the file or reference number of the case, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your proposal.

NOTE: If any response to any question set forth in this questionnaire has been disclosed in any other document, a response may be made by attaching a copy of such disclosure. (For example, said Offeror's most recent filings with the Securities and Exchange Commission ("SEC") may be provided if they are

responsive to certain items within the questionnaire.) However, for purposes of clarity, Offeror should correlate its responses with the exhibits by identifying the exhibit and its relevant text.

Disclosures must specifically address, completely respond and comply with all information requested and fully answer all questions requested by Fulton County. Such disclosure must be submitted at the time of the bid or proposal submission and included as a part of the bid/proposal submitted for this project. Disclosure is required for Offerors, joint venture partners and first-tier subcontractors.

Failure to provide required disclosure, submit officially signed and notarized documents or respond to any and all information requested/required by Fulton County can result in the bid/proposal declared as non-responsive. This document must be completed and included as a part of the bid/proposal package along with other required documents.

Under penalty of perjury, I declare that I have examined this questionnaire and all attachments hereto, if applicable, to the best of my knowledge and belief, and all statements contained hereto are true, correct, and complete.

On this _____ day of _____, 20__

(Legal Name of Proponent) (Date)

(Signature of Authorized Representative) (Date)

(Title)

Sworn to and subscribed before me,

This _____ day of _____, 20__

(Notary Public) (Seal)

Commission Expires _____
(Date)

**FORM E: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR
AFFIDAVIT**

Instructions:

Contractors must attest to compliance with the requirements of O.C.G.A 13-10-91 and the Georgia Department of Labor Rule 300-10-01-.02 by executing the Contractor Affidavit. The affidavit should be executed by Contractors with 100 or more employees.

Fulton County Government participates in the Federal E-Verify Program which is an internet based system that allows businesses to determine the eligibility of their employees to work in the United States. Fulton County is required to post its Federal ID Number and the date of registration with E-Verify on its website.

Background

Senate Bill 529, the "Georgia Security and Immigration Compliance Act" of 2006, established a new work eligibility verification requirements for Fulton County and its contractors and subcontractors, effective July 1, 2007. The Act further prohibited the provision of certain services or benefits to any adult without a verification of their immigration status. Additionally, GSCIA required the County to make a reasonable effort to verify the immigration status of any foreign national charged with and jailed for a felony or DUI.

House Bill 2 requires counties to register and participate in the federal work authorization program for all new employees and requires that in order for all bids for services to be considered, that the bid shall include a signed, notarized affidavit from contractor and any subcontractors. It also requires counties to report via the Systematic Aliens Verification of Entitlement (SAVE) program for non-US citizens who apply for a public benefit defined under the law.

In compliance with Georgia Law, the Fulton County Board of Commissioners on December 2, 2009, established Policies and Procedures for the implementation of the requirements of the Act. To enroll your firm in the E-Verify program, go to the County's website: www.fultoncountyga.gov, then select:



STATE OF GEORGIA
COUNTY OF FULTON

FORM E: GEORGIA SECURITY AND IMMIGRATION CONTRACTOR AFFIDAVIT
AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with **[insert name of prime contractor]** _____ on behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services to this contract with **Fulton County Government**, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **Fulton County Government** at the time the subcontractor(s) is retained to perform such service.

EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Subcontract Name)

Title of Authorized Officer or Agent of Subcontractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public: _____

County: _____

Commission Expires: _____

NOTE:

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

**FORM F: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR
AFFIDAVIT**

Instructions:

In the event that your company is awarded the contract for this project, and will be utilizing the services of any subcontractor(s) in connection with the physical performance of services pursuant to this contract, the following affidavit must be completed by such subcontractor(s). Your company must provide a copy of each such affidavit to Fulton County Government, Department of Purchasing & Contract Compliance with the proposal submittal.

All subcontractor affidavit(s) shall become a part of the contract and all subcontractor(s) affidavits shall be maintained by your company and available for inspection by Fulton County Government at any time during the term of the contract. All subcontractor(s) affidavit(s) shall become a part of any contractor/subcontractor agreement(s) entered into by your company.

STATE OF GEORGIA

COUNTY OF FULTON

FORM F: GEORGIA SECURITY AND IMMIGRATION SUBCONTRACTOR AFFIDAVIT

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with **[insert name of prime contractor]** _____ behalf of **Fulton County Government** has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91.

EEV/Basic Pilot Program* User Identification Number

BY: Authorized Officer of Agent
(Insert Subcontract Name)

Title of Authorized Officer or Agent of Subcontractor

Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this _____ day of _____, 20__.

Notary Public: _____

County: _____

Commission Expires: _____

NOTE:

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

FORM G: GEORGIA PROFESSIONAL LICENSE CERTIFICATION

NOTE: Please complete this form for the work your firm will perform on this project.

Contractor's Name: _____

Performing work as: Prime Contractor ____ Sub-Contractor ____

Professional License Type: _____

Professional License Number: _____

Expiration Date of License: _____

I certify that the above information is true and correct and that the classification noted is applicable to the Bid for this Project.

Signed: _____

Date: _____

(ATTACH COPY OF LICENSE)

STATE OF GEORGIA

COUNTY OF FULTON

FORM H: LOCAL PREFERENCE AFFIDAVIT OF BIDDER/OFFEROR

I hereby certify that pursuant to Fulton County Code Section 102-358(f), the Bidder/Offeror _____ is eligible to receive local preference points and has a staffed, fixed, physical, place of business located within Fulton County and has had the same for at least one (1) year prior to the date of submission of its proposal or bid and has held a valid business license from Fulton County or a city within Fulton County boundaries for the business at a fixed, physical, place of business, for at least one (1) year prior to the date of submission of its proposal or bid.

Affiant further acknowledges and understands that pursuant to Fulton County Code Section 102-358(f), in the event this affidavit is determined to be false, the business named herein shall be deemed "non-responsive" and shall not be considered for award of the applicable contract.

_____ (Affix corporate seal here, if a corporation)
(BUSINESS NAME)

(FULTON COUNTY BUSINESS ADDRESS)

(OFFICIAL TITLE OF AFFIANT)

(NAME OF AFFIANT)

(SIGNATURE OF AFFIANT)

Sworn to and subscribed before me this _____ day of _____, 20_____.

Notary Public: _____

County: _____

Commission Expires: _____

SECTION 6

CONTRACT COMPLIANCE REQUIREMENTS

6.1 NON-DISCRIMINATION IN CONTRACTING AND PROCUREMENTS

It is the policy of Fulton County Government that discrimination against businesses by reason of the race, color, gender or national origin of the ownership of any such business is prohibited. Furthermore, it is the policy of the Board of Commissioners ("Board") that Fulton County and all vendors and contractors doing business with Fulton County shall provide to all businesses the opportunity to participate in contracting and procurement paid, in whole or in part, with monetary appropriations of the Board. Similarly, it is the policy of the Board that the contracting and procurement practices of Fulton County should not implicate Fulton County as either an active or passive participant in the discriminatory practices engaged in by private contractors or vendors seeking to obtain contracts with Fulton County.

Equal Business Opportunity Plan (EBO Plan): In addition to the proposal submission requirements, each vendor **must** submit an Equal Business Opportunity Plan (EBO Plan) with their bid/proposal. The EBO Plan is designed to enhance the utilization of a particular racial, gender or ethnic group by a bidder/proposer, contractor, or vendor or by Fulton County. The respondent **must** outline a plan of action to encourage and achieve diversity and equality in the available procurement and contracting opportunities with *this solicitation*.

The Plan **must** identify and include:

1. Potential opportunities within the scope of work of *this solicitation* that will allow for participation of racial, gender or ethnic groups. (Ex: subcontracting, joint venturing, etc.)
2. Efforts that will be made by the bidder/proposer to encourage and solicit minority and female business utilization in *this solicitation*. (Ex: media solicitation directed to M/FBEs, contacting Fulton County certified M/FBEs listed in the M/FBE Directory, etc.)

Fulton County encourages joint ventures, teaming, partnering and mentor-protégé relationships with minority and female businesses in an effort to achieve contracting and procurement diversity.

Prompt Payment: The prime contractor **must** certify in writing and **must** document on the Exhibit G Form (Prime Contractor/Subcontractor Utilization Report) that all subcontractors, sub-consultants and suppliers have been promptly paid for work and materials, (less any retainage by the prime contractor prior to receipt of any further progress payments). In the event the prime contractor is unable to pay subcontractors, sub-consultants or suppliers until it

has received a progress payment from Fulton County, the prime contractor shall pay all subcontractors, sub-consultants or suppliers funds due from said progress payment within forty-eight (48) hours of receipt of payment from Fulton County. In no event shall a subcontractor, sub-consultant or supplier be paid later than fifteen (15) days as provided for by state law.

6.2 REQUIRED FORMS AND EBO PLAN

In order to be compliant with the intent and provisions of the Fulton County Non-Discrimination in Purchasing and Contracting Ordinance (99-0960), bidders/proposers **must** submit the following completed documents. Failure to provide this information **shall** result in the proposal being deemed non-responsive.

- Exhibit A – Promise of Non-Discrimination
- Exhibit B – Employment Report
- Exhibit C – Schedule of Intended Subcontractor Utilization
- Exhibit D – Letter of Intent to Perform as a Subcontractor or Provide Materials or Services
- Exhibit E – Declaration Regarding Subcontractors Practices
- Exhibit F – Joint Venture Disclosure Affidavit
- Equal Business Opportunity Plan (EBO Plan). This document is not a form rather a statement created by the bidder/proposer on its company letter head addressing the EBO Plan requirements.
- Exhibit H – First Source Jobs Program Information, Form 1

The following document must be completed as instructed if awarded the project:

- Exhibit G – Prime Contractor's Subcontractor Utilization Report
- Exhibit H – First Source Jobs Program Agreement, Form 2

All Contract Compliance documents (Exhibits A – H and EBO Plan) are to be placed in a **separate sealed envelope** clearly marked "Contract Compliance". The EBO Plan must be submitted on company letterhead. These documents are considered part of and should be submitted with the Technical Proposal.

EXHIBIT A – PROMISE OF NON-DISCRIMINATION

“Know all persons by these presents, that I/We (_____),
Name

_____ Title Firm Name
Hereinafter “Company”, in consideration of the privilege to bid on or obtain contracts funded, in whole or in part, by Fulton County, hereby consent, covenant and agree as follows:

- 1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin or gender in connection with any bid submitted to Fulton County for the performance of any resulting there from,
- 2) That it is and shall be the policy of this Company to provide equal opportunity to all businesses seeking to contract or otherwise interested in contracting with this Company without regard to the race, color, gender or national origin of the ownership of this business,
- 3) That the promises of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption,
- 4) That the promise of non-discrimination as made and set forth herein shall be made a part of, and incorporated by reference into, any contract or portion thereof which this Company may hereafter obtain,
- 5) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the Board to declare the contract in default and to exercise any and all applicable rights and remedies, including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owing on a contract; and
- 6) That the bidder shall provide such information as may be required by the Director of Contract Compliance pursuant to Section 4.4 of the Fulton County Non-Discrimination in Purchasing and Contracting Ordinance.

SIGNATURE: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

EXHIBIT B – EMPLOYMENT REPORT

The demographic employment make-up for the bidder/proposer must be identified and submitted with this bid/proposal. In addition, if subcontractors will be utilized by the bidder/proposer to complete this project, then the demographic employment make-up of the subcontractor(s) must be identified and submitted with this bid.

EMPLOYEES

CATEGORY	NATIVE AMERICAN		AFRICAN AMERICAN		ASIAN AMERICAN		HISPANIC AMERICAN		CAUCASIAN AMERICAN		OTHER	
	M	F	M	F	M	F	M	F	M	F	M	F
Male/Female												
Mgmt/Official												
Professional												
Supervisors												
Office/ Clerical												
Craftsmen												
Laborers												
Other (specify)												
TOTALS												

FIRM'S NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

This completed form is for (Check one) _____ Bidder/Proposer _____
Subcontractor

Submitted by: _____ Date Completed: _____

EXHIBIT C - SCHEDULE OF INTENDED SUBCONTRACTOR UTILIZATION

If the bidder/proposer intends to subcontract any portion of this scope of work/service(s), this form **must be** completed and **submitted with the bid/proposal**. All prime bidders/proposers **must** include Letter(s) of Intent (Exhibit D) in the bid document for all subcontractors who will be utilized under the scope of work/services.

Prime Bidder/Proposer: _____

ITB/RFP Number: _____

Project Name or Description of Work/Service(s): _____

1. My firm, as Prime Bidder/Proposer on this scope of work/service(s) is _____ is not ___ a minority or female owned and controlled business enterprise. (Please indicate below the portion of work, including, percentage of bid/proposal amount that your firm will carry out directly):

2. If the Prime Bidder/Proposer is a Joint Venture, please complete Exhibit F: Joint Venture Disclosure Affidavit and attach a copy of the executed Joint Venture Agreement.

3. Sub-Contractors (including suppliers) to be utilized in the performance of this scope of work/service(s), if awarded, are:

SUBCONTRACTOR NAME: _____

ADDRESS: _____

PHONE: _____

CONTACT PERSON: _____

ETHNIC GROUP*: _____ COUNTY CERTIFIED** _____

WORK TO BE PERFORMED: _____

DOLLAR VALUE OF WORK: \$ _____ PERCENTAGE VALUE: _____ %

*Ethnic Groups: African American (AABE); Asian American (ABE); Hispanic American (HBE); Native American (NABE); White Female American (WFBE); **If yes, please attach copy of recent certification.

SUBCONTRACTOR NAME: _____
ADDRESS: _____
PHONE: _____
CONTACT PERSON: _____
ETHNIC GROUP*: _____ COUNTY CERTIFIED** _____
WORK TO BE PERFORMED: _____
DOLLAR VALUE OF WORK: \$ _____ PERCENTAGE VALUE: _____ %

SUBCONTRACTOR NAME: _____
ADDRESS: _____
PHONE: _____
CONTACT PERSON: _____
ETHNIC GROUP*: _____ COUNTY CERTIFIED** _____
WORK TO BE PERFORMED: _____
DOLLAR VALUE OF WORK: \$ _____ PERCENTAGE VALUE: _____ %

SUBCONTRACTOR NAME: _____
ADDRESS: _____
PHONE: _____
CONTACT PERSON: _____
ETHNIC GROUP*: _____ COUNTY CERTIFIED** _____
WORK TO BE PERFORMED: _____
DOLLAR VALUE OF WORK: \$ _____ PERCENTAGE VALUE: _____ %

SUBCONTRACTOR NAME: _____
ADDRESS: _____
PHONE: _____
CONTACT PERSON: _____
ETHNIC GROUP*: _____ COUNTY CERTIFIED** _____
WORK TO BE PERFORMED: _____
DOLLAR VALUE OF WORK: \$ _____ PERCENTAGE VALUE: _____ %

*Ethnic Groups: African American (AABE); Asian American (ABE); Hispanic American (HBE); Native American (NABE); White Female American (WFBE); **If yes, please attach copy of recent certification.

Total Dollar Value of Subcontractor Agreements: (\$)

Total Percentage Value: (%)

CERTIFICATION: The undersigned certifies that he/she has read, understands and agrees to be bound by the Bid/Proposer provisions, including the accompanying Exhibits and other terms and conditions regarding sub-contractor utilization. The undersigned further certifies that he/she is legally authorized by the Bidder/Proposer to make the statement and representation in this Exhibit and that said statements and representations are true and correct to the best of his/her knowledge and belief. The undersigned understands and agrees that if any of the statements and representations are made by the Bidder/Proposer knowing them to be false, or if there is a failure of the intentions, objectives and commitments set forth herein without prior approval of the County, then in any such event the Contractor's acts or failure to act, as the case may be, shall constitute a material breach of the contract, entitling the County to terminate the Contract for default. The right to so terminate shall be in addition to, and in lieu of, any other rights and remedies the County may have for other defaults under the contract.

Signature: _____ **Title:** _____

Firm or Corporate Name: _____

Address: _____

Telephone: () _____

Fax Number: () _____

Email Address: _____

EXHIBIT D

**LETTER OF INTENT TO PERFORM AS A SUBCONTRACTOR
OR
PROVIDE MATERIALS OR SERVICES**

This form **must** be completed by **ALL** known subcontractor and submitted with the bid/proposal. The Prime Contractor **must** submit Letters of Intent for **ALL** known subcontractors at time of bid submission.

To: _____
(Name of Prime Contractor Firm)

From: _____
(Name of Subcontractor Firm)

ITB/RFP Number: _____

Project Name: _____

The undersigned is prepared to perform the following described work or provide materials or services in connection with the above project (specify in detail particular work items, materials, or services to be performed or provided):

Description of Work	Project Commence Date	Project Completion Date	Estimated Dollar Amount

(Prime Bidder)

(Subcontractor)

Signature _____

Signature _____

Title _____

Title _____

Date _____

Date _____

EXHIBIT E - DECLARATION REGARDING SUBCONTRACTING PRACTICES

If the bidder/proposer **does not intend to subcontract** any portion of the scope of work services(s), this form **must be** completed and submitted with the bid/proposal.

_____ hereby declares that it is my/our intent to
(Bidder)

perform 100% of the work required for _____
(ITB/RFP Number)

(Description of Work)

In making this declaration, the bidder/proposer states the following:

1. That the bidder/proposer does not customarily subcontract elements of this type project, and normally performs and has the capability to perform and will perform **all elements** of the work on this project with his/her own current work forces;
2. If it should become necessary to subcontract some portion of the work at a later date, the bidder/proposer will comply with all requirements of the County's Non-Discrimination Ordinance in providing equal opportunities to all firms to subcontract the work. The determination to subcontract some portion of the work at a later date shall be made in good faith and the County reserves the right to require additional information to substantiate a decision made by the bidder/proposer to subcontract work following the award of the contract. Nothing contained in this provision shall be employed to circumvent the spirit and intent of the County's Non-Discrimination Ordinances;
3. The bidder will provide, upon request, information sufficient for the County to verify Item Number one.

AUTHORIZED COMPANY REPRESENTATIVE

Name: _____ Title: _____ Date: _____

Signature: _____

Firm: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

EXHIBIT F - JOINT VENTURE DISCLOSURE AFFIDAVIT

ITB/RFP No. _____

Project Name _____

This form must be completed and submitted with the bid/proposal if a joint venture approach is to be undertaken.

In order to evaluate the extent of small, minority and female business involvement being proposed by a Bidder/Proposer, certain relevant information must be provided prior to contract award. The information requested below is to clearly identify and explain the extent of small business participation in the proposed joint venture. All items must be properly addressed before the business entity can be evaluated.

1. Firms:

1) Name of Business: _____

Street Address: _____

Telephone No.: _____

Nature of Business: _____

2) Name of Business: _____

Street Address: _____

Telephone No.: _____

Nature of Business: _____

3) Name of Business: _____

Street Address: _____

Telephone No.: _____

Nature of Business: _____

NAME OF JOINT VENTURE (If applicable): _____

ADDRESS: _____

PRINCIPAL OFFICE: _____

OFFICE PHONE: _____

Note: Attach additional sheets as required

1. Describe the capital contributions by each joint venturer and accounting thereof.
2. Describe the financial controls of the joint venture, e.g., will a separate cost center be established? Which venturer will be responsible for keeping the books? How will the expense therefore be reimbursed? What is the authority of each joint venture to commit or obligate the order?
3. Describe any ownership, options for ownership, or loans between the joint ventures. Identify terms thereof.
4. Describe the estimated contract cash flow for each joint venturer.
5. To what extent and by whom will the on-site work be supervised?
6. To what extent and by whom will the administrative office be supervised?
7. Which joint venturer will be responsible for material purchases including the estimated cost thereof? How will the purchase be financed?
8. Which joint venturer will provide equipment? What is the estimated cost thereof? How will the equipment be financed?
9. Describe the experience and business qualifications of each joint venturer.
10. Submit a copy of all joint venture agreements and evidence of authority to do business in the State of Georgia as well as locally, to include all necessary business licenses.
11. Percent of Minority/Female Business Enterprises ownership by each joint venture in terms of profit and loss sharing: _____

12. The authority of each joint venturer to commit or obligate the other: _____

13. Number of personnel to be involved in project, their crafts and positions and whether they are employees of the Minority/Female Business Enterprises enterprise, the majority

firm or the joint venture: _____

14. Identification of control and participation in venture; list those individuals who are responsible for day-to-day management and policy decision-maker, including, but not limited to, those with prime responsibility for areas designated below; (use additional sheets if necessary)

<u>Name</u>	<u>Race</u>	<u>Sex</u>	<u>Financial Decisions</u>	<u>Supervision Field Operation</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

In connection with any work that these firms, as a joint venture, might be authorized to perform in connection with above captioned contract, we each do hereby authorize representatives of the Fulton County Department of Contract Compliance, Departments of Purchasing and Contract Compliance, and Finance, under the direction of the County Manger's Office, to examine, from time to time, the books, records and files to the extent that such relate to this County project.

WE DO SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE CONTENTS OF THE FOREGOING DOCUMENT ARE TRUE AND CORRECT, AND THAT WE ARE AUTHORIZED, ON BEHALF OF THE ABOVE FIRMS, TO MAKE THIS AFFIDAVIT AND GRANT THE ABOVE PRIVILEGE.

FOR _____
(Company)

Date: _____

(Signature of Affiant)

(Printed Name)

(Company)

Date: _____

(Signature of Affiant)

(Printed Name)

State of _____:

County of _____:

On this ____ day of _____, 20__, before me, appeared _____, the undersigned officer, personally appeared _____ known to me to be the person described in the foregoing Affidavit and acknowledges that he (she) executed the same in the capacity therein stated and for the purpose therein contained.

Should you have questions regarding any of the documents contained in Section 6, please feel free to contact the Office of Contract Compliance at (404) 612-6300, for further assistance.

EXHIBIT H

FULTON COUNTY FIRST SOURCE JOBS PROGRAM

STATEMENT OF POLICY:

It is the policy of Fulton County Government to provide employment opportunities to the citizens of Fulton County. This policy will apply to all contracts procured through the Department of Purchasing & Contract Compliance valued in excess of \$200,000. The Prime Contractor is expected to utilize the First Source Jobs Program to fill 50% of the entry level jobs which arise as a result of any project funded in whole or in part with County funds with residents of Fulton County.

PURPOSE:

The purpose of this policy is to create a pool of employable persons who are residents of Fulton County to be called upon as a source to fill jobs created as a result of any eligible project funded in whole or in part with County funds in order to provide stable economic opportunities for families throughout the County. The First Source Jobs Program will be implemented by the Department of Purchasing & Contract Compliance and the Office of Workforce Development.

MONITORING POLICY:

Upon execution of a contract with Fulton County Government, the First Source Jobs Agreement (FSJ Form 2) will become a part of the contract between the bidder/proposer and Fulton County Government. The First Source Jobs Program will be monitored during routine site visits by the Office of Contract Compliance along with the Office of Workforce Development.

FORM 1
FULTON COUNTY

First Source Jobs Program Information

Company Name: _____

Project Number: _____

Project Name: _____

The following entry-level positions will become available as a result of the above referenced contract with Fulton County.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Include a job description and all required qualifications for each position listed above.

Identify a company representative and contact phone number who will be responsible for coordinating with the First Source Jobs Program:

Company Representative: _____

Phone Number: _____

Email Address: _____



FORM 2
FULTON COUNTY
First Source Jobs Program Agreement

Awarded Contractor's Name: _____

Formal Contract Name: _____

RFP/ITB Number: _____

Contact Person: _____

Contact Phone: _____

The contractor listed above agrees to the following:

1. The contractor shall make a good faith effort to fill 50% of the entry level position(s) created by this project using the Fulton County First Source Jobs Program.
2. The contractor shall provide the applicable details of every entry level job in writing within the required form.
3. The contractor shall be expected to present documentation that confirms employment terms to both the employee and Fulton County.

The Office of Contract Compliance will assist with monitoring the participation of First Source Jobs Program employees during routine site visits and report findings to the Office of Workforce Development for confirmation and follow-up. The Office of Workforce Development shall notify the Director of Human Services and the Purchasing Agent of any determination of non-compliance with the requirements of this policy and recommend a resolution or action to be taken.

Upon a determination by the Purchasing Agent and the Director of Human Services that a contractor has failed to comply with any portion of this policy, the County may impose the following:

1. Ten percent (10%) of all future payments under the involved eligible project shall be entitled to be withheld from a contractor that has violated this policy until the contractor complies with the provisions of this policy.

The undersigned agrees to the terms and conditions set forth in this agreement.

Contractor's Official Title: _____ Date: _____

Contractor's Name: _____

Contractor's Signature: _____

Insurance and Risk Management Provisions Property Appraisal/Valuation Services

It is Fulton County Government's practice to obtain Certificates of Insurance from our Contractors and Vendors. Insurance must be written by a licensed agent in a company licensed to write insurance in the State of Georgia, with an A.M. Best rating of at least A- VI, subject to final approval by Fulton County. Respondents shall submit with the bid/proposal evidence of insurability satisfactory to Fulton County Government as to form and content. Either of the following forms of evidence is acceptable:

- A letter from an insurance carrier stating that upon your firm/company being the successful Bidder/Respondent that a Certificate of Insurance shall be issued in compliance with the Insurance and Risk Management Provisions outlined below.
- A Certificate of Insurance complying with the Insurance and Risk Management Provisions outlined below (Request for Bid/Proposal number and Scope of Services must appear on the Certificate of Insurance).
- A combination of specific policies written with an umbrella policy covering liabilities in excess of the required limits is acceptable to achieve the applicable insurance coverage levels.

Upon award, the Contractor/Vendor must maintain at their expense, insurance with policy limits equal to or greater than the limits described below. Proof of insurance must be provided to Fulton County Government prior to the start of any activities/services as described in the bid document(s). Any and all Insurance Coverage(s) and Bonds required under the terms and conditions of the contract shall be maintained during the entire length of the contract, including any extensions or renewals thereto, and until all work has been completed to the satisfaction of Fulton County Government.

Accordingly the Respondent shall provide a certificate evidencing the following:

**1. WORKERS COMPENSATION/EMPLOYER'S LIABILITY INSURANCE – STATUTORY
(In compliance with the Georgia Workers Compensation Acts and any other State or Federal Acts or Provisions in which jurisdiction may be granted)**

Employer's Liability Insurance	BY ACCIDENT	EACH ACCIDENT	\$100,000
Employer's Liability Insurance	BY DISEASE	POLICY LIMIT	\$500,000
Employer's Liability Insurance	BY DISEASE	EACH EMPLOYEE	\$100,000

2. COMMERCIAL GENERAL LIABILITY INSURANCE (Including contractual Liability Insurance)

Bodily Injury and Property Damage Liability (Other than Products/Completed Operations)	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000
Products\Completed Operation	Aggregate Limit	\$2,000,000
Personal and Advertising Injury	Limits	\$1,000,000

Fire Damage
\$100,000

Limits

3. BUSINESS AUTOMOBILE LIABILITY INSURANCE

Combined Single Limits Each Occurrence \$1,000,000
(Including operation of non-owned, owned, and hired automobiles).

4. UMBRELLA LIABILITY

Each Occurrence \$1,000,000
(In excess of above noted coverages)

5. PROFESSIONAL LIABILITY

\$1,000,000/\$2,000,000 Per Claim/Aggregate
(To be provided when the Contract includes specified Professional Services, and will be written with all Environmental/Pollution exclusions deleted).
Extended Reporting Period 3-5 Years

Certificates of Insurance

Certificates shall state that the policy or policies shall not expire, be cancelled or altered without at least forty-five (45) days prior written notice to Fulton County Government. Policies and Certificates of Insurance are to list Fulton County Government as an Additional Insured (except for Workers' Compensation) and shall conform to all terms and conditions (including coverage of the indemnification and hold harmless agreement) contained in the Insurance and Risk Management Provisions. The General Liability Additional Insured language should apply to on-going and completed-operations, using ISO form CG 2010 (11/85 version) or equivalent.

The Contractor agrees to name the Owner and all other parties required of the Contractor/Vendor shall be included as additional insureds on the CGL, using ISO Additional Insured Endorsement forms CG 2010 11/85 or its equivalent coverage to the additional insureds. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured Contractor. It shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible, non-contributory, and Waiver of Subrogation provided to the Additional Insureds.

Additional Insured under the General Liability, Auto Liability, Umbrella Policies (with exception of Workers Compensation and Professional Liability), with no Cross Suits exclusion.

If Fulton County Government shall so request, the Respondent, Contractor or Vendor will furnish the County for its inspection and approval such policies of insurance with all endorsements, or confirmed specimens thereof certified by the insurance company to be true and correct copies.

Such certificates and notices **must** identify the "Certificate Holder" as follows:

Fulton County Government – Purchasing and Contract Compliance Department

130 Peachtree Street, S.W.
Suite 1168
Atlanta, Georgia 30303-3459

Certificates **must** list Project Name (where applicable).

Important:

It is understood that Insurance in no way Limits the Liability of the Contractor/Vendor.

USE OF PREMISES

Contractor/Vendor shall confine its apparatus, the storage of materials and the operations of its workers to limits/requirements indicated by law, ordinance, permits and any restrictions of Fulton County Government and shall not unreasonably encumber the premises with its materials.

PROTECTION OF PROPERTY

Contractor/Vendor will adequately protect its own work from damage, will protect Fulton County Government's property from damage or loss and will take all necessary precautions during the progress of the work to protect all persons and the property of others from damage or loss.

Contractor/Vendor shall take all necessary precautions for the safety of employees of the work and shall comply with all applicable provisions of the Federal, State and local safety laws and building codes to prevent accidents or injury to persons on, about, or adjacent to the premises where work is being performed.

Contractor/Vendor shall erect and properly maintain at all times as required by the conditions and progress of the work, all necessary safeguards for the protection of its employees, Fulton County Government employees and the public and shall post all applicable signage and other warning devices to protect against potential hazards for the work being performed.

**SECTION 8
SAMPLE CONTRACT**

[Insert Sample Contract following this page]



FULTON COUNTY



CONTRACT DOCUMENTS FOR

11RFP76529YC-AP

PROPERTY APPRAISAL/VALUATION SERVICES

For

FINANCE/RISK MANAGEMENT DIVISION

Index of Articles

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- ARTICLE 24. OWNERSHIP OF INTELLECTUAL PROPERTY AND INFORMATION
- ARTICLE 25. COVENANT AGAINST CONTINGENT FEES
- ARTICLE 26. INSURANCE
- ARTICLE 27. PROHIBITED INTEREST
- ARTICLE 28. SUBCONTRACTING
- ARTICLE 29. ASSIGNABILITY
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- ARTICLE 34. NOTICES
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- ARTICLE 36. EQUAL EMPLOYMENT OPPORTUNITY
- ARTICLE 37. FORCE MAJEURE
- ARTICLE 38. OPEN RECORDS ACT
- ARTICLE 39. CONSULTANT'S COMPLIANCE WITH ALL ASSURANCES OR PROMISES MADE IN RESPONSE TO PROCUREMENT
- ARTICLE 40. INVOICING AND PAYMENT
- ARTICLE 41. NON-APPROPRIATION
- ARTICLE 42. WAGE CLAUSE

CONTRACT AGREEMENT

Consultant: *[Insert Consultant Name]*
Contract No.: *[Insert Project Number and Title]*
Address: *[Insert Consultant Address]*
City, State
Telephone: *[Insert Consultant telephone #]*
Facsimile: *[Insert Consultant Facsimile #]*
Contact: *[Insert Consultant Contact Name]*
[Insert Consultant Contact Title]

This Agreement made and entered into effective the _____ day of _____, 20____ by and between **FULTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia, hereinafter referred to as "**County**", and **[Insert Consultant Company Name]** to provide professional consulting services in Georgia, hereinafter referred to as "**Consultant**".

WITNESSETH

WHEREAS, County through its Finance Department (Risk Management Division) hereinafter referred to as the "**Department**", desires to retain a qualified and experienced Consultant to perform Property Appraisal/Valuation Services, hereinafter, referred to as the "**Project**".

WHEREAS, Consultant has represented to County that it is experienced and has qualified and local staff available to commit to the Project and County has relied upon such representations.

NOW THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, County and Consultant agree as follows:

ARTICLE 1. CONTRACT DOCUMENTS

County hereby engages Consultant, and Consultant hereby agrees, to perform the services hereinafter set forth in accordance with this Agreement, consisting of the following contract documents:

- I. Form of Agreement;
- II. Addenda;
- III. Exhibit A: General Conditions;
- IV. Exhibit B: Special Conditions [where applicable];
- V. Exhibit C: Scope of Work

- VI. Exhibit D: Project Deliverables;
- VII. Exhibit E: Compensation;
- VIII. Exhibit F: Office of Contract Compliance Forms;
- IX. Exhibit G: Insurance and Risk Management Forms

The foregoing documents constitute the entire Agreement of the parties pertaining to the Project hereof and is intended as a complete and exclusive statement of promises, representations, discussions and agreements oral or otherwise that have been made in connection therewith. No modifications or amendment to this Agreement shall be binding upon the parties unless the same is in writing, conforms to Fulton County Policy and Procedure 800-6 governing change orders, is signed by the County's and the Consultant's duly authorized representatives, and entered upon the meeting minutes of the Fulton County Board of Commissioners.

If any portion of the Contract Documents shall be in conflict with any other portion, the various documents comprising the Contract Documents shall govern in the following order of precedence: 1) the Agreement, 2) the RFP, 3) any Addenda, 4) change orders, 5) the exhibits, and 6) portions of Consultant's proposal that was accepted by the County and made a part of the Contract Documents.

The Agreement was approved by the Fulton County Board of Commissioners on *[Insert Board of Commissioners approval date and item number]*.

ARTICLE 2. SEVERABILITY

If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

ARTICLE 3. DESCRIPTION OF PROJECT:

County and Consultant agree the Project is to provide professional property appraisal/valuation services to include the completion of a full commercial appraisal of all facilities identified on the Appraisal Property Schedule (Exhibit H). All exhibits referenced in this agreement are incorporated by reference and constitute an integral part of this Agreement as if they were contained herein.

ARTICLE 4. SCOPE OF SERVICES

Unless modified in writing by both parties in the manner specified in the agreement, duties of Consultant shall not be construed to exceed those services specifically set forth herein. Consultant agrees to provide all services, products, and data and to perform all tasks described in Exhibit C, Scope of Services.

ARTICLE 5. DELIVERABLES

Consultant shall deliver to County all reports prepared under the terms of this Agreement that are specified in Exhibit D, Project Deliverables. Consultant shall provide

to County all deliverables specified in Exhibit D, Project Deliverables. Deliverables shall be furnished to County by Consultant in a media of form that is acceptable and usable by County at no additional cost at the end of the project.

ARTICLE 6. SERVICES PROVIDED BY COUNTY

Consultant shall gather from County all available non-privileged data and information pertinent to the performance of the services for the Project. Certain services as described in Exhibit C, Scope of Services, if required, will be performed and furnished by County in a timely manner so as not to unduly delay Consultant in the performance of said obligations. County shall have the final decision as to what data and information is pertinent.

County will appoint in writing a County authorized representative with respect to work to be performed under this Agreement until County gives written notice of the appointment of a successor. The County's authorized representative shall have complete authority to transmit instructions, receive information, and define County's policies, consistent with County rules and regulations. Consultant may rely upon written consents and an approval signed by County's authorized representatives that are consistent with County rules and regulations.

ARTICLE 7. MODIFICATIONS

If during the course of performing the Project, County and Consultant agree that it is necessary to make changes in the Project as described herein and referenced exhibits, such changes will be incorporated by written amendments in the form of Change Orders to this Agreement. Any such Change Order and/or supplemental agreement shall not become effective or binding unless approved by the Board of Commissioners and entered on the minutes. Such modifications shall conform to the requirements of Fulton County Policy 800-6, which is incorporated by reference herein.

ARTICLE 8. SCHEDULE OF WORK

Consultant shall not proceed to furnish such services and County shall not become obligated to pay for same until a written authorization to proceed (Notice to Proceed) has been sent to Consultant from County. The Consultant shall begin work under this Agreement no later than ten (10) days after the effective date of notice to proceed.

ARTICLE 9. CONTRACT TERM

The "Commencement Term" of this Agreement shall begin on the date of execution of the Agreement in the year 2011, the starting date, and shall end absolutely and without further obligation on the part of the County on the 31st day of December, 2011. The Commencement Term shall be subject to events of termination and the County's termination rights that are described elsewhere in this Agreement. Notwithstanding anything contained in this Agreement, the County's obligation to make payments provided under this Agreement shall be subject to the County's annual appropriations of funds for the goods, services, materials, property and/or supplies procured under this Agreement by the County's governing body and such obligation shall not constitute a pledge of the County's full faith and credit within the meaning of any constitutional debt limitation.

ARTICLE 10. COMPENSATION

Compensation for work performed by Consultant on Project shall be in accordance with the payment provisions and compensation schedule, attached as Exhibit E, Compensation.

The total contract amount for the Project shall not exceed *[Insert amount approved by BOC]*, which is full payment for a complete scope of services.

ARTICLE 11. PERSONNEL AND EQUIPMENT

Consultant shall designate in writing a person(s) to serve as its authorized representative(s) who shall have sole authority to represent Consultant on all manners pertaining to this contract.

Consultant represents that it has secured or will secure, at its' own expense, all equipment and personnel necessary to complete this Agreement, none of whom shall be employees of or have any contractual relationship with County. All of the services required hereunder will be performed by Consultant under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under law to perform such services.

Written notification shall be immediately provided to County upon change or severance of any of the authorized representative(s), listed key personnel or subcontractor performing services on this Project by Consultant. No changes or substitutions shall be permitted in Consultant's key personnel or subcontractor as set forth herein without the prior written approval of the County. Requests for changes in key personnel or subcontractors will not be unreasonably withheld by County.

ARTICLE 12. SUSPENSION OF WORK

Suspension Notice: The County may by written notice to the Consultant, suspend at any time the performance of all or any portion of the services to be performed under this Agreement. Upon receipt of a suspension notice, the Consultant must, unless the notice requires otherwise:

- 1) Immediately discontinue suspended services on the date and to the extent specified in the notice;
- 2) Place no further orders or subcontracts for material, services or facilities with respect to suspended services, other than to the extent required in the notice; and
- 3) Take any other reasonable steps to minimize costs associated with the suspension.

Notice to Resume: Upon receipt of notice to resume suspended services, the Consultant will immediately resume performance under this Agreement as required in the notice.

ARTICLE 13. DISPUTES

Except as otherwise provided in this Agreement, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Fulton County Finance Department (Risk Management Division) designated representative. The representative shall reduce the decision to writing and mail or otherwise furnish a copy thereof to the Consultant. The Consultant shall have 30 days from date the decision is sent to appeal the decision to the County Manager or his designee by mailing or otherwise furnishing to the County Manager or designee, copy of the written appeal. The decision of the County Manager or his designee for the determination of such appeal shall be final and conclusive. This condition shall not be pleaded in any suit involving a question of fact arising under this Agreement, unless the same is fraudulent, or capricious, or arbitrary, or so grossly erroneous as necessarily to imply bad faith, or is not supported by substantial evidence. In connection with any appeal proceeding under this clause, Consultant shall be afforded an opportunity to be heard and to offer evidence in support of an appeal. Pending any final decision of a dispute hereunder, Consultant shall proceed diligently with performance of the Agreement and in accordance with the decision Finance Department (Risk Management Division) of the designated representative.

ARTICLE 14. TERMINATION OF AGREEMENT FOR CAUSE

- (1) Either County or Consultant may terminate work under this Agreement in the event the other party fails to perform in accordance with the provisions of the Agreement. Any party seeking to terminate this Agreement is required to give thirty (30) days prior written notice to the other party.
- (2) Notice of termination shall be delivered by certified mail with receipt for delivery returned to the sender.

- (3) **TIME IS OF THE ESSENCE** and if the Consultant refuses or fails to perform the work as specified in Exhibit C, Scope of Services and maintain the scheduled level of effort as proposed, or any separable part thereof, with such diligence as will insure completion of the work within the specified time period, or any extension or tolling thereof, or fails to complete said work within such time. The County may exercise any remedy available under law or this Agreement. Failure to maintain the scheduled level of effort as proposed or deviation from the aforesaid proposal without prior approval of County shall constitute cause for termination
- (4) The County may, by written notice to Consultant, terminate Consultant's right to proceed with the Project or such part of the Project as to which there has been delay. In such event, the County may take over the work and perform the same to completion, by contract or otherwise, and Consultant shall be required to provide all copies of finished or unfinished documents prepared by Consultant under this Agreement to the County as stated in Exhibit D, "Project Deliverables".
- (5) Consultant shall be entitled to receive compensation for any satisfactory work completed on such documents as reasonably determined by the County.
- (6) Whether or not the Consultant's right to proceed with the work has been terminated, the Consultant shall be liable for any damage to the County resulting from the Consultant's refusal or failure to complete the work within the specified time period, and said damages shall include, but not be limited to, any additional costs associated with the County obtaining the services of another Consultant to complete the project.

ARTICLE 15. TERMINATION FOR CONVENIENCE OF COUNTY

Notwithstanding any other provisions, the County may terminate this Agreement for its convenience at any time by a written notice to Consultant. If the Agreement is terminated for convenience by the County, as provided in this article, Consultant will be paid compensation for those services actually performed. Partially completed tasks will be compensated for based on a signed statement of completion to be submitted by Consultant which shall itemize each task element and briefly state what work has been completed and what work remains to be done.

ARTICLE 16. WAIVER OF BREACH

The waiver by either party of a breach or violation of any provision of this Agreement, shall not operate or be construed to be, a waiver of any subsequent breach or violation of the same or other provision thereof.

ARTICLE 17. INDEPENDENT CONTRACTOR

Consultant shall perform the services under this Agreement as an independent contractor and nothing contained herein shall be construed to be inconsistent with such relationship or status. Nothing in this Agreement shall be interpreted or construed to constitute Consultant or any of its agents or employees to be the agent, employee or representative of County.

ARTICLE 18. PROFESSIONAL RESPONSIBILITY

Consultant represents that it has, or will secure at its own expenses, all personnel appropriate to perform all work to be completed under this Agreement;

All the services required hereunder will be performed by Consultant or under the direct supervision of Consultant. All personnel engaged in the Project by Consultant shall be fully qualified and shall be authorized or permitted under applicable State and local law to perform such services.

None of the work or services covered by this Agreement shall be transferred, assigned, or subcontracted by Consultant without the prior written consent of the County.

ARTICLE 19. COOPERATION WITH OTHER CONSULTANTS

Consultant will undertake the Project in cooperation with and in coordination with other studies, projects or related work performed for, with or by County's employees, appointed committee(s) or other Consultants. Consultant shall fully cooperate with such other related Consultants and County employees or appointed committees. Consultant shall provide within his schedule of work, time and effort to coordinate with other Consultants under contract with County. Consultant shall not commit or permit any act, which will interfere with the performance of work by any other consultant or by County employees. Consultant shall not be liable or responsible for the delays of third parties not under its control nor affiliated with the Consultant in any manner.

ARTICLE 20. ACCURACY OF WORK

Consultant shall be responsible for the accuracy of his work and shall promptly correct its errors and omissions without additional compensation. Acceptance of the work by the County will not relieve Consultant of the responsibility of subsequent corrections of any errors and the clarification of any ambiguities. Consultant shall prepare any plans, report, fieldwork, or data required by County to correct its errors or omissions. The above consultation, clarification or correction shall be made without added compensation to Consultant. Consultant shall give immediate attention to these changes so there will be a minimum of delay to others.

ARTICLE 21. REVIEW OF WORK

Authorized representatives of County may at all reasonable times review and inspect

Project activities and data collected under this Agreement and amendments thereto. All reports, drawings, studies, specifications, estimates, maps and computations prepared by or for Consultant, shall be available to authorized representatives of County for inspection and review at all reasonable times in the main office of County. Acceptance shall not relieve Consultant of its professional obligation to correct, at its expense, any of its errors in work. County may request at any time and Consultant shall produce progress prints or copies of any work as performed under this Agreement. Refusal by Consultant to submit progress reports and/or plans shall be cause for County, without any liability thereof, to withhold payment to consultant until Consultant complies with County's request in this regard. County's review recommendations shall be incorporated into the plans by Consultant.

ARTICLE 22. INDEMNIFICATION

The Consultant shall indemnify, defend and hold harmless the County, its officers, agents, employees and successors and assigns from and against any and all liability, loss, damages, claims, suits, liens, and judgments including attorneys fees, of whatever nature, including claims for contributions and/or indemnification, for injuries to or death or any person or persons, or damage to property or other rights of any person or persons caused by (1) any failure by the Consultant to perform its obligations under this Agreement; (2) the negligent, intentional or willful misconduct of the Consultant or any of its officers, directors, employees, representatives, agents or Subcontractors in connection with this Agreement; (3) Consultant's fault; or (4) the performance of the Consultant's obligations under this Agreement. The Consultant shall also indemnify the County to the extent provided elsewhere in this Agreement. To the extent there is a determination that Consultant has acted as an agent of the County, the Consultant is specifically excluded from the term "agent" mentioned in the previous sentence, such that Consultant will be required to comply with the requirements of this Article. Consultant's obligation to protect, defend, indemnify, and hold harmless, as set forth hereinabove, shall also included but not limited to any matter arising out of any actual or alleged infringement of any patent, trademark, copyright, or service mark, or any actual or alleged unfair competition disparagement of produce or service, or other business tort of any type whatsoever, or any actual or alleged violation of trade regulations. Consultant shall not indemnify or hold harmless the County for the sole acts or omissions of employees or officers of the County. Consultant further agrees to protect, defend, indemnify and hold harmless County, its officers, agents and employees from and against any and all claims or liability for compensation under the Worker's Compensation Act arising out of injuries sustained by any employees of Consultant. These Consultant indemnities shall not be limited by reason of the listing of any insurance coverage.

These indemnity provisions are for the protection of the County indemnities only and shall not establish, of themselves, any liability to third parties. The provisions of this article shall survive termination of this Agreement.

ARTICLE 23. CONFIDENTIALITY

Consultant agrees that its conclusions and any reports are for the confidential

information of County and that it will not disclose its conclusions in whole or in part to any persons whatsoever, other than to submit its written documentation to County, and will only discuss the same with it or its authorized representatives, except as required under this Agreement to provide information to the public. Upon completion of this Agreement term, all documents, reports, maps, data and studies prepared by Consultant pursuant thereto and any equipment paid for by County as a result of this Agreement, shall become the property of County and be delivered to Finance Department (Risk Management Division).

Articles, papers, bulletins, reports, or other materials reporting the plans, progress, analyses, or results and findings of the work conducted under this Agreement shall not be presented publicly or published without prior approval in writing of County.

It is further agreed that if any information concerning the Project, its conduct results, or data gathered or processed should be released by Consultant without prior approval from County, the release of the same shall constitute grounds for termination of this Agreement without indemnity to Consultant, but should any such information be released by County or by Consultant with such prior written approval, the same shall be regarded as Public information and no longer subject to the restrictions of this Agreement.

ARTICLE 24. OWNERSHIP OF INTELLECTUAL PROPERTY AND INFORMATION

Consultant agrees that Fulton County is the sole owner of all information, data, and materials that are developed or prepared subject to this Agreement. Consultant or any subcontractor is not allowed to use or sell any information subject to this contract for educational, publication, profit, research or any other purpose without the written and authorized consent of the Fulton County Risk Manager (Risk Management Division) or his/her designee. All electronic files used in connection to this Agreement, which are by definition, any custom software files used in connection to this Agreement, (collectively, the "Software"), shall be turned over to the County for its use after termination hereof and Consultant shall have no interest of any kind in such electronic files. Any required licenses and fees for the Software or other required materials shall be purchased and/or paid for by Consultant and registered in the name of the Fulton County Risk Manager or his/her designee, if possible. The Software as defined hereunder, specifically excludes all software, documentation, information, and materials in which Consultant has pre-existing proprietary rights and/or has otherwise been licensed to Consultant prior to this Agreement, and any upgrades, updates, modifications or enhancements thereto. Consultant agrees to provide at no cost to County any upgrades to any software used in connection with this Agreement which may be subsequently developed or upgraded for a period of three (3) years from the date of completion of the work under the Agreement, except in the case of commercial Software licensed to the County or the Fulton County Risk Manager or his/her designee. Any information developed for use in connection with this Agreement may be released as public domain information by the County at its sole discretion.

ARTICLE 25. COVENANT AGAINST CONTINGENT FEES

Consultant warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees maintained by Consultant for the purpose of securing business and that Consultant has not received any non-County fee related to this Agreement without the prior written consent of County. For breach or violation of this warranty, County shall have the right to annul this Agreement without liability or at its discretion to deduct from the Contract Price or consideration the full amount of such commission, percentage, brokerage or contingent fee.

ARTICLE 26. INSURANCE

Consultant agrees to obtain and maintain during the entire term of this Agreement, all of the insurance required as specified in the Agreement documents, Exhibit G, Insurance and Risk Management Forms, with the County as an additional insured and shall furnish the County a Certificate of Insurance showing the required coverage. The cancellation of any policy of insurance required by this Agreement shall meet the requirements of notice under the laws of the State of Georgia as presently set forth in the Georgia Code.

ARTICLE 27. PROHIBITED INTEREST

Section 27.01 Conflict of interest:

Consultant agrees that it presently has no interest and shall acquire no interest direct or indirect that would conflict in any manner or degree with the performance of its service hereunder. Consultant further agrees that, in the performance of the Agreement, no person having any such interest shall be employed.

Section 27.02 Interest of Public Officials:

No member, officer or employee of County during his tenure shall have any interest, direct or indirect, in this Agreement or the proceeds thereof.

ARTICLE 28. SUBCONTRACTING

Consultant shall not subcontract any part of the work covered by this Agreement or permit subcontracted work to be further subcontracted without prior written approval of County.

ARTICLE 29. ASSIGNABILITY

Consultant shall not assign or subcontract this Agreement or any portion thereof without the prior expressed written consent of County. Any attempted assignment or subcontracting by Consultant without the prior expressed written consent of County shall at County's sole option terminate this Agreement without any notice to Consultant of such termination. Consultant binds itself, its successors, assigns, and legal

representatives of such other party in respect to all covenants, agreements and obligations contained herein.

ARTICLE 30. ANTI-KICKBACK CLAUSE

Salaries of engineers, surveyors, draftsmen, clerical and technicians performing work under this Agreement shall be paid unconditionally and not less often than once a month without deduction or rebate on any account except only such payroll deductions as are mandatory by law. Consultant hereby promises to comply with all applicable "Anti-Kickback" Laws, and shall insert appropriate provisions in all subcontracts covering work under this Agreement.

ARTICLE 31. AUDITS AND INSPECTORS

At any time during normal business hours and as often as County may deem necessary, Consultant shall make available to County and/or representatives of the County for examination all of its records with respect to all matters covered by this Agreement.

It shall also permit County and/or representative of the County to audit, examine and make copies, excerpts or transcripts from such records of personnel, conditions of employment and other data relating to all matters covered by this Agreement. Consultant's records of personnel, conditions of employment, and financial statements (hereinafter "Information") constitute trade secrets and are considered confidential and proprietary by Consultant. To the extent County audits or examines such Information related to this Agreement, County shall not disclose or otherwise make available to third parties any such Information without Consultant's prior written consent unless required to do so by a court order. Nothing in this Agreement shall be construed as granting County any right to make copies, excerpts or transcripts of such information outside the area covered by this Agreement without the prior written consent of Consultant. Consultant shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the Project and used in support of its proposal and shall make such material available at all reasonable times during the period of the Agreement and for three years from the date of final payment under the Agreement, for inspection by County or any reviewing agencies and copies thereof shall be furnished upon request and at no additional cost to County. Consultant agrees that the provisions of this Article shall be included in any Agreements it may make with any subcontractor, assignee or transferee.

ARTICLE 32. ACCOUNTING SYSTEM

Consultant shall have an accounting system, which is established, and maintaining in accordance with generally accepted accounting principles. Consultant must account for cost in a manner consistent with generally accepted accounting procedures, as approved by Fulton County.

ARTICLE 33. VERBAL AGREEMENT

No verbal agreement or conversation with any officer, agent or employee of County either before, during or after the execution of this Agreement, shall affect or modify any of the terms of obligations herein contained, nor shall such verbal agreement or conversation entitle Consultant to any additional payment whatsoever under the terms of this Agreement. All changes to this shall be in writing and the form of a change order in supplemental agreement, approved by the County, and entered on the Minutes of the Board of Commissioners.

ARTICLE 34. NOTICES

All notices shall be in writing and delivered in person or transmitted by certified mail, postage prepaid.

Notice to County, shall be addressed as follows:

Fulton County Government
Risk Management Division (Finance Department)
141 Pryor Street (Suite 5001)
Atlanta, Georgia 30303
Telephone: 404.612.0556
Facsimile: 404.730.7377
Attention: Denise McHam Pinto, Risk, Assistant Manager

With a copy to:

Fulton County Department of Purchasing & Contract Compliance
Interim Director
130 Peachtree Street, Suite 1168
Atlanta, Georgia 30303
Telephone: (404) 730-5800
Facsimile: (404) 893-6273
Attention: Felicia Strong-Whitaker

Notices to Consultant shall be addressed as follows:

[Insert Consultant Representative for project]
[Insert Consultant Address]
Telephone:
Facsimile:
Attention: **[Insert Consultant Representative for project]**

ARTICLE 35. JURISDICTION

This Agreement shall be administered and interpreted under the laws of the State of Georgia. Jurisdiction of litigation arising from this Agreement shall be in that state. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be

inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall be in full force and effect.

Whenever reference is made in the Agreement to standards or codes in accordance with which work is to be performed, the edition or revision of the standards or codes current on the effective date of this Agreement shall apply, unless otherwise expressly stated.

ARTICLE 36. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this Agreement, Consultant agrees as follows:

Section 36.01 Consultant will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin;

Section 36.02 Consultant will, in all solicitations or advertisements for employees placed by, or on behalf of, Consultant state that all qualified applicants, will receive consideration for employment without regard to race, creed, color, sex or national origin;

Section 36.03 Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Agreement so that such provision will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

ARTICLE 37. FORCE MAJEURE

Neither County nor Consultant shall be deemed in violation of this Agreement if either is prevented from performing its obligations hereunder for any reason beyond its control, including but not limited to acts of God, civil or military authority, act of public enemy, accidents, fires, explosions, earthquakes, floods or catastrophic failures of public transportation, provided however, that nothing herein shall relieve or be construed to relieve Consultant from performing its obligations hereunder in the event of riots, rebellions or legal strikes.

ARTICLE 38. OPEN RECORDS ACT

The Georgia Open Records Act, O.C.G.A. Section 50-18-70 et seq., applies to this Agreement. The Consultant acknowledges that any documents or computerized data provided to the County by the Consultant may be subject to release to the public. The Consultant also acknowledges that documents and computerized data created or held by the Consultant in relation to the Agreement may be subject to release to the public, to include documents turned over to the County. The Consultant shall cooperate with and provide assistance to the County in rapidly responding to Open Records Act requests. The Consultant shall notify the County of any Open Records Act requests no later than 24 hours following receipt of any such requests by the Consultant. The Consultant shall promptly comply with the instructions or requests of the County in relation to responding to Open Records Act requests.

ARTICLE 39. CONSULTANT'S COMPLIANCE WITH ALL ASSURANCES OR PROMISES MADE IN RESPONSE TO PROCUREMENT

Where the procurement documents do not place a degree or level of service relating to the scope of work, M/FBE participation, or any other matter relating to the services being procured, should any Consultant submit a response to the County promising to provide a certain level of service for the scope of work, M/FBE participation, or any other matter, including where such promises or assurances are greater than what is required by the procurement documents, and should this response containing these promises or assurances be accepted by the County and made a part of the Contract Documents, then the degree or level of service promised relating to the scope of work, M/FBE participation, or other matter shall be considered to be a material part of the Agreement between the Consultant and the County, such that the Consultant's failure to provide the agreed upon degree or level of service or participation shall be a material breach of the Agreement giving the County just cause to terminate the Agreement for cause, pursuant to ARTICLE 14 of the Agreement.

ARTICLE 40. INVOICING AND PAYMENT

Consultant shall submit monthly invoices for work performed during the previous calendar month, in a form acceptable to the County and accompanied by all support documentation requested by the County, for payment and for services that were completed during the preceding phase. The County shall review for approval of said invoices. The County shall have the right not to pay any invoice or part thereof if not properly supported, or if the costs requested or a part thereof, as determined by the County, are reasonably in excess of the actual stage of completion.

Time of Payment: Invoices for payment shall be submitted to County by the first (1st) calendar day of the month to facilitate processing for payment in that same month. Invoices received after the first (1st) calendar day of the month may not be paid until the last day of the following month. The County shall make payments to Consultant by U.S. mail approximately thirty (30) days after receipt of a proper invoice. Parties hereto expressly agree that the above contract term shall supersede the rates of interest, payment periods, and contract and subcontract terms provided for under the Georgia Prompt Pay Act, O.C.G.A. 13-11-1 et seq., pursuant to 13-11-7(b), and the rates of interest, payment periods, and contract and subcontract terms provided for under the Prompt Pay Act shall have no application to this Agreement; parties further agree that the County shall not be liable for any interest or penalty arising from late payments.

Submittal of Invoices: Consultant shall submit all invoices in original and one (1) copy to:

Fulton County Government
Risk Management Division (Finance Department)
141 Pryor Street, Suite 5001
Atlanta, Georgia 30303
Telephone: 404.612.0556

Facsimile: 404.730.7377

Attention: Denise McHam Pinto, Risk, Assistant Manager

Consultant's cumulative invoices shall not exceed the total not-to-exceed fee established for this Agreement.

County's Right to Withhold Payments: The County may withhold payments for services that involve disputed costs, involve disputed audits, or are otherwise performed in an inadequate fashion. Payments withheld by the County will be released and paid to the Consultant when the services are subsequently performed adequately and on a timely basis, the causes for disputes are reconciled or any other remedies or actions stipulated by the County are satisfied. The County shall promptly pay any undisputed items contained in such invoices.

Payment of Sub-consultants/Suppliers: The Consultant must certify in writing that all sub-consultants of the Consultant and suppliers have been promptly paid for work and materials and previous progress payments received. In the event the prime Consultant is unable to pay sub-consultants or suppliers until it has received a progress payment from Fulton County, the prime Consultant shall pay all sub-consultants or supplier funds due from said progress payments within forty-eight (48) hours of receipt of payment from Fulton County and in no event later than fifteen days as provided for by State Law.

Acceptance of Payments by Consultant; Release. The acceptance by the Consultant of any payment for services under this Agreement will, in each instance, operate as, and be a release to the County from, all claim and liability to the Consultant for work performed or furnished for or relating to the service for which payment was accepted, unless the Consultant within five (5) days of its receipt of a payment, advises the County in writing of a specific claim it contends is not released by that payment.

ARTICLE 41. NON-APPROPRIATION

This Agreement states the total obligation of the County to the Consultant for the calendar year of execution. Notwithstanding anything contained in this Agreement, the obligation of the County to make payments provided under this Agreement shall be subject to annual appropriations of funds thereof by the governing body of the County and such obligation shall not constitute a pledge of the full faith and credit of the County within the meaning of any constitutional debt limitation. The Director of Finance shall deliver written notice to the Consultant in the event the County does not intend to budget funds for the succeeding Contract year.

Notwithstanding anything contained in this Agreement, if sufficient funds have not been appropriated to support continuation of this Agreement for an additional calendar year or an additional term of the Agreement, this Agreement shall terminate absolutely and without further obligation on the part of the County at the close of the calendar year of its execution and at the close of each succeeding calendar year of which it may be renewed, unless a shorter termination period is provided or the County suspends performance pending the appropriation of funds.

ARTICLE 42. WAGE CLAUSE

Consultant shall agree that in the performance of this Agreement the Consultant will comply with all lawful agreements, if any, which the Consultant had made with any association, union, or other entity, with respect to wages, salaries, and working conditions, so as not to cause inconvenience, picketing, or work stoppage.

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

FULTON COUNTY, GEORGIA

CONSULTANT:

[Insert Consultant COMPANY NAME]

John H. Eaves, Commission Chair
Board of Commissioners

ATTEST:

[Insert Name & Title of person authorized to sign contract]

ATTEST:

Mark Massey
Clerk to the Commission (Seal)

Secretary/
Assistant Secretary

(Affix Corporate Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Patrick J. O' Connor
Director, Finance Department

ADDENDA

Instructions for Users: Acknowledgement(s) of any addenda should be inserted behind this cover sheet.

EXHIBIT A

GENERAL CONDITIONS

Instructions for Users: Insert any General Conditions that were in the solicitation document behind this cover sheet.

Example: "Fulton County Purchasing Department Request For Proposal (RFP) General Requirements".

EXHIBIT B

SPECIAL CONDITIONS

Instructions for Users: Insert any Special Conditions that were in the solicitation document behind this cover sheet. If no Special Conditions were required, on a separate page behind this cover page please use the following language:

No Special Conditions were required for this Project

EXHIBIT C

SCOPE OF WORK

Scope of Services

For the expressed purposes of submitting proposals on this contract, the following general specifications are provided and will serve as the model for the professional property appraisal firm in the completion of the required capital asset valuation and data collection services. The Contractor shall make a detailed field inspection and identification of the various properties and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and prepare the appraisal reports to be furnished under this contract.

Upon completion of the inspections, investigation and studies, the Contractor shall prepare, furnish, and deliver to the Risk Management Division an appraisal report providing supportable values and/or data to include construction, occupancy, fire protection and exposure data which shall conform to the Uniform Standards of Professional Appraisal Practices (USPAP) both in form and substance.

The scope of the property appraisal services shall include the following real county assets:

- Buildings – To include structures with permanent foundations inclusive of all permanently installed fixtures.
- Additions/Site Improvements – To include any above ground improvements to include fencing, outdoor lighting and fountains.

Those items excluded from the scope of work will include:

- Contents
- Underground Piping
- Foundations
- Footings
- Landscaping
- Fine Art (unless permanently attached to the building)

EXHIBIT D

PROJECT DELIVERABLES

Reporting Requirements

The appraisal report shall present factual data to support each rate, percentage, or amount used in sufficient detail to permit a comprehensive review of the appraisal report; shall relate conclusions to those facts; and shall include other items identified as necessary in this section.

The Contractor shall generate a Building Detail Report and Building Summary Report. Risk Management will be provided with the original and one CD-Rom containing an electronic version of the reports. All appraisal reports shall be in an Excel format.

Building Detail Report shall include pertinent construction/building data elements, building features, color digital photos (front, sides and rear view), replacement cost new, insurable site improvements and major repair and/or renovation history.

Building Summary Reports shall include aggregate information on each to include building name, year constructed, ISO class, construction elements and replacement cost new.

The appraisal reports must be in compliance with the Uniform Standards of Professional Appraisal Practice.

EXHIBIT E

COMPENSATION

Payment

Monthly invoices shall be submitted the Risk Management Division. Payments will be made within twenty-one (21) days of receipt of Contractor invoice.

EXHIBIT F

OFFICE OF CONTRACT COMPLIANCE FORMS

Instructions for Users: Insert the Contract Compliance forms submitted by the Consultant. Please contact Contract Compliance to insure you have the correct forms. Insert forms behind this cover sheet.

EXHIBIT G

INSURANCE AND RISK MANAGEMENT FORMS

Insurance and Risk Management Provisions Property Appraisal/Valuation Services

It is Fulton County Government's practice to obtain Certificates of Insurance from our Contractors and Vendors. Insurance must be written by a licensed agent in a company licensed to write insurance in the State of Georgia, with an A.M. Best rating of at least A- VI, subject to final approval by Fulton County. Respondents shall submit with the bid/proposal evidence of insurability satisfactory to Fulton County Government as to form and content. Either of the following forms of evidence is acceptable:

- A letter from an insurance carrier stating that upon your firm/company being the successful Bidder/Respondent that a Certificate of Insurance shall be issued in compliance with the Insurance and Risk Management Provisions outlined below.
- A Certificate of Insurance complying with the Insurance and Risk Management Provisions outlined below (Request for Bid/Proposal number and Scope of Services must appear on the Certificate of Insurance).
- A combination of specific policies written with an umbrella policy covering liabilities in excess of the required limits is acceptable to achieve the applicable insurance coverage levels.

Upon award, the Contractor/Vendor must maintain at their expense, insurance with policy limits equal to or greater than the limits described below. Proof of insurance must be provided to Fulton County Government prior to the start of any activities/services as described in the bid document(s). Any and all Insurance Coverage(s) and Bonds required under the terms and conditions of the contract shall be maintained during the entire length of the contract, including any extensions or renewals thereto, and until all work has been completed to the satisfaction of Fulton County Government.

Accordingly the Respondent shall provide a certificate evidencing the following:

1. **WORKERS COMPENSATION/EMPLOYER'S LIABILITY INSURANCE – STATUTORY (In compliance with the Georgia Workers Compensation Acts and any other State or Federal Acts or Provisions in which jurisdiction may be granted)**

Employer's Liability Insurance	BY ACCIDENT	EACH ACCIDENT	\$100,000
Employer's Liability Insurance	BY DISEASE	POLICY LIMIT	\$500,000
Employer's Liability Insurance	BY DISEASE	EACH EMPLOYEE	\$100,000

2. COMMERCIAL GENERAL LIABILITY INSURANCE (Including contractual Liability Insurance)

Bodily Injury and Property Damage Liability (Other than Products/Completed Operations)	Each Occurrence	\$1,000,000
General Aggregate		\$2,000,000
Products\Completed Operation	Aggregate Limit	\$2,000,000
Personal and Advertising Injury	Limits	\$1,000,000
Fire Damage	Limits	\$100,000

3. BUSINESS AUTOMOBILE LIABILITY INSURANCE

Combined Single Limits (Including operation of non-owned, owned, and hired automobiles).	Each Occurrence	\$1,000,000
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4. UMBRELLA LIABILITY (In excess of above noted coverages)	Each Occurrence	\$1,000,000
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5. PROFESSIONAL LIABILITY

Per Claim/Aggregate \$1,000,000/\$2,000,000

(To be provided when the Contract includes specified Professional Services, and will be written with all Environmental/Pollution exclusions deleted).
****Extended Reporting Period 3-5 Years****

Certificates of Insurance

Certificates shall state that the policy or policies shall not expire, be cancelled or altered without at least forty-five (45) days prior written notice to Fulton County Government. Policies and Certificates of Insurance are to list Fulton County Government as an Additional Insured (except for Workers' Compensation) and shall conform to all terms and conditions (including coverage of the indemnification and hold harmless agreement) contained in the Insurance and Risk Management Provisions. The General Liability Additional Insured language should apply to on-going and completed-operations, using ISO form CG 2010 (11/85 version) or equivalent.

The Contractor agrees to name the Owner and all other parties required of the Contractor/Vendor shall be included as additional insureds on the CGL, using ISO Additional Insured Endorsement forms CG 2010 11/85 or its equivalent coverage to the additional insureds. This insurance for the additional insureds shall be as broad as the coverage provided for the named insured Contractor. It shall apply as Primary Insurance before any other insurance or self-insurance, including any deductible, non-contributory, and Waiver of Subrogation provided to the Additional Insureds.

Additional Insured under the General Liability, Auto Liability, Umbrella Policies (with exception of Workers Compensation and Professional Liability), with no Cross Suits exclusion.

If Fulton County Government shall so request, the Respondent, Contractor or Vendor will furnish the

County for its inspection and approval such policies of insurance with all endorsements, or confirmed specimens thereof certified by the insurance company to be true and correct copies.

Such certificates and notices **must** identify the "Certificate Holder" as follows:

Fulton County Government – Purchasing and Contract Compliance Department
130 Peachtree Street, S.W.
Suite 1168
Atlanta, Georgia 30303-3459

Certificates **must** list Project Name (where applicable).

Important:

It is understood that **Insurance in no way Limits the Liability of the Contractor/Vendor.**

**SECTION 9
EXHIBITS**

Insert any exhibits after this page. Examples of exhibits are:

- *Description of an item*
- *Graph(s)*
- *Diagram(s)*
- *Organizational Chart*
- *Drawings*

EXHIBIT 1

Required Proposal Submittal Check List for Request to Proposal (RFP)

The following submittals shall be completed and submitted with each proposal (see table below "Required Proposal Submittal Check List."). Please check to make sure that the required submittals are in the envelope before it is sealed. Failure to submit all required submittals may deem your proposal non-responsive.

Submit one (1) Original proposal and five (5) CD's as required in Section 3.1.2 of the RFP.

Item #	Required Proposal Submittal Check List	Check (✓)
1	One (1) Proposal marked "Original", five (5) CD's	
2	*Form E: Georgia Security and Immigration Contractor Affidavit(s) and Agreements <i>Note: If prime contractor is a joint venture, partnership, LLC, each member of the entity must submit an affidavit</i>	
3	*Form F: Georgia Security and Immigration Subcontractor Affidavit (s)	
4	Technical Proposal	
5	Cost Proposal (submitted in a separate sealed envelope)	
6	Financial Information (submitted in a separate sealed envelope)	
7	Acknowledgement of each Addendum	
8	<p><i>PURCHASING Items below should match information requested in the Technical Proposal Format and Content of Section 3 of the RFP</i></p> <ul style="list-style-type: none"> Executive Summary Technical Approach/Detailed Work Plan Project Team Qualifications/Qualifications of Key Personnel Relevant Project Experience Proposer Financial Information Availability of Key Personnel Local Preference Disclosure Form and Questionnaire 	
9	<p>Purchasing Forms</p> <ul style="list-style-type: none"> Form A: Certificate Regarding Debarment Form B: Non-Collusion Affidavit of Bidder/Offer or Form C: Certificate of Acceptance of Request Proposal requirements Form D: Disclosure Form & Questionnaire Form E: Georgia Security and Immigration Contractor Affidavit and Agreement Form F: Georgia Security and Immigration Subcontractor Affidavit Form G: Professional License Form H: Local Preference Affidavit of Bidder/Offeror 	
10	<p>Office of Contract Compliance Requirements (separate envelope)</p> <ul style="list-style-type: none"> Exhibit A: Promise of Non-Discrimination Exhibit B: Employment Record Exhibit C: Schedule of Intended Subcontractor Utilization Exhibit D: Letter of Intent to Perform as Subcontractor Exhibit E: Declaration Regarding Subcontractor Practices Exhibit F: Joint Venture Disclosure Affidavit Exhibit G: Prime Contractor/Subcontractor Utilization Report 	

EXHIBIT 1**Required Proposal Submittal Check List for Request to Proposal (RFP)**

	Equal Business Opportunity Plan (EBO Plan) Exhibit H – First Source Jobs Program Information Form 1 Exhibit H – First Source Jobs Program Agreement Form 2	
	Evidence of Insurability, proposer must submit one (1) of the following: Letter from insurance carrier Certificate of Insurance An umbrella policy in excess of required limits for this project	
	Verify that Bidder/Proposer is registered w/Georgia Secretary of State and attach a copy of print out for each	
	Verify Georgia Utility License Number and attach a copy of print out for each Bidder/Proposer (If applicable)	
	Verify Professional License and attach a copy of the print out for each Bidder/Proposer (If applicable)	

Cost Proposal Summary

Insert Cost Proposal Summary Form here

**SECTION 9
EXHIBITS**

9.0 EXHIBIT 2 – COST PROPOSAL SUMMARY

The following criteria will be used to evaluate the “Cost Proposal” section in response to the RFP:

COST PER BUILDING FORM

Number of Buildings (See Exhibit 1)	Cost per Building	<u>Expenses</u>	<u>Additional Cope Data</u>	<u>Total Cost</u>

Asset No	Appraisal	Bldg Name	Address	City	Zip Code	Occ Name	Bldg Status	Building	Contents	Property in Open / Site Improvements	Total
B605012		ANIMAL CONTROL CENTER	860 MARIETTA BOULEVARD, NW	Atlanta	30318	ANIMAL CONTROL	Owned	\$1,227,007	\$135,636		\$1,362,642
B213041		ABERNATHY PARK ARTS CENTER ANNEX	254 JOHNSON FERRY ROAD, NW	Sandy Springs	30328	ARTS COUNCIL	Owned	\$600,000	\$39,229		\$639,229
B426013		HAMMONDS HOUSE	503 PEOPLES STREET	Atlanta	30310	ARTS COUNCIL	Owned	\$860,760	\$350,000		\$1,210,760
B390013		Southwest Performing Arts Theatre & Gallery	915 NEW HOPE ROAD	Atlanta	30339	ARTS COUNCIL	Owned	\$8,000,000	\$8,000,000		\$8,000,000
B424013		SOUTHWEST ARTS CENTER	915 NEW HOPE ROAD	Atlanta	30339	ARTS COUNCIL	Owned	\$8,000,000	\$400,000		\$8,400,000
B608022		WARSAW-OCCE COMMUNITY ARTS CENTER	9800 MEDLOCK BRIDGE ROAD	Alpharetta	30022	ARTS COUNCIL	Leased	\$725,210	\$1,373,504		\$2,098,714
B606133		WEST END PERFORMING ARTS CENTER - LIBRARY	945 R D ABERNATHY BOULEVARD	Atlanta	30327	ARTS COUNCIL	Owned	\$725,000	\$257,978		\$982,978
B606132		AIRPORT - FAA BUILDING/FIRE DEPARTMENT	3977 AVIATION CIRCLE	Atlanta	30336	AVIATION	Owned	\$609,233	\$250,000		\$859,233
B606132		AIRPORT - FAA HANGAR	4165 S. AIRPORT ROAD	Atlanta	30336	AVIATION	Owned	\$544,249	\$0		\$544,249
B606132		AIRPORT - HILL AIRCRAFT TERMINAL	4155 SOUTH AIRPORT ROAD	Atlanta	30336	AVIATION	Owned	\$5,614,758	\$0		\$5,614,758
B606132		AIRPORT ARMY RESERVE HANGAR	700 FULLTON INDUSTRIAL BLVD	Atlanta	30336	AVIATION	Owned	\$810,430	\$0		\$810,430
B800263		CAMP TRUITT ED. CENTER (new)	4300 Hershel Road	College Park	30337	Co-operative Ext	Owned	\$640,000	\$0		\$640,000
B811023		DFACS	515 Fairburn Road	Atlanta	30331	DFACS	Owned	\$12,905,000	\$2,731,800		\$15,636,800
B803013		GILBERT G. DULANEY CHILDREN'S SHELTER	2836 SPRINGDALE ROAD	Atlanta	30315	DFACS	Owned	\$2,548,447	\$1,500,000		\$4,048,447
B841213		ELECTION WAREHOUSE BUILDING	736 CLEVELAND AVENUE, SW	Atlanta	30315	ELECTIONS	Owned	\$635,000	\$266,400		\$901,400
B845013		COMMUNICATION TOWER - PLUMMER RD	5901 DEERFIELD	College Park	30349	EMERG. COMM.	Owned	\$1,108,800	\$0		\$1,108,800
B841113		COMMUNICATION TOWER PALMETTO	6000 PLUMMER ROAD	Atlanta	30327	EMERG. COMM.	Owned	\$1,108,800	\$0		\$1,108,800
B820011		COMMUNICATION TOWER - COLMAN DRIVE	505 CARLTON ROAD	Atlanta	30327	EMERG. COMM.	Owned	\$1,108,800	\$0		\$1,108,800
B815011		COMMUNICATIONS TOWER - COLMAN DRIVE	11595 KING ROAD	Atlanta	30339	EMERG. COMM.	Owned	\$1,108,800	\$0		\$1,108,800
B816093		JONES BRIDGE COMMUNICATION TOWER	10735 JONES BRIDGE ROAD	Atlanta	30327	EMERG. COMM.	Owned	\$1,108,800	\$0		\$1,108,800
B111012		OAK HILL HOMES - GYM - SEE B816053	2799 STEWART AVENUE	Atlanta	30315	FAMILY & CHILDREN	Owned	\$502,000	\$108,600		\$610,600
B122011		FIRE STATION #11 FULLTON INDUSTRIAL	4765 FULLTON INDUSTRIAL BLVD	Atlanta	30339	FIRE	Owned	\$593,059	\$143,200		\$736,259
B113012		FIRE STATION #12 WARSAW/POLICE PRECINT	10205 MEDLOCK BRIDGE PKWY	Alpharetta	30022	FIRE	Owned	\$1,699,600	\$154,000		\$1,853,600
B117013		FIRE STATION #13 CASCADE GROVE	6890 PLUMBER ROAD	Atlanta	30339	FIRE	Owned	\$623,958	\$121,600		\$745,558
B116012		FIRE STATION #17 CEDAR GROVE	5875 RIDGE ROAD	Atlanta	30339	FIRE	Owned	\$591,215	\$101,600		\$692,815
B119012		FIRE STATION #18 - BIRMINGHAM	750 HICKORY FLAT ROAD	Alpharetta	30004	FIRE	Owned	\$2,253,437	\$0		\$2,253,437
B119011		FIRE STATION #19 CHARLE BROWN AIRPORT	3965 AERD DRIVE	Atlanta	30328	FIRE	Owned	\$790,826	\$136,000		\$926,826
B122012		FIRE STATION #20 - SHAKERAG	10825 ROGERS CIRCLE	Duluth	30097	FIRE	Owned	\$1,270,000	\$0	\$38,000	\$1,308,000
B125013		FIRE STATION #23 CASCADE ROAD	4121 CASCADE ROAD	Atlanta	30331	FIRE	Owned	\$1,689,600	\$160,000		\$1,849,600
C310003		COUNTY HOME - FIRE TRAINING	3030 ENON ROAD	College Park	30349	FIRE	Owned	\$4,643,060	\$219,402	\$243,678	\$5,106,140
B1109012		Fire Station No. 22	6025 Heard Road	Atlanta	30328	Fire Department	Owned	\$1,756,000	\$0		\$1,756,000
B815013		GROUPS MAINTENANCE/OFFICE BUILDING	125 WILLIS MILL ROAD	Atlanta	30327	GENERAL SVC	Owned	\$723,021	\$78,077		\$801,098
B316013		ADAMSVILLE HEALTH CENTER	3699 BAKERS FERRY ROAD, SW	Atlanta	30331	HEALTH	Owned	\$872,847	\$177,120		\$1,049,967
B320013		COLLEGE PARK REGIONAL HEALTH CENTER	1920 JOHN WESLEY AVENUE	Atlanta	30337	HEALTH	Owned	\$2,997,160	\$608,190		\$3,605,350
B327012		NEIGHBORHOOD UNION HEALTH CENTER	186 SUNSET AVENUE, NW	Atlanta	30327	HEALTH	Owned	\$553,883	\$112,395		\$666,278
B332012		ROCKDALE HEALTH CENTER	1175 JOHNSON ROAD, NW	Atlanta	30349	HEALTH	Owned	\$600,526	\$121,860		\$722,386
B720012		AUBURN SENIOR CITIZENS CENTER	300 EDGEWOOD AVENUE	Atlanta	30327	HUMAN SERV	Owned	\$626,574	\$88,000		\$714,574
B800243		Bowden Adult Day Care	2885 Church St	East Point	30344	HUMAN SERV	Owned	\$2,100,000	\$0		\$2,100,000
B800243		CAMP TRUITT NEIGHBORHOOD SENIOR CENTER	4300 HERSCHEL ROAD (Replaced 4320 Herschel Road	College Park	30337	HUMAN SERV	Owned	\$764,693	\$88,000		\$852,693
B360012		DOROTHY C. BENSON SENIOR MULTIPURPOSE CTR	6500 VERNON WOODS DRIVE	Sandy Springs	30337	HUMAN SERV	Owned	\$5,046,100	\$0		\$5,046,100
B710013		H.J.C. BOWDEN MULTIPURPOSE SENIOR CENTER	2859 CHURCH STREET	East Point	30334	HUMAN SERV	Owned	\$2,932,000	\$582,800		\$3,514,800
B370013		HARRIET G. DARNELL MULTIPURPOSE SENIOR CTR	677 FAIRBURN ROAD	Atlanta	30331	HUMAN SERV	Owned	\$3,793,900	\$798,800		\$4,592,700
		HELENE S. MILLS MULTIPURPOSE SENIOR CENTER	515 JOHN WESTLY DOBBS	Atlanta	30312	HUMAN SERV	Owned	\$6,245,020	\$0		\$6,245,020
		New Beginnings Senior Center	66 Brooks Drive	Fairburn	30213	HUMAN SERV	Owned	\$3,791,000	\$0		\$3,791,000
B891012		NEW HORIZONS NEIGHBORHOOD SENIOR CENTER	745 ORR STREET	Atlanta	30314	HUMAN SERV	Owned	\$896,847	\$112,288		\$1,009,135
B810013		NORTH FULLTON SENIOR CENTER - ROSWELL	1250 WARSHAW ROAD	Atlanta	30344	HUMAN SERV	Owned	\$866,969	\$89,000		\$954,969
B504032		OLD F. C. JAIL/JEFFERSON PLACE	1135 JEFFERSON STREET	Atlanta	30344	HUMAN SERV	Owned	\$15,393,432	\$418,200	\$83,640	\$15,895,272
B808013		PALMETTO SENIOR CENTER	205 SCHOOL STREET	Roswell	30076	HUMAN SERV	Owned	\$1,822,800	\$306,900		\$2,129,700
B373013		SOUTH EAST SENIOR CENTER	510 Turner ave	Palmetto	30268	HUMAN SERV	Owned	\$2,531,021	\$0		\$2,531,021
B880012		UTOY SPRINGS SENIOR CITIZENS CENTER	1650 NEWTOWN CIRCLE 4001 DANFORTH ROAD, SW	Atlanta	30316	HUMAN SERV	Owned	\$1,200,000	\$0	\$100,000	\$1,300,000
				Atlanta	30339	HUMAN SERV	Owned	\$1,734,312	\$51,272		\$1,785,584

Asset No	Appraisal	Bldg Name	Address	City	Zip Code	Occ Name	Bldg Status	Building	Contents	Property in Open / Site Improvements	Total
B504012		Hapeville Neighborhood Senior Center	527 King Arnold Drive	Hapeville	30334	Human Services	Owned	\$1,692,750			\$16,889,771
B504062		BELLWOOD 2 F BUILDING - TRUSTEE HOUSING	781 Marietta Boulevard, NW	Atlanta	30331	JAIL	Owned	\$15,004,597	\$1,885,174	\$227,154	\$141,105,474
B506011		FC JAIL - NEW COMPLEX	901 RICE STREET	Atlanta	30331	JAIL	Owned	\$116,149,134	\$24,729,186		\$33,740,000
B427013		JUVENILE COURT	395 PRYOR STREET	Atlanta	30312	JUVENILE COURT	Owned	\$33,445,000	\$0	\$295,000	\$5,936,875
B436011		ADAMS PARK LIBRARY	2231 CAMPBELL TOWN ROAD	Atlanta	30311	LIBRARY	Owned	\$1,411,800	\$425,075		\$2,794,280
B451011		ALPHARETTA LIBRARY	238 CANTON STREET	Atlanta	30327	LIBRARY	Owned	\$665,556	\$1,828,704		\$1,910,739
B431012		AUBURN AVENUE RESEARCH LIBRARY	101 AUBURN AVENUE	Atlanta	30303	LIBRARY	Owned	\$7,030,860	\$12,043,042		\$4,404,988
B400012		BUCKHEAD LIBRARY	269 BUCKHEAD AVENUE, NE	Atlanta	30305	LIBRARY	Owned	\$1,522,080	\$2,882,728		\$79,523,400
B447013		CENTRAL LIBRARY BUILDING	1 MARGARET MITCHELL SQ	Atlanta	30303	LIBRARY	Owned	\$30,069,600	\$49,453,800		\$10,000
B404023		CLEVELAND LIBRARY	47 CLEVELAND AVENUE	Atlanta	30315	LIBRARY	Owned	\$1,206,000	\$0		\$1,719,720
B434012		COLLEGE PARK LIBRARY (NEW 1998)	3647 MAIN STREET	College Park	30337	LIBRARY	Owned	\$16,000	\$73,120		\$2,269,530
B449012		ADAMSVILLE-COLLIER HEIGHTS LIBRARY	3424 MLK JR. DR.	Atlanta	30339	LIBRARY	Owned	\$780,780	\$1,478,750		\$1,726,658
		DOGWOOD LIBRARY (NEW)	1938 BANKHEAD HIGHWAY, NW	Atlanta	30318	LIBRARY	Owned	\$596,646	\$1,130,012		\$3,940,000
		Dr. Robert Fulton Regional Library @ Ocee	5080 Abbotts Bridge Road	Alpharetta	30205	LIBRARY	Owned	\$3,940,000	\$0		\$3,198,300
B425013		East Atlanta Library	400 Flat Shoals Ave SE	Atlanta	30316	LIBRARY	Owned	\$3,198,300			\$3,602,413
B414013		EAST POINT LIBRARY	2757 Main Street	East Point	30334	LIBRARY	Owned	\$1,244,813	\$2,357,600		\$1,813,149
B453012		HOBGOOD-PALMER LIBRARY/FAIRBURN	60 VALLEY VIEW DRIVE	Atlanta	30327	LIBRARY	Owned	\$628,533	\$1,186,616		\$2,060,737
B428012		KIRKWOOD LIBRARY (NEW)	11 KIRKWOOD ROAD	Fairburn	30317	LIBRARY	Owned	\$712,087	\$1,348,650		\$8,407,170
B430012		NORTHEAST-SPRULL LIBRARY	3295 NORTHSIDE PARKWAY	Atlanta	30022	LIBRARY	Owned	\$3,402,560	\$5,004,610		\$2,203,482
B433012		NORTHSIDE/PACES FERRY LIBRARY	980 PONCE DE LEON AVENUE	Atlanta	30339	LIBRARY	Owned	\$761,482	\$1,442,000		\$2,384,556
B436011		PONCE DE LEON LIBRARY	115 NORCROSS STREET	Atlanta	30338	LIBRARY	Owned	\$2,118,730	\$1,598,340	\$2,550	\$2,384,556
B421011		ROSWELL LIBRARY	395 Mt. Vernon Highway, NE	Roswell	30075	LIBRARY	Owned	\$2,001,193	\$4,012,746		\$6,131,476
B448013		SANDY SPRINGS LIBRARY	4055 FLAT SHOALS ROAD	Atlanta	30349	LIBRARY	Owned	\$1,861,102	\$3,624,814		\$5,385,916
B440013		SOUTH FULTON LIBRARY	3665 CASCADE ROAD	Atlanta	30337	LIBRARY	Owned	\$2,422,990	\$4,568,996		\$7,011,986
B450013		SOUTH WEST REGIONAL LIBRARY	2893 LAKEWOOD AVENUE, SW	Atlanta	30337	LIBRARY	Owned	\$710,484	\$1,345,614		\$2,056,098
B452013		WASHINGTON PARK LIBRARY	1116 MARTIN LUTHER KING DRIVE	Atlanta	30339	LIBRARY	Owned	\$712,087	\$1,348,650		\$2,060,737
		WEST END LIBRARY	529 PEERLES STREET, SW	Atlanta	30339	LIBRARY	Owned	\$712,087	\$1,348,650		\$2,060,737
		MEDICAL EXAMINER'S NEW SITE (Dillon Special Services Bid)	340 PRYOR STREET	Atlanta	30312	MED EXAM	Owned	\$1,229,712	\$307,224		\$1,536,936
B815013		MEDICAL EXAMINER'S NEW SITE (ZAKI ADMIN BLDG)	340 PRYOR STREET	Atlanta	30312	MED EXAM	Owned	\$7,013,494	\$454,662		\$7,468,156
B314012		CENTER FOR HEALTH AND REHABILITATION	266 BOULEVARD, NE	Atlanta	30312	MENTAL HEALTH	Owned	\$20,064,000	\$950,000		\$21,014,000
B342013		CENTRAL TRAINING CENTER	425 LANGHORN STREET, SW	Atlanta	30339	MENTAL HEALTH	Owned	\$1,164,715	\$146,000		\$1,310,715
B701012		MHMARSA WAREHOUSE	1090 JEFFERSON STREET	Atlanta	30339	MENTAL HEALTH	Owned	\$1,003,200	\$1,200,000		\$2,203,200
B352012		NORTH TRAINING CENTER	5025 Roswell Road	Atlanta	30342	MENTAL HEALTH	Owned	\$1,267,200	\$146,000		\$1,413,200
B328013		SOUTH MENTAL HEALTH CENTER	1636 CONNALLY DRIVE	Atlanta	30344	MENTAL HEALTH	Owned	\$1,267,200	\$208,000		\$1,475,200
B308033		SOUTH TRAINING CENTER	2665 FAIRBURN ROAD, SW	Atlanta	30331	MENTAL HEALTH	Owned	\$1,267,200	\$146,000		\$1,413,200
B302013		WEST MENTAL HEALTH CENTER	475 FAIRBURN ROAD	Atlanta	30331	MENTAL HEALTH	Owned	\$1,267,200	\$204,622		\$1,471,822
B200013		BURDETT PARK GYMNASIUM	2945 BURDETT ROAD	College Park	30349	LIBRARY	Owned	\$1,589,280	\$120,400		\$1,709,680
B202011		CHAT NATURE CENTER - REC. BUILDING	9135 WILCEO ROAD	Roswell	30076	LIBRARY	Owned	\$945,120	\$200,000		\$1,145,120
B208023		CLARENCE DUNCAN PARK - POOL	6000 RIVERTOWN ROAD	Fairburn	30213	LIBRARY	Owned	\$1,320,000	\$150,000		\$1,470,000
B206013		CLARENCE DUNCAN PARK - REC CENTER	6000 RIVERTOWN ROAD	Fairburn	30213	LIBRARY	Owned	\$1,372,800	\$130,000		\$1,502,800
B241013		CLIFTONDALE ELEMENTARY SCHOOL - COMM CTR	4399 BUTNER ROAD	College Park	30349	LIBRARY	Owned	\$2,987,229	\$141,440		\$3,128,669
		CLIFTONDALE PARK RECREATION CENTER	4620 BURNER ROAD	College Park	30349	LIBRARY	Owned	\$2,299,757	\$405,144	\$79,968	\$2,774,869
		CREEL PARK COMMUNITY CENTER	2775 CREEL ROAD	College Park	30022	LIBRARY	Owned	\$657,485			\$657,485
B801011		NEWTOWN SCHOOL	431 OLD ALABAMA ROAD	Atlanta	30022	LIBRARY	Owned	\$1,214,400	\$0		\$1,214,400
B210011		NORTH FULTON TENNIS CENTER	500 ABERNATHY ROAD	Atlanta	30328	LIBRARY	Owned	\$1,161,600	\$104,000		\$1,265,600
B211011		PROVIDENCE ACTIVITIES BUILDING	13440 CAMPBELL TOWN ROAD	Alpharetta	30004	LIBRARY	Owned	\$651,610	\$33,760		\$685,370
B214023		SANDTOWN PARK - GYM/OFFICE BUILDING	5314 PROVIDENCE PARK DRIVE	Palmetto	30268	LIBRARY	Owned	\$1,228,880	\$200,000		\$1,428,880
B260023		SANDY SPRINGS HISTORICAL SITE	6110-6118 BLUESTONE ROAD	Atlanta	30328	LIBRARY	Owned	\$1,400,000	\$0		\$1,400,000
B251013		SOUTH FULTON MULTI-PURPOSE BUILDING	4225 WILL LEE ROAD	Atlanta	30337	LIBRARY	Owned	\$8,238,806	\$816,228		\$9,055,034
B205013		SOUTH FULTON TENNIS CENTER - CLUBHOUSE	5645 MASON ROAD	Union City	30291	LIBRARY	Owned	\$1,161,600	\$104,000		\$1,265,600
		WELCOME ALL PARK RECREATION	4225 WILL LEE ROAD	Atlanta	30337	LIBRARY	Owned	\$8,140,508	\$936,156	\$429,114	\$9,505,778

Asset No	Appraisal	Bldg Name	Address	City	Zip Code	Occ Name	Bldg Status	Building	Contents	Property in Open / Site Improvements	Total
B229013		WOLF CREEK OLYMPIC VENUE - 10 METER BUILDING	5025 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$4,447,766	\$75,000		\$4,522,766
B229023		WOLF CREEK OLYMPIC VENUE - 25 METER BUILDING	3025 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$4,118,400	\$1,200,000		\$5,318,400
B229033		WOLF CREEK OLYMPIC VENUE - 50 METER BUILDING	3025 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$9,504,000	\$10,704,000		\$20,208,000
		WOLF CREEK SHOOTING RANGE BUILDING	3070 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$6,594,932	\$934,524	\$257,856	\$7,787,312
		WOLF CREEK SHOOTING RANGE BUILDING	3070 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$3,297,629	\$914,328	\$4,351,493	\$4,351,493
		WOLF CREEK SHOOTING RANGE BUILDING	3070 MEEK ROAD, SW	Atlanta	30349	PARKS & REC	Owned	\$3,297,629	\$914,328	\$4,351,493	\$4,351,493
B841013		PUBLIC SAFETY TRAINING CENTER	4710 CAMPBELL DRIVE	College Park	30349	POLICE	Owned	\$2,107,956	\$300,000		\$2,407,956
B600052		JUDICIAL CENTER	186 CENTRAL AVENUE	Atlanta	30303	PUBLIC BLDGS	Owned	\$99,156,499	\$0		\$99,156,499
B603052		BUTLER BUILDING - AIRPORT PAINT SHOP	3929 AVIATION CIRCLE	Atlanta	30336	PUBLIC BLDGS	Owned	\$543,862	\$49,624		\$593,486
B600012		FULTON COUNTY COURTHOUSE	136 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$52,046,828	\$2,280,471		\$54,327,299
B613042		GOVT - PUBLIC SAFETY - SEE 613052	130 PEACHTREE STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$8,978,187	\$0		\$8,978,187
B613062		GOVT CTR - TRIUM - SEE 613052	141 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$11,581,441	\$0		\$11,581,441
B613022		GOVT CTR - MIDRISE - SEE 613052	141 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$16,001,495	\$0		\$16,001,495
B613012		GOVT CTR - TOWER BUILDING	141 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$32,014,357	\$8,297,786		\$40,312,143
B600032		GOVT CTR ASSEMBLY - SEE 613052	160 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$12,552,100	\$0		\$12,552,100
B603062		JUSTICE CENTER	160 PRYOR STREET	Atlanta	30303	PUBLIC BLDGS	Owned	\$21,525,490	\$1,157,362		\$22,682,853
B601011		MAINTENANCE REPAIRS SUPV. BUILDING	3929 AVIATION CIRCLE	Atlanta	30336	PUBLIC BLDGS	Owned	\$545,485	\$64,705		\$610,190
B603022		NORTH ANNEX - OFFICE BUILDING	7741 ROSWELL ROAD	Sandy Springs	30338	PUBLIC BLDGS	Owned	\$5,400,400	\$1,712,400		\$7,112,800
B652012		OFFICE OF THE PUBLIC DEFENDER BLDG SOUTH	3929 AVIATION CIRCLE	Atlanta	30336	PUBLIC BLDGS	Owned	\$810,000	\$423,900		\$1,233,900
		PUBLIC DEFENDER BUILDING	137 PEACHTREE STREET	Atlanta	30311	PUBLIC DEFENDER	Owned	\$2,270,995	\$1,168,100		\$3,439,095
		Biosolids & Chemical Bldg	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$3,946,000			\$3,946,000
B820002		Aeration Basins 1&2	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,860,000			\$1,860,000
		At - Fulton Water Treat. Raw water Pump Station	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,926,000	\$2,704,900		\$4,630,900
		Alta-fulton Water Treatment Plant/Admin-Chem.	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$6,130,700	\$5,070,700		\$11,201,400
		At-Fulton Water Treat. Cleanwell Tank #1	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,760,000	\$0		\$1,760,000
		At-Fulton Water Treat. Cleanwell Tank #2	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,760,000	\$0		\$1,760,000
		At-Fulton Water Treat. Cleanwell Tank #3	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,760,000	\$0		\$1,760,000
		At-Fulton Water Treat. Cleanwell Tank #4	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,760,000	\$0		\$1,760,000
		At-Fulton Water Treat. Dewatering/Maintenance Build	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$2,770,800	\$2,159,200		\$4,930,000
		At-Fulton Water Treat. Electrical Building	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,830,100	\$0		\$1,830,100
		At-Fulton Water Treat. Filter Building W/Channel	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,548,300	\$654,700		\$2,203,000
		At-Fulton Water Treat. Finish Water Pump Station	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,746,600	\$2,452,900		\$4,199,500
		At-Fulton Water Treat. Floculators Phase #1	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,667,800	\$919,900		\$2,587,700
		At-Fulton Water Treat. Floculators Phase #2	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$1,667,800	\$919,900		\$2,587,700
		At-Fulton Water Treat. VFD Building	9750 Spruill Road	Alpharetta	30022	PUBLIC WORKS	Owned	\$890,000	\$0		\$890,000
CS40007		BIG CREEK - CLARIFIERS AI 1-4	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$4,658,952	\$335,952		\$4,994,904
B819161		BIG CREEK PLANT - AERATION BASIN BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$7,176,414	\$1,344,156	\$63,240	\$8,583,810
B819111		BIG CREEK PLANT - BLOWER BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$608,514	\$334,152		\$1,242,666
B819181		BIG CREEK PLANT - EFFLUENT FILTER BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$2,878,542	\$2,995,536		\$5,874,078
B819151		BIG CREEK PLANT - MAINTENANCE BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$1,033,556	\$402,890		\$1,436,446
B819241		BIG CREEK PLANT - OPERATIONS BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$1,248,888	\$1,194,624	\$375,003	\$2,818,515
NOL-106		BIG CREEK PLANT - RETURN SLUDGE NEW	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$720,834	\$555,900		\$1,276,734
B819091		BIG CREEK PLANT - RETURN SLUDGE PUMP STAT	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$764,082	\$2,995,536		\$3,759,618
B819191		BIG CREEK PLANT - ULTRA VIOLET BLDG	1030 MARIETTA HWY	Roswell	30074	PUBLIC WORKS	Owned	\$603,260	\$1,561,408		\$2,364,668
		Biological Reactor	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$7,400,000			\$7,400,000
		Blower Building	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,040,000			\$2,040,000
B834012		Blower Building	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$848,000			\$848,000
B864013		CHATTahoochee III PUMP STATION	6000 STATE BRIDGE ROAD	Alpharetta	30027	PUBLIC WORKS	Owned	\$815,760	\$612,000		\$1,427,760
B862011		DEEP CREEK PUMP STATION	3350 CASCADILLA PALMETTO HWY	Atlanta	30327	PUBLIC WORKS	Owned	\$3,455,000	\$1,020,000		\$4,475,000
		Effluent Filter	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$3,455,000			\$3,455,000
		FORSYTH COUNTY LINE METER STATION	7520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$11,042,275	\$0		\$11,042,275
B865013		Ga. Power Station	1520 Coohnan Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,050,000			\$2,050,000
		GRAHAM DRIVE PUMP STATION	7345 GRAHAM DRIVE	Union City	30291	PUBLIC WORKS	Owned	\$1,297,987	\$1,034,507		\$2,332,494

Asset No	Appraisal	Bldg Name	Address	City	Zip Code	Occ Name	Bldg Status	Building	Contents	Property in Open / Site Improvements	Total
B824013		Headworks	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,535,000			\$1,535,000
		Influent Pump Station	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$915,000			\$915,000
		Johns Creek Environmental Campus	8100 Holcomb Br. Rd.	Alpharetta	30022	PUBLIC WORKS	Owned	\$42,400,000	\$103,500,000	\$400,000	\$146,500,000
B873013		LITTLE BEAR PUMP STATION	705 RIPPLING BROOK DRIVE	Palmetto	30268	PUBLIC WORKS	Owned	\$640,436	\$0		\$640,436
		Maintenance Building	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$500,000			\$500,000
B893011		MORGAN FALLS PUMP STATION	MORGAN FALLS ROAD	Atlanta	30327	PUBLIC WORKS	Owned	\$1,108,800	\$0		\$1,108,800
B894011		NORTHEAST CREEK PUMP STATION	NEESBIT FERRY ROAD	Atlanta	30360	PUBLIC WORKS	Owned	\$646,971	\$489,824		\$1,136,795
		Package Plant Clarifiers, 2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,060,000			\$1,060,000
		Primary Clarifier No.2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$833,000			\$833,000
		Primary Clarifier No.3	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$833,000			\$833,000
		Primary Clarifier No.4	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$833,000			\$833,000
		Primary Clarifier No.3	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,400,000			\$1,400,000
		Primary Clarifier No.4	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,400,000			\$1,400,000
		Primary Clarifier No.1	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$833,000			\$833,000
		Primary Clarifier No.2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,400,000			\$1,400,000
		Primary Sludge Pump Sta.	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$554,000			\$554,000
B897011		Primary Sludge PumpRoom	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$677,000			\$677,000
		RIVERSIDE DRIVE PUMP STATION	140 RIVER NORTH LANE	Roswell	30075	PUBLIC WORKS	Owned	\$1,590,000	\$1,504,100		\$3,094,100
		Secondary Clarifier No.2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,020,000			\$1,020,000
		Secondary Clarifier No.3	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,020,000			\$1,020,000
		Secondary Clarifier No.4	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,020,000			\$1,020,000
		Secondary Clarifier No.1	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,325,000			\$2,325,000
		Secondary Clarifier No.2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$1,020,000			\$1,020,000
		Secondary Clarifier No.1	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,325,000			\$2,325,000
		Secondary Clarifier No.2	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,325,000			\$2,325,000
		Secondary Clarifier No.3	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$2,325,000			\$2,325,000
		SFMOC	7472 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$3,625,000			\$3,625,000
C540004		SIGN SHOP & STORAGE BELLWOOD MAINT. CTR	895 MARIETTA BOULEVARD	Atlanta	30303	PUBLIC WORKS	Owned	\$887,500	\$4,500,000		\$5,387,500
C540005		SIGNAL SHOP & STORAGE	3929 AVAITION CIRCLE	Atlanta	30336	PUBLIC WORKS	Owned	\$787,500	\$4,000,000		\$4,787,500
B502033		STONEWALL - BARRACKS	5601 STONEWALL TELL ROAD	College Park	30349	PUBLIC WORKS	Owned	\$612,794	\$280,000		\$892,794
B829031		SULLIVANS CREEK PUMP STATION #3	BRANDON MILL ROAD	Atlanta	30327	PUBLIC WORKS	Owned	\$5,620,877	\$1,140,600		\$6,761,477
		UV Building	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$690,000			\$690,000
		UV Structure	7520 Cochran Rd	College Park	30349	PUBLIC WORKS	Owned	\$587,800			\$587,800
B869013		WHITE WATER PUMPING STATION	8027 SPENCE ROAD	Fairburn	30213	PUBLIC WORKS	Owned	\$1,185,571	\$1,122,000		\$2,307,571
B501012		BELLWOOD CAMP BARRACKS/OFFICE	1101 JEFFERSON STREET	Atlanta	30339	SHERIFF	Owned	\$2,032,606	\$247,991		\$2,280,596
B501022		CENTRAL MAINTENANCE FACILITY	885 MARIETTA BOULEVARD	Atlanta	30303	SMT	Owned	\$2,838,084	\$2,300,000		\$5,138,084
B882014		PURCHASING WAREHOUSE (S.M.T.)	79 MILITON AVENUE	Atlanta	30327	SMT	Owned	\$1,261,556	\$300,000		\$1,561,556
B602013		SOUTH ANNEX	5600 STONEWALL TELL ROAD	College Park	30349	VARIOUS DEPTS.	Owned	\$5,958,205	\$1,711,200		\$7,669,405
HAMMONDS HOUSE											