



CONTRACT AMENDMENT

This amendment by and between the Contractor and State Entity defined below shall be effective as of the date this Amendment is fully executed.

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Fulton County
Contractor's Full Legal Name:	CGL Facility Management, LLC
Contract No.:	99999-SPD0000154-0001
Solicitation No./Event ID:	99999-SPD0000154
Solicitation Title/Event Name:	Facility Maintenance Solution for Fulton County South Annex Jail
Contract Award Date:	August 15, 2018
Current Contract Term:	July 15, 2025 to July 14, 2026

WHERE AS, the Contract is in effect through the Current Contract Term as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. The following proposal to provide Facility Maintenance Services and associated prices is submitted for inclusion in the 99999-SPD0000154-0001 State-Wide Contract.
2. Per SWC 99999-SPD0000154-0001, the attached pricing is submitted for inclusion in the contract for Facility Maintenance Services. The following documents are included:
 - Attachment 1 – Base Contract Price & Summary
 - Attachment 2 – Scope of Work Modification
 - Attachment 3 – Staffing
 - Attachment 4 – DOAS Approved Labor Rates as of July 2025
3. Effective Date: July 15, 2025

Attachment 1 – Base Contract Pricing & Summary

99999-SPD0000154-0001- FACILITY MAINTENANCE SOLUTIONS						
SCHEDULED FACILITY MAINTENANCE SERVICES						
Line Item	Description of Supply/Service	Resident Staff	Quantity	Unit of Measure	Unit Price	Extended
	Facility Management and Preventative /Scheduled Maintenance					
1	South Annex Jail	4	12	Month	55,772.10	\$669,265.18

1004 Percent Markup on Materials & Subcontractors Dollar 9.60%

		Monthly Total	Yearly Total
Total	Base Contract Price	\$55,772.10	\$669,265.18

Base Contract Price includes:

- 1) Maintenance staff for operations as designated in Attachment 3:
Monday through Friday, 7 a.m. to 7 p.m.
Saturday, 7 a.m. to 3:30 p.m.
- 2) (1) One Vehicle along with tools, computers & communication devices for staff
- 3) Regional & Executive support for operations and special projects

Base Contract Price excludes:

- 1) Corrective, Unscheduled, Emergency & After Hours repairs will be completed on an approval basis per the statewide contract
- 2) Kitchen Hood, Grease Trap and Metasys system (not in operation)
- 3) Cleaning, Grounds, Pest Control and other as noted in Attachment 2
- 4) Special projects approved by Fulton County with above markup

Attachment 2 – Scope of Work Modification

1. BACKGROUND

1.2 - Addition of Fulton County as a Support Agency

2. GENERAL REQUIREMENTS

No Change

3. FACILITY MANAGEMENT

No Change

4. FACILITY PROPERTY

4.1 – Contractor will perform Corrective/Unscheduled Maintenance and Basic Preventative/Scheduled Maintenance on the Facility Property as directed by the Contract Manager.

4.3 – Deleted.

5. SITE UTILITIES AND DISTRIBUTION SYSTEMS

Voice/Data and fiber optics are not in CGL scope

6. BUILDING ENVELOPE AND STRUCTURE

6.1 – No Change

6.2 – Deleted

7. CENTRAL UTILITY PLANT AND HOT AND CHILLED WATER SYSTEMS

Deleted

8. NATURAL GAS AND LP DISTRIBUTION AND COMBUSTION SYSTEMS

No Change

9. PLUMBING AND SEWER AND WATER CONTROL SYSTEMS

No Change

10. ELECTRICAL SYSTEMS & LIGHTING

10.1 – Contractor shall maintain exterior lighting attached to facility. Pole mounted or other exterior lighting is to be maintained by County Maintenance.

11. HEATING VENTILATION AND AIR CONDITIONING (HVAC)

No Change

12. UNINTERRUPTIBLE POWER SUPPLY (UPS) SYSTEMS AND EMERGENCY GENERATOR

No Change

13. SECURITY AND ALARM SYSTEMS

No Change

14. FIRE ALARM, FIRE SPRINKLER, AND FIRE SUPPRESSION

No Change

15. WATER TOWERS

Deleted

16. KITCHEN EQUIPMENT

Deleted (Not in operation)

17. LAUNDRY EQUIPMENT

No Change

18. GROUNDS/LANDSCAPE

Deleted

19. PEST CONTROL

Deleted

20. SWIMMING POOLS

Deleted

21. ADDITIONAL CONTRACTOR REQUIREMENTS

No Change

22. MATERIALS, SPARE PARTS, CONSUMABLES

No Change

23. HAZARDOUS MATERIALS

No Change

24. STANDARD REPAIR SERVICE RESPONSE TIMES

TYPE OF EMERGENCY SERVICE	FREQUENCY	RESPONSE TIME	
		NORM BUS HRS	AFTER-HOURS
Kitchen Equipment	As Occurs	2 hours	4 hours
Grounds/Landscape	As Occurs	2 hours	4 hours
Emergency Generator	As Occurs	2 hours	4 hours
HVAC	As Occurs	2 hours	4 hours
Fire Alarm	As Occurs	2 hours	4 hours
Fire Sprinkler	As Occurs	2 hours	4 hours
Electrical Systems	As Occurs	2 hours	4 hours
Central Utility Plant Systems	As Occurs	2 hours	4 hours
Security Systems	As Occurs	2 hours	4 hours
Lighting	As Occurs	2 hours	4 hours
Plumbing and Sewer	As Occurs	2 hours	4 hours
Laundry Equipment	As Occurs	2 hours	4 hours
Natural Gas & LP Gas Dist. and Combustion Systems	As Occurs	2 hours	4 hours
Building Envelope and Structure	As Occurs	2 hours	4 hours
Water Tower	As Occurs	2 hours	4 hours
Swimming Pool	As Occurs	2 hours	4 hours
Hazardous Material	As Occurs	as required by regulatory authority	as required by regulatory authority

25. AFTER-HOURS AND EMERGENCY REQUESTS AND REPAIRS

No Change

26. WORKFORCE

No Change

27. OFFICE AND STORAGE SPACE

No Change

28. TOOL AND KEY CONTROL

28.5 – Deleted.

29. COMPUTERIZED MAINTENANCE MANAGEMENT SYSTEM 29.1.5

Shall read " The application shall operate on Microsoft Internet Explorer."

29.1.11 Deleted

29.3 Deleted

30. MEETINGS AND REPORTING

No Change

31. AGENCY CONTRACT MONITORS

No Change

32. INVOICING

No Change

33. POOR PERFORMANCE / REWORK

No Change

34. LIMITATION OF LIABILITY

No Change

35. FORCE MAJEURE

No Change

36. WARRANTY

No Change

37. STANDARDS AND QUALIFICATIONS

No Change

38. SPECIALIZED QUALIFICATIONS

No Change

Attachment 3 - Staffing

Provide four (4) assigned staff to perform work as defined in Appendix A – Scope of Work and modified per Attachment 2 for Fulton County South Annex Jail.

Labor mix is provided as follows:

- 1) One (1) *Chief Maintenance Engineer(CME)/HVAC Technician*
- 2) One (1) *Plumber*
- 4) Two (2) *General Trades Technicians*

Line Item	Facility /Location	Resident Staff	Maintenance Specialty
1	Fulton County South Annex Jail	4	CME/HVAC Tech, Plumber & Two (2) General Trades Technicians

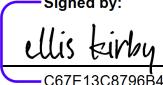
Attachment 4 – DOAS Approved Labor Rates July 2025

Unscheduled Facility Maintenance Services				
Corrective/Unscheduled Maintenance- Normal Duty Hours				
Line Item	Corrective/Unscheduled Maintenance- Normal Duty Hours	Qty	Unit of Measure	Unit Price
1	Chief Engineer	1	Hour	\$87.24
2	HVAC Technician	1	Hour	\$113.29
3	Electrical Technician	1	Hour	\$73.70
4	Electronics Technician	1	Hour	\$109.79
5	Fire Alarm Technician	1	Hour	\$109.79
6	Plumbing Technician	1	Hour	\$108.44
7	General Maintenance Tradesman	1	Hour	\$48.41
8	Generator Technician	1	Hour	\$115.10
9	Locksmith - Electronic	1	Hour	\$109.79
10	Locksmith - Mechanical	1	Hour	\$72.70
11	Welder	1	Hour	\$75.12
12	Fencing Technician	1	Hour	\$78.75
13	Specialty Kitchen Technician	1	Hour	\$115.10
14	Groundskeeper/Landscaper	1	Hour	\$38.78
Corrective/Unscheduled Maintenance- After Hours/Emergency				
15	Chief Engineer	1	Hour	\$130.86
16	HVAC Technician	1	Hour	\$169.94
17	Electrical Technician	1	Hour	\$109.05
18	Electronics Technician	1	Hour	\$164.68
19	Fire Alarm Technician	1	Hour	\$164.68
20	Plumbing Technician	1	Hour	\$162.66
21	General Maintenance Tradesman	1	Hour	\$72.61
22	Generator Technician	1	Hour	\$172.67
23	Locksmith - Electronic	1	Hour	\$164.68
24	Locksmith - Mechanical	1	Hour	\$109.05
25	Welder	1	Hour	\$112.69
26	Fencing Technician	1	Hour	\$118.15
27	Specialty Kitchen Technician	1	Hour	\$172.67
28	Groundskeeper/Landscaper	1	Hour	\$58.16

1. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
2. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding, and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

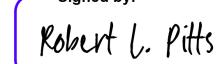
CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	CGL Facility Management, LLC
Authorized Signature:	 Ellis Kirby
Printed Name and Title of Person Signing:	C67E13C8796B40F... Ellis Kirby/Vice President
Date:	08/04/2025 11:50 AM PDT
Company Address:	1903 Phoenix Bld Suite 250 Atlanta Ga, 30349

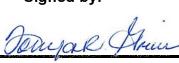
IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

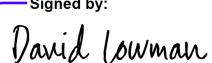
FULTON COUNTY

Authorized Signature:	Signed by: 
Printed Name and Title of Person Signing:	Robert L. Pitts, Chairman Fulton County Board of Commissioners
Date:	08/07/2025 8:26 AM PDT
Address:	141 Pryor Road, S.W., Suite 10061 Atlanta, GA 30303

ATTEST:

Authorized Signature:	Signed by: 
Printed Name and Title of Person Signing:	Tonya R. Grier Clerk to the Commission
Date:	08/07/2025 12:42 PM EDT
Address:	141 Pryor Road, S.W., Suite 10061 Atlanta, GA 30303

APPROVED AS TO FORM:

Authorized Signature:	Signed by: 
Printed Name and Title of Person Signing:	David Lowman Office of the County Attorney
Date:	07/29/2025 2:18 PM PDT
Address:	141 Pryor Road, S.W., Suite 4001 Atlanta, GA 30303

APPROVED AS TO CONTENT:

Authorized Signature:	Signed by: 
Printed Name and Title of Person Signing:	Joseph Davis, Director Department of Real Estate & Asset Management
Date:	07/29/2025 1:23 PM PDT
Address:	141 Pryor Road, S.W., Suite 6001 Atlanta, GA 30303

Certificate Of Completion

Envelope Id: A2B3967A-D648-4C4D-ABB3-B466E94BB667

Status: Completed

Subject: Exhibit 1 SWC 99999-001-SPD0000154-0001 -South Annex Jail CGL -\$669,265.18 BOC#25-0527 -July 9, 2025

Parcel ID:

Employee Name:

Source Envelope:

Document Pages: 9

Signatures: 5

Envelope Originator:

Certificate Pages: 6

Initials: 0

Mark Hawks

AutoNav: Enabled

Stamps: 1

141 Pryor Street

EnvelopeD Stamping: Enabled

Purchasing & Contract Compliance, Suite 1168

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Atlanta, GA 30303

mark.hawks@fultoncountyga.gov

IP Address: 74.174.59.4

Record Tracking

Status: Original

7/29/2025 1:08:30 PM

Holder: Mark Hawks

Location: DocuSign

Security Appliance Status: Connected

mark.hawks@fultoncountyga.gov

Storage Appliance Status: Connected

Pool: StateLocal

Location: DocuSign

Signer Events

Signature

Timestamp

Joseph Davis

Signed by:



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Sent: 7/29/2025 1:22:00 PM

joseph.davis@fultoncountyga.gov

Director

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

Viewed: 7/29/2025 1:23:00 PM

Using IP Address:

Signed: 7/29/2025 1:23:13 PM

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Signed by:



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David Lowman

David.Lowman@fultoncountyga.gov

Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style

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Completed

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Nikki Peterson

nikki.peterson@fultoncountyga.gov

Chief Deputy Clerk to the Board of Commissioners

Fulton County Government

Security Level: Email, Account Authentication (None)

Using IP Address:

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Signed using mobile

Resent: 8/4/2025 10:27:17 AM

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Signed: 8/4/2025 11:06:18 AM

Electronic Record and Signature Disclosure:

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Robert L. Pitts harriet.thomas@fultoncountyga.gov Chairman Security Level: Email, Account Authentication (None)	<p>Signed by:  14E1B4AA5F6A44A...</p> <p>Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10</p>	Sent: 8/4/2025 11:06:20 AM Resent: 8/4/2025 11:50:14 AM Resent: 8/7/2025 8:16:46 AM Viewed: 8/7/2025 8:26:15 AM Signed: 8/7/2025 8:26:44 AM
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Tonya Grier Tonya.Grier@fultoncountyga.gov Fulton County Government Security Level: Email, Account Authentication (None)	<p>Signed by:  EEC476C4837648D...</p> <p></p> <p>Signature Adoption: Uploaded Signature Image Using IP Address: 99.96.24.191</p>	Sent: 8/7/2025 8:26:46 AM Viewed: 8/7/2025 9:42:16 AM Signed: 8/7/2025 9:42:25 AM
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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Felicia Strong-Whitaker felicia.strong-whitaker@fultoncountyga.gov Chief Purchasing Agent Fulton County Government Security Level: Email, Account Authentication (None)	COPIED	Sent: 8/7/2025 9:42:28 AM
Electronic Record and Signature Disclosure:		
Not Offered via DocuSign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	8/7/2025 9:42:25 AM
Completed	Security Checked	8/7/2025 9:42:28 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at glenn.king@fultoncountyga.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
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