



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Department Of Real Estate & Asset Management

BID/RFP# NUMBER: 25ITB1315442C-JNJ (B)

BID/RFP# TITLE: Preventive and Predictive Maintenance Services for Chillers

ORIGINAL APPROVAL DATE: May 7, 2025

RENEWAL EFFECTIVE DATES: January 1, 2026

RENEWAL OPTION #: 1 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$400,000.00

COMPANY'S NAME: Mechanical Services, Inc.

ADDRESS: 464 Porsche Avenue

CITY: Hapeville

STATE: GA

ZIP: 30354

This Renewal Agreement No. 1 was approved by the Fulton County Board of Commissioners on
BOC DATE: 9/17/2025 **BOC NUMBER:** 25-0702 (B)

RENEWAL OF CERTIFICATE OF INSURANCE: The Contractor is required to maintain insurance during the entire term of this Agreement, including contract renewal options. The Contractor must furnish the County a renewal Certificate of Insurance showing the required coverage as specified in the Contract Agreement. A current COI must be provided before the commencement of work on this project. 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.

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Contractor/Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications as referenced herein:

FULTON COUNTY, GEORGIA

Mechanical Services, Inc.

DocuSigned by:

Robert L. Pitts

BA715B1A26544E7

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Signed by:

Ben Ralston

38D518B04A65472...

Benjamin A. Ralston
Vice President

ATTEST:

Signed by:

Tonya R. Grier

550476028370298

Tonya R. Grier
Clerk to the Commission

Signed by:

(Affix County Seal)



AUTHORIZATION OF RENEWAL:

Signed by:

Joseph N. Davis

8D0154A38001792

Joseph N. Davis, Director
Department Of Real Estate & Asset
Management

ITEM#: _____ 1 st RM: _____ 1 st REGULAR MEETING	ITEM#: 25-0702B 2 nd RM: 09/17/2025 2 nd REGULAR MEETING
---	---

CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER STARR-MATHEWS AGENCY P. O. Box 1990 Cartersville GA 30120	CONTACT NAME: Jessica Gazerro PHONE (A/C, No, Ext): (770) 386-0466 FAX (A/C, No): (770) 386-3164 E-MAIL ADDRESS: jgazerro@starmathews.com														
INSURED Mechanical Services Inc 4041 Kingston Court Suite E Marietta GA 30067	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Transatlantic Reinsurance Company</td> <td>19453</td> </tr> <tr> <td>INSURER B: Builders Insurance</td> <td>10704</td> </tr> <tr> <td>INSURER C: Underwriters at Lloyd's, London</td> <td>15792</td> </tr> <tr> <td>INSURER D: Summit Specialty Insurance Company</td> <td>16889</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Transatlantic Reinsurance Company	19453	INSURER B: Builders Insurance	10704	INSURER C: Underwriters at Lloyd's, London	15792	INSURER D: Summit Specialty Insurance Company	16889	INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Transatlantic Reinsurance Company	19453														
INSURER B: Builders Insurance	10704														
INSURER C: Underwriters at Lloyd's, London	15792														
INSURER D: Summit Specialty Insurance Company	16889														
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** 2025-26**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			CPP102052048	09/01/2025	09/01/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$ 1,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			ACV102052050	09/01/2025	09/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			ULC102052053	09/01/2025	09/01/2026	EACH OCCURRENCE \$ 2,000,000
							AGGREGATE \$ 2,000,000
							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	WCV100211701	09/01/2025	09/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution Liability Professional Liability			PSO0240480134	09/01/2025	09/01/2026	Pollution Liability \$1,000,000 Professional Liability \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

ST 17 44 04 19 General Liability Premier Plus Endorsement; ST 16 46 03 2012 Additional Insured-Completed Operations; ST 17 18 06 17 Auto Premier Plus; WC 00 03 13 Waiver of Our Right to Recover From Others

CERTIFICATE HOLDER**CANCELLATION**

Fulton County General Services Department 7741 Roswell Rd NE Atlanta GA 30350	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

Certificate Of Completion

Envelope Id: 6AB34791-F9E7-4144-993A-600F94F1785E

Status: Completed

Subject: 25ITB1315442C-JNJ Maintenance Svc for Chillers Mechanical Services, Inc. Contract Renewal.pdf

Parcel ID:

Employee Name:

Source Envelope:

Document Pages: 4

Signatures: 4

Envelope Originator:

Certificate Pages: 6

Initials: 0

Jakeiah Johnson

AutoNav: Enabled

Stamps: 1

141 Pryor Street

Envelopeld Stamping: Enabled

Purchasing & Contract Compliance, Suite 1168

Time Zone: (UTC-05:00) Eastern Time (US &

Atlanta, GA 30303

Canada)

jakeiah.johnson@fultoncountyga.gov

IP Address: 134.231.232.249

Record Tracking

Status: Original

Holder: Jakeiah Johnson

Location: DocuSign

9/29/2025 12:46:26 PM

jakeiah.johnson@fultoncountyga.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: Fulton County Government

Location: Docusign

Signer Events

Signature

Timestamp

Ben Ralston

bralston@mechanicalservicesinc.com

Vice President

Mechanical Services, Inc.

Security Level: Email, Account Authentication
(None)

Signed by:

Ben Ralston
3800E18BCA054D2...

Sent: 9/29/2025 1:04:41 PM

Viewed: 9/29/2025 2:00:02 PM

Signed: 9/29/2025 2:00:09 PM

Signature Adoption: Pre-selected Style

Using IP Address:

2603:3001:653:8700:ade4:602e:b7d8:f5d2

Electronic Record and Signature Disclosure:

Accepted: 9/29/2025 2:00:02 PM

ID: 3cecf99-4ba6-4f8e-add6-f0fccfdd8283

Jakeiah Johnson

jakeiah.johnson@fultoncountyga.gov

APA

Security Level: Email, Account Authentication
(None)

Completed

Sent: 9/29/2025 2:00:11 PM

Viewed: 9/29/2025 4:53:18 PM

Signed: 9/29/2025 4:53:24 PM

Using IP Address: 134.231.232.249

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Joseph Davis

Joseph.Davis@fultoncountyga.gov

Director

Security Level: Email, Account Authentication
(None)

Signed by:

Joseph Davis
B20364A88008422...

Sent: 9/29/2025 4:53:25 PM

Viewed: 9/29/2025 7:48:48 PM

Signed: 9/29/2025 7:48:58 PM

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1702:7490:78e0:488a:70a9:974f:229e

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 9/29/2025 7:48:48 PM

ID: 6b77c397-6bdf-48ab-8803-012eb5959860

Nikki Peterson

Nikki.Peterson@fultoncountyga.gov

Chief Deputy Clerk to the Board of Commissioners

Fulton County Government

Security Level: Email, Account Authentication
(None)

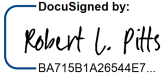
Completed

Sent: 9/29/2025 7:48:59 PM

Viewed: 10/1/2025 10:42:08 AM

Signed: 10/1/2025 10:43:06 AM

Using IP Address: 74.174.59.10

Signer Events	Signature	Timestamp
Electronic Record and Signature Disclosure: Accepted: 11/27/2017 1:39:37 PM ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8		
Robert L. Pitts Michael.OConnor@fultoncountyga.gov Fulton County Security Level: Email, Account Authentication (None)	DocuSigned by:  BA715B1A28544E7... Signature Adoption: Pre-selected Style Using IP Address: 68.208.197.4	Sent: 10/1/2025 10:43:07 AM Viewed: 10/3/2025 9:07:40 AM Signed: 10/3/2025 9:07:46 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Tonya Grier Tonya.Grier@fultoncountyga.gov Clerk to the Commission Fulton County Government Security Level: Email, Account Authentication (None)	Signed by:  EEC476C4837848D...  Signature Adoption: Uploaded Signature Image Using IP Address: 104.129.206.77	Sent: 10/3/2025 9:07:47 AM Viewed: 10/3/2025 1:10:23 PM Signed: 10/3/2025 1:10:31 PM
Electronic Record and Signature Disclosure: Accepted: 3/16/2018 10:54:59 AM ID: f3f241e8-3027-4447-9476-6cf20ae25dd4		

In Person Signer Events	Signature	Timestamp
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
Khandi Flowers khandi.flowers@fultoncountyga.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/3/2025 1:10:33 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Dian DeVaughn Dian.DeVaughn@fultoncountyga.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/3/2025 1:10:34 PM Viewed: 10/3/2025 3:13:25 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Mark Hawks mark.hawks@fultoncountyga.gov Chief Assistant Purchasing Agent Purchasing and Contract Compliance Security Level: Email, Account Authentication (None)	COPIED	Sent: 10/3/2025 1:10:35 PM
Electronic Record and Signature Disclosure:		

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Not Offered via DocuSign

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	9/29/2025 1:04:41 PM
Certified Delivered	Security Checked	10/3/2025 1:10:23 PM
Signing Complete	Security Checked	10/3/2025 1:10:31 PM
Completed	Security Checked	10/3/2025 1:10:35 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

CONSUMER DISCLOSURE

From time to time, Carahsoft OBO Fulton County, Georgia (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO Fulton County, Georgia:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: glenn.king@fultoncountyga.gov

To advise Carahsoft OBO Fulton County, Georgia of your new e-mail address

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..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from Carahsoft OBO Fulton County, Georgia

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to glenn.king@fultoncountyga.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO Fulton County, Georgia

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to glenn.king@fultoncountyga.gov and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were

able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- 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
- Until or unless I notify Carahsoft OBO Fulton County, Georgia as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Carahsoft OBO Fulton County, Georgia during the course of my relationship with you.