



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 23ITB138801C-GS

BID/RFP# TITLE: Janitorial Services for Selected Fulton County Facilities (Groups C, D & G)

ORIGINAL APPROVAL DATE: April 17, 2024

RENEWAL EFFECTIVE DATES: January 1, 2026

RENEWAL OPTION #: 2 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$907,928.00

COMPANY'S NAME: American Facility Services, Inc.

ADDRESS: 1325 Union Hill Industrial Court, Suite A

CITY: Alpharetta

STATE: Georgia

ZIP: 30004

This Renewal Agreement No. 2 was approved by the Fulton County Board of Commissioners on BOC DATE: 10/15/2025 BOC NUMBER: 25-0773

CERTIFICATE OF INSURANCE: The Contractor/Vendor is required to maintain insurance during the entire term of this Agreement, including any contract renewals. Upon request, the Contractor/Vendor must furnish the County a Certificate of Insurance showing the required coverage as specified in the Contract Agreement and any renewals. A current COI must be provided before the commencement of work on this project under this Contract Renewal. 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

AMERICAN FACILITY SERVICES, INC.


Signed by:


14E1B4AA5F6A44A...
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

DocuSigned by:

29F71E990412469...
Harold Angel
Vice President

ATTEST:

Signed by:

EEC476CA837648D...
Tonya R. Grier
Clerk to the Commission

(Affix County Seal) 

AUTHORIZATION OF RENEWAL:

Signed by:

E45C5C5F17FB417...
Joseph N. Davis, Director
Department of Real Estate and Asset Management

ITEM#: 25-0773A RM: 10/15/2025 REGULAR MEETING	ITEM#: RM: SECOND REGULAR MEETING
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CERTIFICATE OF INSURANCE

25-0773 Real Estate and Asset Management

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 23ITB138801C-GS, Janitorial Services for Selected Fulton County Facilities (Groups C, D & G) in an amount not to exceed \$907,928.00 with (A) American Facility Services, Inc. (Alpharetta, GA), to provide janitorial services for selected Fulton County facilities for Groups C (Central Libraries) and D (North Fulton Libraries) for Fulton County. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2026 through December 31, 2026.

Health and Human Services**25-0774 Public Works**

Request approval to renew existing contracts - Department of Public Works, 24ITB091324K-CRB, Standby Miscellaneous Construction Wastewater System Services in a total amount not to exceed \$14,000,000.00 with (A) Site Engineering, Inc. (Atlanta, GA) in an amount not to exceed \$3,400,000.00; (B) Wade Coats Company, Inc. (Austell, GA) in an amount not to exceed \$3,600,000.00; (C) Sol Construction, LLC (Atlanta, GA) in an amount not to exceed \$3,800,000.00; and, (D) Kemi Construction Company, Inc. (College Park, GA) in an amount not to exceed \$3,200,000.00 to provide standby miscellaneous construction wastewater system services. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2026, through December 31, 2026.

25-0775 Public Works

Request approval to renew an existing contract - Department of Public Works, 23ITB458876A-KM, Small Water Meter Installation in an amount not to exceed \$300,000.00 with Jewel of the South, Inc. (Conyers, GA), to provide small water meter installation services. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2026, through December 31, 2026.

Infrastructure and Economic Development**25-0776 Public Works**

Request approval to renew an existing contract - Department of Public Works, 22RFP134460K-JAJ, Professional Services for Airport Consulting and Engineering Services Design/Engineering/Construction an amount not to exceed \$1,015,000.00 with Michael Baker International to provide design, engineering and construction inspection services for updating, modifying and implementing the Capital Improvement Plan at Fulton County Executive Airport - Charlie Brown Field. This action exercises the third of four renewal options. One renewal option remains. Effective dates: January 1, 2026, through December 31, 2026.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/15/2025

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
McGriff, a Marsh & McLennan Agency LLC Company
3400 Overton Park Drive SE
Suite 300
Atlanta, GA 30339

CONTACT NAME: Linda Crocker

PHONE (A/C, No, Ext): 404 497-7500

FAX (A/C, No):

E-MAIL ADDRESS: Linda.Crocker@mcgriff.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A :The Travelers Indemnity Company of America

25666

INSURER B :Travelers Property Casualty Company of America

25674

INSURER C :The Standard Fire Insurance Company

19070

INSURER D :

INSURER E :

INSURER F :

INSURED
American Facility Services, Inc.
1325 Union Hill Ind Court
Suite A
Alpharetta, GA 30004

COVERAGES

CERTIFICATE NUMBER:URERG7A6

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			Y-630-B0616786-TIA-25	05/19/2025	05/19/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			810-B0616737-25-43-G	05/19/2025	05/19/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0			CUP-B0620044-25-43	05/19/2025	05/19/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	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	UB-B0616725-25-43-G	05/19/2025	05/19/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 \$ \$ \$ \$ \$

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

RFP 231TB138801C-GS

The Certificate Holder is included as Additional Insured for General Liability, as required by written contract.

Waiver of Subrogation is in favor of the Additional Insured for the General Liability and Auto policies as required by written contract.

CERTIFICATE HOLDER

Fulton County
Dept. of Purchasing and Contract Compliance
130 Peachtree Street, S.W.
Suite 1168
Atlanta, GA 30303

CANCELLATION

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

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

PRODUCER McGriff, a Marsh & McLennan Agency LLC Company		INSURED American Facility Services, Inc.
POLICY NUMBER		
CARRIER	NAIC CODE	ISSUE DATE: 05/15/2025

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ FORM TITLE: _____

CRIME
Policy Number: J06206931
Carrier: Federal Insurance Company
Effective Dates: 05/19/2025 - 05/19/2026

Limits of Liability:

Employee Theft Coverage: \$250,000

Client Theft: \$250,000

Premises Coverage: \$250,000

In Transit Coverage: \$250,000

Forgery Coverage: \$250,000

Computer Fraud Coverage: \$250,000

Funds Transfer Fraud Coverage: \$250,000

Money Order and Counterfeit Currency Fraud Coverage: \$250,000

Credit Card Fraud Coverage: \$250,000

Retentions: \$100,000


Certificate Of Completion

Envelope Id: ECC41BAD-0A77-4D8C-A646-0A060AA798F8		Status: Completed
Subject: Renewal 23ITB138801C-GS, (A)Janitorial Services for Selected Fulton County Facilities (Groups C,D&G)		
Parcel ID:		
Employee Name:		
Source Envelope:		
Document Pages: 6	Signatures: 4	Envelope Originator:
Certificate Pages: 6	Initials: 0	Gertis Strozier
AutoNav: Enabled	Stamps: 1	141 Pryor Street
Envelopeld Stamping: Enabled		Purchasing & Contract Compliance, Suite 1168
Time Zone: (UTC-05:00) Eastern Time (US & Canada)		Atlanta, GA 30303
		gertis.strozier@fultoncountyga.gov
		IP Address: 134.231.232.249

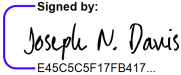
Record Tracking

Status: Original	Holder: Gertis Strozier	Location: DocuSign
10/20/2025 10:31:54 AM	gertis.strozier@fultoncountyga.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Fulton County Government	Location: Docusign

Signer Events

Signer Events	Signature	Timestamp
Harold Angel, Vice President hangel@amfacility.com Vice president American Facility Services, Inc. Security Level: Email, Account Authentication (None)	<div>DocuSigned by:  29F71E990412469...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 40.142.150.206</div>	Sent: 10/20/2025 11:06:07 AM Viewed: 10/20/2025 11:16:57 AM Signed: 10/20/2025 11:17:11 AM

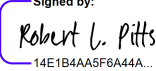


Electronic Record and Signature Disclosure:
Accepted: 10/20/2025 11:16:57 AM
ID: 30570a83-5a50-44e6-b036-b4f422f3f044

Joseph N. Davis joseph.davis@fultoncountyga.gov Director Security Level: Email, Account Authentication (None)	<div>Signed by:  E45C5C5F17FB417...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 108.251.229.65 Signed using mobile</div>	Sent: 10/20/2025 11:17:12 AM Viewed: 10/20/2025 11:32:14 AM Signed: 10/20/2025 11:32:22 AM
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Electronic Record and Signature Disclosure:
Accepted: 10/20/2025 11:32:14 AM
ID: 49195d3f-87b2-4f64-b700-ea73b4024601

Nikki Peterson nikki.peterson@fultoncountyga.gov Chief Deputy Clerk to the Board of Commissioners Fulton County Government Security Level: Email, Account Authentication (None)	<div>Completed</div> <div>Using IP Address: 74.174.59.10</div>	Sent: 10/20/2025 11:32:23 AM Viewed: 10/27/2025 10:59:15 AM Signed: 10/27/2025 11:00:11 AM
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Electronic Record and Signature Disclosure:
Accepted: 11/27/2017 1:39:37 PM
ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8

Signer Events	Signature	Timestamp
Robert L. Pitts harriet.thomas@fultoncountyga.gov Chairman Fulton County Security Level: Email, Account Authentication (None)	<div>Signed by:  14E1B4AASF6A44A...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10</div>	Sent: 10/27/2025 11:00:13 AM Resent: 10/27/2025 1:01:33 PM Viewed: 10/27/2025 2:17:01 PM Signed: 10/27/2025 2:17:11 PM
Electronic Record and Signature Disclosure: Accepted: 10/27/2025 2:17:01 PM ID: 2ad8fb75-c879-4985-b011-b801e42b1e69		
Tonya Grier tonya.grier@fultoncountyga.gov Clerk to the Commission Fulton County Government Security Level: Email, Account Authentication (None)	<div>Signed by:  EEC476C4837648D...</div> <div></div> <div>Signature Adoption: Uploaded Signature Image Using IP Address: 134.231.232.249</div>	Sent: 10/27/2025 2:17:12 PM Viewed: 10/27/2025 2:19:25 PM Signed: 10/29/2025 7:55:13 AM
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
Mark Hawks mark.hawks@fultoncountyga.gov Chief Assistant Purchasing Agent Purchasing and Contract Compliance Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 10/29/2025 7:55:19 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Khandi Flowers khandi.flowers@fultoncountyga.gov Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 10/29/2025 7:55:20 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/20/2025 11:06:07 AM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	10/27/2025 1:01:33 PM
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Envelope Updated	Security Checked	10/27/2025 3:31:40 PM
Envelope Updated	Security Checked	10/28/2025 1:03:39 PM
Certified Delivered	Security Checked	10/27/2025 2:19:25 PM
Signing Complete	Security Checked	10/29/2025 7:55:13 AM
Completed	Security Checked	10/29/2025 7:55:20 AM

Payment Events	Status	Timestamps
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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.