



**CONTRACT AGREEMENT**

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	
<b>State Entity's Name:</b>	Fulton County
<b>Contractor's Full Legal Name:</b>	CGL Facility Management, LLC
<b>Contract No.:</b>	99999-SPD0000154-0001
<b>Solicitation No./Event ID:</b>	99999-SPD0000154
<b>Solicitation Title/Event Name:</b>	Facility Maintenance Solution for Fulton County South Annex Jail
<b>Contract Award Date:</b>	August 15, 2018
<b>Current Contract Term:</b>	January 1, 2026 to July 24, 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: January 1, 2026
4. This Agreement was approved by the Fulton County Board of Commissioners on December 17, 2025, BOC Item 25-0987

**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**

<b>Total</b>	<b>Base Contract Price</b>	<b>\$55,772.10</b>	<b>\$669,265.18</b>
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**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**

<b>Unscheduled Facility Maintenance Services</b>				
<b>Corrective/Unscheduled Maintenance- Normal Duty Hours</b>				
<b>Line Item</b>	<b>Corrective/Unscheduled Maintenance- Normal Duty Hours</b>	<b>Qty</b>	<b>Unit of Measure</b>	<b>Unit Price</b>
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
<b>Corrective/Unscheduled Maintenance- After Hours/Emergency</b>				
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**

<b>Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)</b>	CGL Facility Management, LLC
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Russ Rieske, Vice President
<b>Date:</b>	03/19/2026   8:04 AM PDT
<b>Company Address:</b>	1903 Phoenix Bld Suite 250 AtlantaGa, 30349

**FULTON COUNTY**

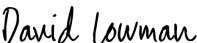
<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Robert L. Pitts, Chairman Fulton County Board of Commissioners
<b>Date:</b>	03/23/2026   12:43 PM PDT
<b>Address:</b>	141 Pryor Road, S.W., Suite 10061 Atlanta, GA 30303

**ATTEST:**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Tonya R. Grier Clerk to the Commission
<b>Date:</b>	03/23/2026   1:23 PM PDT
<b>Address:</b>	141 Pryor Road, S.W., Suite 10061 Atlanta, GA 30303



**APPROVED AS TO FORM:**

<b>Authorized Signature:</b>	
<b>Printed Name and Title of Person Signing:</b>	Office of the County Attorney
<b>Date:</b>	03/20/2026   1:24 PM PDT
<b>Address:</b>	141 Pryor Road, S.W., Suite 4001 Atlanta, GA 30303

**APPROVED AS TO CONTENT:**

<b>Authorized Signature:</b>	<i>Joseph Davis</i>
<b>Printed Name and Title of Person Signing:</b>	Joseph Davis, Director Department of Real Estate & Asset Management
<b>Date:</b>	03/20/2026   11:52 AM PDT
<b>Address:</b>	141 Pryor Road, S.W., Suite 6001 Atlanta, GA 30303

<b>ITEM#:</b> _____ <b>RM:</b> _____ <b>REGULAR MEETING</b>	<b>ITEM#:</b> <u>25-0987</u> <b>2<sup>ND</sup> RM:</b> <u>12/18/2025</u> <b>SECOND REGULAR MEETING</b>
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## Certificate Of Completion

Envelope Id: E7E80F55-E610-43F3-8A06-41B473FB61EE  
 Subject: CGL - South Annex Jail Jan - July (003)FSW December 17, 2025, BOC Item 25-0987  
 Parcel ID:  
 Employee Name:  
 Source Envelope:  
 Document Pages: 10  
 Certificate Pages: 6  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Mark Hawks  
 141 Pryor Street  
 Purchasing & Contract Compliance, Suite 1168  
 Atlanta, 30303  
 mark.hawks@fultoncountyga.gov  
 IP Address: 144.125.1.75

## Record Tracking

Status: Original  
 3/18/2026 8:24:50 AM  
 Security Appliance Status: Connected  
 Holder: Mark Hawks  
 mark.hawks@fultoncountyga.gov  
 Pool: StateLocal  
 Location: DocuSign

## Signer Events

ellis Kirby  
 ekirby@cglcompanies.com  
 Security Level: Email, Account Authentication (None)

## Signature

**Completed**  
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## Timestamp

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Russ Rieske  
 rrieske@cglcompanies.com  
 Vice President  
 Security Level: Email, Account Authentication (None)

Signature Adoption: Uploaded Signature Image  
 Using IP Address: 129.222.85.110

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Joseph Davis  
 Joseph.Davis@fultoncountyga.gov  
 Director  
 Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style  
 Using IP Address:  
 2600:1702:7490:78e0:2912:76b2:cb4d:7fcc  
 Signed using mobile

Sent: 3/19/2026 8:04:21 AM  
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 Resent: 3/20/2026 11:46:50 AM  
 Viewed: 3/20/2026 11:51:55 AM  
 Signed: 3/20/2026 11:52:15 AM

**Electronic Record and Signature Disclosure:**  
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Signer Events	Signature	Timestamp
David Lowman David.Lowman@fultoncountyga.gov Security Level: Email, Account Authentication (None)	  Signature Adoption: Pre-selected Style Using IP Address: 2601:c6:c07f:a440:fcdf:7a2f:2120:9eef	Sent: 3/20/2026 11:52:17 AM Viewed: 3/20/2026 1:22:55 PM Signed: 3/20/2026 1:24:52 PM

**Electronic Record and Signature Disclosure:**  
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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)

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 ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8

Robert L. Pitts  
 harriet.thomas@fultoncountyga.gov  
 Chairman  
 Fulton County  
 Security Level: Email, Account Authentication (None)

  
  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 74.174.59.10

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Tonya Grier  
 tonya.grier@fultoncountyga.gov  
 Clerk to the Commission  
 Fulton County Government  
 Security Level: Email, Account Authentication (None)

  
  
  
  
 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 134.231.232.249

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**Electronic Record and Signature Disclosure:**  
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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

Carbon Copy Events	Status	Timestamp
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Khandi Flowers  
khandi.flowers@fultoncountyga.gov  
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Viewed: 3/23/2026 1:27:02 PM

Dian DeVaughn  
dian.dev Vaughn@futoncountyga.gov  
Security Level: Email, Account Authentication (None)  
**Electronic Record and Signature Disclosure:**  
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	3/23/2026 1:23:19 PM
Completed	Security Checked	3/23/2026 1:23:23 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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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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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.