



Fulton County Board of Commissioners  
**Agenda Item Summary**

# 14-0844

**BOC Meeting Date**  
 10-15-14

**Requesting Agency**

Facilities & Transportation Services Department

**Commission Districts Affected**

All Districts

**Requested Action** *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to renew existing contract – Facilities & Transportation Services Department, RFP#11RFP76742K-JD, Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail in the amount of \$5,103,744 with Johnson Controls, Inc. (Atlanta, GA) to provide comprehensive operation and preventive and predictive maintenance services for Fulton County Jail. This action exercises the fourth of four renewal options. No renewal options remain. Effective dates: January 1, 2015 through December 31, 2015.

**Requirement for Board Action** *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

**Is this Item Goal Related?** *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

No

**Is this a purchasing item?**

Yes

**Summary & Background**

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)*

The Facilities & Transportation Services Department requests approval to renew an existing contract to provide comprehensive operation and preventive and predictive maintenance services for Fulton County Jail.

The contract provides for management, supervision, labor, materials, supplies, spare parts, tools, equipment, scheduling and coordination, required for effective and economical operation, preventive maintenance, predictive maintenance, corrective/repair maintenance and approved work projects for twelve (12) facility grounds and building systems of the Fulton County Jail Complex.

The Facility Maintenance Contractor (FMC) will provide all managerial, administrative and technical functions for the effective and timely accomplishment of the technical requirements described below. The scope of work includes all, but not limited to, operation preventive and predictive maintenance and emergency services for the building and building systems in the facilities. The contractor shall be fully responsible for providing customer service, quality control and all other services.

Basic services shall include:

- Facilities Maintenance: day-to-day management

<b>Agency Director Approval</b>		<b>County Manager's Approval</b>
<b>Typed Name and Title</b> Felicia Strong-Whitaker, Interim Director	<b>Phone</b> (404) 612-5800	
<b>Signature</b>	<b>Date</b>	

Revised 03/12/09 (Previous versions are obsolete)

- Operation and Maintenance of Electrical, Mechanical and HVAC Equipment
- Architectural, Structural and Mechanical Maintenance of building including doors, windows and gate systems.
- Carpet repair and replacement
- Millwork (Does not include replacement)
- Appliance repair including repair of kitchen and break room equipment. All equipment must have a Fulton County ID number attached. (Kitchen hood, water coolers, ice machines, refrigerators and micro wave ovens)
- Audio systems, video systems, CCTV and cable TV
- Roof and roof components
- Plumbing and grease trap maintenance
- Fire extinguishers
- Fire alarm and Fire suppression system, including fire sprinklers
- Exterior lighting including lighting in the parking lot.
- Lock and locksmith services including security locks and electronic locks
- Intrusion Alarm Systems
- Elevators and vertical transportation systems
- Trash removal and Re-cycling
- Propane System
- Diesel system including tanks and pumps
- Facility Grounds and external systems including Fire hydrants

Services not included:

- Janitorial Services
- Landscape Maintenance
- Vector Control
- Furniture, Office supplies
- Networking and Telecommunication services
- Personal computers
- Telephone systems
- Inmate imaging and data collection system
- Radio system
- Medical equipment
- Repairs to vandalized systems and components of building systems

Services, Supplies, Materials and Equipment to be furnished by FMC:

- The FMC must furnish all tools, spare parts, direct and indirect material and man power required to perform work under this contract
- Facilities & Transportation Services Department (“FTS”) will be responsible for the payment for the supply of water, electricity and natural gas. However, if there is any interruption in the supply of any/all of the above utilities, the FMC will coordinate with the respective utility vendors and ensure early resumption of utilities.

The monthly operational cost for FY 2015 will be \$298,692 with an owner-controlled contingency in the amount of \$1,519,440, which will be used for extraordinary maintenance repair costs that per the terms and conditions of the contract exceed \$5K along with replacement of equipment

Continued

and/or systems that have exceeded their useful life, and various other facility maintenance tasks such as indoor air quality testing that is not a part of the base service contract.

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Award Amount	11-0532	6/15/11	\$2,393,204
1 <sup>st</sup> Renewal	11-0889	10/5/11	\$4,276,888
2 <sup>nd</sup> Renewal	12-0931	11/20/12	\$4,409,588
3rd Renewal	13-0808	9/18/13	\$4,494,884
<b>4<sup>th</sup> Renewal</b>			<b>\$5,103,744</b>
Total revised Amount			\$20,678,308

**Contract & Compliance Information** (Provide Contractor and Subcontractor details.)

**Contract Value:** \$5,103,744.00  
**Prime Vendor:** Johnson Controls, Inc.  
**Prime Status:** Non-Minority  
**Location:** Alpharetta, GA  
**County:** Fulton County  
**Prime Value:** \$3,899,260.42 or 76.40%

**Subcontractor:** GSE Facility Service  
**Subcontractor Status:** African American Male Business Enterprise Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$567,536.33 or 11.12%

**Subcontractor:** FM Shelton  
**Subcontractor Status:** African American Female Business Enterprise Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$85,232.52 or 1.67%

**Subcontractor:** Atco International  
**Subcontractor Status:** White Female Business Enterprise Non-Certified  
**Location:** Marietta, GA  
**County:** Cobb County  
**Contract Value:** \$5,614.12 or 0.11%

**Subcontractor:** DaCosta's Plumbing & Backflow Engineers, LLC  
**Subcontractor Status:** African American Male Business Enterprise Non-Certified  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$85,232.52 or 1.67%

<b>Subcontractor:</b>	<b>Nationwide Electric Testing, Inc</b>
<b>Subcontractor Status:</b>	<b>Asian American Male Business Enterprise Certified</b>
<b>Location:</b>	Alpharetta, GA
<b>County:</b>	Fulton, County
<b>Contract Value:</b>	\$5,614.12 or 0.11%
<b>Subcontractor:</b>	<b>D &amp; D Services</b>
<b>Subcontractor Status:</b>	<b>Non-Minority</b>
<b>Location:</b>	Griffin, GA
<b>County:</b>	Spalding County
<b>Contract Value:</b>	\$16,842.36 or 0.33%
<b>Subcontractor:</b>	<b>A-1 Septic</b>
<b>Subcontractor Status:</b>	<b>African American Male Business Enterprise Non-Certified</b>
<b>Location:</b>	Jonesboro, GA
<b>County:</b>	Clayton County
<b>Contract Value:</b>	\$14,800.00 or 0.29%
<b>Subcontractor:</b>	<b>Prime Power</b>
<b>Subcontractor Status:</b>	<b>White Female Business Enterprise Non-Certified</b>
<b>Location:</b>	Mableton, GA
<b>County:</b>	Cobb County
<b>Contract Value:</b>	\$10,000.00 or 0.22%
<b>Subcontractor:</b>	<b>Kaco Supply Co.</b>
<b>Subcontractor Status:</b>	<b>African American Female Business Enterprise Certified</b>
<b>Location:</b>	Smyrna, GA
<b>County:</b>	Cobb County
<b>Contract Value:</b>	\$5,000.00 or 0.22%
<b>Subcontractor:</b>	<b>Aquatrol</b>
<b>Subcontractor Status:</b>	<b>Non-Minority</b>
<b>Location:</b>	Atlanta, GA
<b>County:</b>	Fulton County
<b>Contract Value:</b>	\$11,228.24 or 0.22%
<b>Subcontractor:</b>	<b>Hawk Construction</b>
<b>Subcontractor Status:</b>	<b>African American Male Business Enterprise Non Certified</b>
<b>Location:</b>	Ellenwood , GA
<b>County:</b>	Clayton, County
<b>Contract Value:</b>	\$312,349.13 or 6.12%
<b>Subcontractor:</b>	<b>Shindler</b>
<b>Subcontractor Status:</b>	<b>Non-Minority</b>
<b>Location:</b>	Smyrna, GA
<b>County:</b>	Cobb County
<b>Contract Value:</b>	\$43,381.82 or 0.85

Continued

<b>Subcontractor:</b>	<b>Alpha Fire Protection</b>
<b>Subcontractor Status:</b>	<b>Non-Minority</b>
<b>Location:</b>	Conyers, GA
<b>County:</b>	Rockdale County
<b>Contract Value:</b>	\$39,809.20 or 0.78%
<b>Total Contract Value:</b>	<b>\$5,103,744.00 or 100%</b>
<b>Total M/FBE Values:</b>	<b>\$1,087,607.85 or 21.13%</b>

Contractor Type	Contractor Status	Contractor Name	Address	City	State	Zip Code	Contact Name	Contact Phone	Contact Email	Upon Approval	Amount	Percentage	Prime/Value
Prime	Non-M/FBE	Johnson Controls, Inc.	4500 McGinnis Ferry Road	Alpharetta	GA	30005	David W. Brook	770-772-8842	lyle.d.gladney@jci.com		\$5,103,744.00	76.40%	\$3,899
Sub	M/FBE	GSE Facility Services, LLC.	3400 Peachtree Road, NE #1250	Atlanta	GA	30326	Julius Bolton	404-816-2900			\$567,536.33	11.12%	
Sub	M/FBE	FM Shelton	972 Donnelly Ave. #2	Atlanta	GA	30310	Fawn Shelton	404-755-9448			\$85,232.52	1.67%	
Sub	WFBE	Atco International	2136 Kingston Court	Marietta	GA	30067	Alice Loughman	404-308-7464			\$5,614.12	0.11%	
Sub	M/FBE	DaCostas Plumbing	2581 Gresham Road	Atlanta	GA	30316	Lincoln Dacostas	404-241-9686			\$85,232.52	1.67%	
Sub	Non-M/FBE	D&D Services	2611 Steele Road	Griffin	GA	30223	Danny Strong	770-229-9763			\$16,842.36	0.33%	
Sub	M/FBE	A-1 Septic	8273 Holly Drive	Jonesboro	GA	30281	James Brown	678-471-5136			\$14,800.86	0.29%	
Sub	WFBE	Prime Power	998 Veterans Memorial Hwy	Mableton	GA	30126	Sharron Alexander	770-739-2300			\$11,228.24	0.22%	
Sub	M/FBE	Kaco									\$5,614.12	0.11%	
Sub	Non-M/FBE	Aquatrol	1830 Ellsworth Industrial Dr.	Atlanta	GA	30325	Joel Khan	404-355-4580			\$11,228.24	0.22%	
Sub	M/FBE	Hawk Construction	158 Fairview Rd #E	Ellenwood	GA	30294	Miles Traylor	678-565-5120			\$312,349.13	6.12%	
Sub	Non-M/FBE	Shindler									\$43,381.82	0.85%	
Sub	FBE	Alpha Fire	1951 Gees	Conyers	GA	30013	Phyllis	770-922-			\$39,809.20	0.78%	

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<b>Agency Director Approval</b>		<b>County Manager's Approval</b>
<b>Typed Name and Title</b> Felicia Strong-Whitaker, Interim Director	<b>Phone</b> (404) 612-5800	
<b>Signature</b>	<b>Date</b>	

Revised 03/12/09 (Previous versions are obsolete)

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		and Security	Mill Rd				welch	4949					

# # 14-0844

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				

<b>Total Contract Value</b>	<b>\$5,103,744.00 or 100%</b>
<b>Total M/FBE Values</b>	<b>\$1,087,607.85 or 21.31%</b>
<b>Total Prime Value</b>	<b>\$3,899,260.42 or 76.40%</b>

**Fiscal Impact / Funding Source** *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*  
 (FY 2015) 100-520-5224-1116: General, Facilities & Transportation Services, Building-Maintenance & Repair - \$5,103,744.00,  
 \*Subject to Availability of Funding Adopted for FY2015 by BOC

**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*  
 Exhibit 1: Contractor Performance Report  
 Exhibit 2: Contract Renewal Agreement  
 Exhibit 3. Contract Renewal Evaluation Form

**Source of Additional Information** *(Type Name, Title, Agency and Phone)*  
 Sheila C. Benefield, Assistant Director, Facilities & Transportation Services Department, (404) 613-5320

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Interim Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Continued

**Procurement**

<b>Contract Attached:</b> No	<b>Previous Contracts:</b> No		
<b>Solicitation Number:</b> 11RFQ74948K-JD	<b>Submitting Agency:</b> Facilities & Transportation Services Department	<b>Staff Contact:</b> Sang Gon Kim	<b>Contact Phone:</b> (404) 612-6127

**Description: Comprehensive Operation and Preventive and predictive Maintenance services for Fulton County Jai**

**FINANCIAL SUMMARY**

<b>Total Contract Value:</b>		<b>MBE/FBE Participation:</b>	
Original Approved Amount:	2,393,204	Amount:	1,113,000      %: 21.81
Previous Adjustments:	13,181,360	Amount:	%:
This Request:	5,103,744	Amount:	%:
<b>TOTAL:</b>	<b>20,678,308</b>	Amount:	%:

**Grant Information Summary:**

Amount Requested:	n/a	<input type="checkbox"/>	Cash
Match Required:		<input type="checkbox"/>	In-Kind
Start Date:		<input type="checkbox"/>	Approval to Award
End Date:		<input type="checkbox"/>	Apply & Accept
Match Account \$:			

<b>Funding Line 1:</b> (FY 2015) 100-520-5224-1116: \$5,103,744.00- Subject to Availability of Funding Adopted for FY2015 by BOC	<b>Funding Line 2:</b>	<b>Funding Line 3:</b>	<b>Funding Line 4:</b>
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**KEY CONTRACT TERMS**

<b>Start Date:</b> 1/1/2015	<b>End Date:</b> 12/31/2015
<b>Cost Adjustment:</b> Subject to Availability of Funding Adopted for FY2015 by BOC	<b>Renewal/Extension Terms:</b>

**ROUTING & APPROVALS**

X	Originating Department:	Benefield, Sheila	Date: 8/19/2014
	County Attorney:		Date:
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 10/1/2014
X	Finance/Budget Analyst/Grants Admin:	Whitted, Ivan	Date: 8/29/2014
	Grants Management:		Date:
X	County Manager:	O'Connor, Patrick	Date: 10/9/2014

<b>DEPARTMENT OF PURCHASING &amp; CONTRACT COMPLIANCE</b>				
<b>CONTRACTORS PERFORMANCE REPORT PROFESSIONAL SERVICES</b>				
Report Period Start	Report Period End		Contract Period Start	Contract Period End
1/1/2014	8/4/2014		1/1/2014	12/31/2014
PO Number				PO Date
14SC91390K-JD				1/24/2014
Department	<b>FACILITIES AND TRANSPORTATION SERVICES</b>			
Bid Number	<b>10RFP74948K</b>			
Service Commodity	<b>Comprehensive Operations, Preventive, and Predictive Jail Maintenance Services</b>			
Contractor	<b>Johnson Controls, Inc.</b>			

- 0 = Unsatisfactory *Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.*
- 1 = Poor *Achieves contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.*
- 2 = Satisfactory *Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.*
- 3 = Good *Achieves contract requirements 90% of the time. Usually responsive; effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.*
- 4 = Excellent *Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.*

**1. Quality of Goods/Services (-Specification Compliance - Technical Excellence - Reports/Administration - Personnel Qualification)**

Comments:

0  
 1  
 2  
 3  
 4

Johnson Controls, Inc. (JCI) has adhered to contract specifications at least 90% of the time during the review period. Their technical expertise is more than sufficient to meet the needs of the Jail Maintenance environment and they rarely require guidance.

**2. Timeliness of Performance (-Were Milestones Met Per Contract - Response Time (per agreement, if applicable) - Responsiveness to Direction/Change - On Time Completion Per Contract)**

Comments:

0  
 1  
 2  
 3  
 4

JCI met all milestones per the contract specifications during the review period. Their response and completion times for work requests have been outstanding with the overwhelming majority of work requests being completed within 3 days of submission. JCI continues to be highly responsive to direction and change. The jail maintenance environment is highly fluid and requires that the maintenance contractor be highly flexible.

**3. Business Relations (-Responsiveness to Inquiries - Prompt Problem Notifications)**

Comments:

0  
 1  
 2  
 3  
 4

JCI continues to be highly responsive to inquiries and continues to promptly report problems as they arise. Inquiries range from end-user work request status updates to open records requests for maintenance activity several years old. In each instance, JCI has promptly and thoroughly responded.

**4. Customer Satisfaction (-Met User Quality Expectations - Met Specification - Within Budget - Proper Invoicing - No Substitutions)**

Comments:

0

# 14-0844

- 1
- 2
- 3
- 4

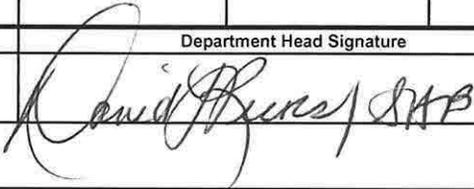
End-users have been highly satisfied with the quality of work provided by JCI. Customer satisfaction survey responses have ranged from 'good' to 'excellent'. All requested work, including extraordinary (non-contractual) maintenance, has met, and exceeded established specifications. Maintenance work has always fallen within established budgetary constraints with proper invoicing.

5. Contractors Key Personnel (-Credentials/Experience Appropriate - Effective Supervision/Management - Available as Needed)

- 0
- 1
- 2
- 3
- 4

Comments:

JCI key personnel possess the requisite credentials and experience to effectively handle the jail maintenance environment. Management has been effective along with first line supervision. Towards the latter half of the review period, JCI began to implement training programs to increase the effectiveness and efficiency of its front-line supervisors. Key personnel are always available.

Overall Performance Rating:	3.4		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No)		Rating completed by:	Joseph.Davis
<input checked="" type="radio"/> Yes <input type="radio"/> No			
Department Head Name	Department Head Signature	Date	
David L. Ricks		8/4/2014	



Fulton County, GA

**DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE**

**# 14-0844**

**CONTRACT RENEWAL**

**DEPARTMENT:** Facilities & Transportation Services Department

**BID/RFP# DESCRIPTION:** Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail

**BID/RFP# NUMBER:** #11RFP76742K-JD

**ORIGINAL APPROVAL DATE:** June 15, 2011

**RENEWAL PERIOD: FROM:** 1/1/2015 **THROUGH:** 12/31/2015

**RENEWAL OPTION #** 4th **OF** 4

**NUMBER OF RENEWAL OPTIONS:** 4

**RENEWAL AMOUNT:** \$ 5,103,744.00

**COMPANY'S NAME:** Johnson Controls, Inc.

**ADDRESS:** 4500 McGinnis Ferry Road

**CITY:** Alpharetta

**STATE:** GA

**ZIP:** 30005

**SIGNATURES:** SEE NEXT PAGE

**SIGNATURES:**

**Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications for Bid/RFP# 11RFP674K-JD Comprehensive Operation and Preventive and Predictive Maintenance services for Fulton County Jail (Person signing must have signature authority for the company/corporation)**

**NAME:** \_\_\_\_\_ (Print)  
(CEO, President, Vice President)

**VENDOR'S SIGNATURE:** \_\_\_\_\_ **DATE** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_ **NOTARY PUBLIC:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_ **COUNTY:** \_\_\_\_\_

**SEAL (Affix)** **MY COMMISSION EXPIRES:** \_\_\_\_\_

**ATTEST:**

**FULTON COUNTY, GEORGIA**

\_\_\_\_\_  
**JOHN H. EAVES, CHAIRMAN  
BOARD OF COMMISSIONERS**

**DATE:** \_\_\_\_\_

\_\_\_\_\_  
**MARK MASSEY  
CLERK TO THE COMMISSION**

**DATE:** \_\_\_\_\_

**DEPARTMENT AUTHORIZES RENEWAL OPTION ON THE AFOREMENTIONED  
BID/RFP:**

**DEPARTMENT HEAD:** David L. Ricks, Director, Facilities & Transportation Services

**DEPARTMENT HEAD SIGNATURE:** \_\_\_\_\_ **DATE** \_\_\_\_\_

*Please indicate if the following are provided:*

- BOC Chairperson's signature required on renewals \$ 50,000.00 or more or any Bid/RFP previously approved by the Board of Commissioners of Fulton County.*
- A copy of the current Certificate of Insurance must be attached to all renewals.*
- Current Performance and Payment Bonds attached (If required)*
- Minimum of four (4) signature pages required.*

## Contract Renewal Evaluation Form

<b>Date:</b>	8/13/2014
<b>Department:</b>	FACILITIES AND TRANSPORTATION SERVICES
<b>Contract Number:</b>	11RFP76742K-JD
<b>Contract Title:</b>	Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail

**Instructions:**

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

**1. Describe what efforts were made to reduce the scope and cost of this contract.**

The Federal Consent Order resulting from Harper et al v. Fulton County precludes the opportunity to descope the existing contract specifications. The contract scope has direct applicability to over twenty (20) specific line items in the consent order.

**2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:**

**X Market Survey of other jurisdictions:**

Date contacted:	7/31/2014
Jurisdiction Name / Contact name:	Clayton SO / Lt. R. Pauls Cobb SO / Rich McFall DeKalb SO / L. Green-Hughey
Date of last purchase:	See Attachment A
Price paid:	See Attachment A
Inflation rate:	n/a
Adjusted price:	n/a
Percent difference between past purchase price and renewal price:	n/a
Are they aware of any new vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are they aware of a reduction in pricing in this industry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does pricing compare to Fulton County's award contract?	See Attachment

**Explanation / Notes:**

There are four municipal jails in the metropolitan Atlanta area that are comparable in size, bed space, and inmate population to the Fulton County Jail. After extensive conversations with both the jail and purchasing personnel at the Clayton, Cobb, Dekalb, and Gwinnett County jails, a comparison matrix (*Attachment*) was developed to provide an understanding of their respective jail maintenance operations relative to that of Fulton County.

The most glaring differences between the Fulton County Jail and those surveyed is the average number of work orders completed per month along with the size, composition and responsibility of the maintenance staffs. While the Dekalb, Gwinnett, and Cobb County jails are larger and have more inmates, the Fulton Jail contract maintenance operation completes more than twice the number of work orders than the second most active operation found at the Dekalb Jail. Maintenance contract documents obtained from the Dekalb County Purchasing Department indicate that on average, the Dekalb jail maintenance operation completes 830 work orders per month. This is remarkable considering the Dekalb Jail complex has 55% more facility space and 45% more bed space than the Fulton County Jail. As the attached matrix indicates, the Dekalb jail maintenance operation consists of both contracted maintenance personnel (7 technicians) and a seven (7) person team of sworn in-house staff. This is also the same number of in-house maintenance technicians employed by the Cobb County Jail. The maintenance contract cost for Dekalb County is \$1.4M. However, this cost is for *contract labor* only. Dekalb County is billed by their maintenance vendor for all labor, materials, and parts utilized in facilitating corrective maintenance repairs.

According to Rich McFall, the Cobb County Jail Maintenance Superintendent, their maintenance team completes between 10 and 15 work orders per day. On the high end, this translates into 450 completed work orders per month. The Cobb County team works from 7:00 am to 4:00 pm on weekdays. Evenings, nights, and weekends are handled on an on-call/as-needed basis. All HVAC work and fire protection system work is contracted to specialty service vendors that are also used on an on-call/as-needed basis. The Fulton Jail does not enjoy the luxury of being able to wait until a technician can be called in to work. For example, HVAC system breakdowns potentially trigger the jail's excessive heat policy as outlined in the federal consent order.

A review of the attached comparison matrix will reveal that the other four major jails have widely varying maintenance infrastructures. There is little consistency between how their facilities are operated, or how efficient their maintenance operations are. The one common denominator is that they are not under a federal consent order and consequently have much more flexibility with regards to jail maintenance expenditures.

Other (Describe in detail the analysis conducted and the outcome):

3. What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year?

\$4,090,894.03

4. Does the renewal option include an adjustment for inflation?  Yes  No  
(Information can be obtained from CPI index)

Was it part of the initial contract?  Yes  No

Date of last purchase:	1/1/2014
Price paid:	\$4,494,884
Inflation rate:	2.64%
Adjusted price:	\$5,103,744
Percent difference between past purchase price and renewal price:	13.5%

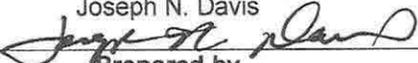
**Explanation / Notes:**

The original solicitation required a pricing submittal for four renewal options. The 2.64% represents the percentage increase in the base monthly service cost based on the average CPI for the last three years. There is an overall 13.5% increase over the previous year's purchase price due to 5% budget reductions over the past 4 years which resulted in the approved purchase price being significantly lower than the actual vendor cost proposal. Given the rate of failure of aging facility systems and equipment, compliance with the Federal Court Order precludes the ability to create cost savings through the reduction of the owner-controlled contingency portion of the original cost proposal.

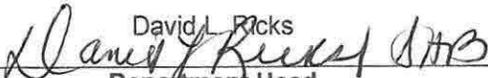
- 5. Is this a seasonal item or service?     Yes     No
- 6. Has an analysis been conducted to determine if this service can be performed in-house?     Yes     No    If yes, attach the analysis.

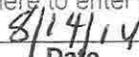
**7. What would be the impact on your department if this contract was not approved?**

The Facilities & Transportation Services Department would not be able to maintain the facility as per the requirements set forth in the Federal Consent Order resulting from Harper et al v. Fulton County. The department does not have the internal resources necessary to render adequate and timely maintenance service to the jail.

Joseph N. Davis  
  
Prepared by

8/13/2014  
Date

David L. Ricks  
  
Department Head

Click here to enter a date.  
  
Date

ATTACHMENT #A

Market Survey - Jail Maintenance 2014

JAIL CO.	SQUARE FEET	INMATE POP.	CONTRACT or IN-HOUSE	STAFF	WORK ORDERS per MO.	BUDGET	COMMENTS
Dekalb	980,000	3,050	Contract & In-House	16	850	\$1.5M	Labor Only Contract. All other services are billable to Dekalb. Team of 7 detention officers perform routine maintenance tasks such as changing all light bulbs 9' or lower. Billable parts and material costs for the month of July 2014 was \$76,327.48. This cost varies from month to month.
Gwinnett	731,965	2,424	In-House	14	650	\$586,000	Only Fire System maintenance is contracted. Budget figure does not include labor costs.
Cobb	649,258	2,400	In-House	7	450	n/a	All HVAC and Fire Protection system work is contracted out on an as-needed basis. No maintenance personnel on-site after 5pm and thru the weekend. On-call only after hours.
Fulton	616,105	2,500	Contract	24	1,600	\$3.96M	All-inclusive comprehensive maintenance contract. 24 hour operation 7 days/week.
Clayton	575,000	1,550	In-House & Contract	5	325	\$1.1M	Maintenance contract covers preventive maintenance only. All other maintenance, if performed by vendor, is billable to the County. If corrective maintenance is needed, County determines if contractor will perform or if off-site County staff will perform work. After-hours via on-call/as-needed basis.

COST PROPOSAL FORM A

A. The Proposer shall include all cost for comprehensive operation and maintenance for the Jail Complex.

NO	Description of Cost	2011	Option Years			
			Year 1 2012	Year 2 2013	Year 3 2014	Year 4 2015
1	Total monthly cost of operation and maintenance of all buildings and grounds in Attachment 1, as per the scope of work in this document. (This fee is a prorated portion of the proposed contract cost for the year)	\$266,434	\$273,199	\$284,299	\$291,407	\$298,692
2	Total yearly cost of operation and maintenance of all buildings and grounds in Attachment 1, as per the scope of work in this document for the year-January through December.	\$3,197,204	\$3,278,383	\$3,411,592	\$3,496,882	\$3,584,304
3	Total contingency available to cover projects and repair services over and above Contract scope of work	\$1,350,000	\$1,390,500	\$1,432,215	\$1,475,180	\$1,519,440
4	Potential Contract cost for year. Total lump sum proposed cost plus contingency (based on the actual work performed by the Contractor) for any County approved projects and repair services.	\$4,547,204	\$4,668,883	\$4,843,807	\$4,972,062	\$5,103,744

#11RFP74948K-JD-Comprehensive Operation and Preventative and Predictive Maintenance Services for Fulton County Jail  
Request for Proposals