



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 23ITB110923C-GS (D)

BID/RFP# TITLE: HVAC On Call Maintenance Services Countywide

ORIGINAL APPROVAL DATE: March 6, 2024

RENEWAL EFFECTIVE DATES: January 1, 2026

RENEWAL OPTION #: 2 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$200,000.00

COMPANY'S NAME: JR Hobbs Co. – Atlanta, LLC

ADDRESS: 2021 Cedars Rd, Suite 100

CITY: Lawrenceville

STATE: Georgia

ZIP: 30043

This Renewal Agreement No. 2 was approved by the Fulton County Board of Commissioners on BOC DATE: 9/17/2025 BOC NUMBER: 25-0694

CERTIFICATE OF INSURANCE: The Contractor 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 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

JR HOBBS CO. – ATLANTA, LLC.

Signed by:

14E1B4AA5E6A44A...
Robert L. Pitts, Chairman
Fulton County Board of Commissioners

Signed by:

860996AC91EF461...
Zack Poole
Vice President and General Counsel

ATTEST:

Signed by:

EEC476C4837648D...
Tonya R. Grier
Clerk to the Commission

(Affix County Seal) 

AUTHORIZATION OF RENEWAL:

Signed by:

E45C5C5F47FB417...
Joseph N. Davis, Director
Department of Real Estate and Asset Management

ITEM#: _____ RM: _____	ITEM#: 25-0694D 2 nd RM: 09/17/2025
REGULAR MEETING	SECOND REGULAR MEETING

CERTIFICATE OF INSURANCE

25-0693 Real Estate and Asset Management

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 24RFP143594C-JNJ, Landfill Post Closure Services in the amount not to exceed \$650,000.00 with Atlantic Coast Consulting, Inc. (Roswell, GA), to provide landfill post closure services at the Merk Miles Landfill located at 3225 Merk Rd, City of South Fulton, GA and the Morgan Falls Landfill located at 470 Morgan Falls Rd NE, Sandy Springs, GA. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2026 through December 31, 2026.

25-0694 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 23ITB110923C-GS, HVAC On Call Maintenance Services Countywide in the total amount not to exceed \$1,200,000.00 with (A) Mechanical Services, Inc. (Hapeville, GA) in the amount not to exceed \$400,000.00; (B) Trane U.S., Inc. (Atlanta, GA) in the amount not to exceed \$350,000.00; (C) 5 Seasons Mechanical LLC (Norcross, GA) in the amount not to exceed \$250,000.00; and (D) JR Hobbs Co. - Atlanta, LLC (Lawrenceville, GA) in the amount not to exceed \$200,000.00, to provide standby on-site HVAC on call maintenance services of air conditioning systems on an "as needed" basis for all Fulton County facilities. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2026 through December 31, 2026.

25-0695 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, Bid #24ITB1312273C-GS, Solid Waste Disposal and Recycling Services Countywide in the total amount not to exceed \$1,717,000.00 with: (A) Latham Home Sanitation Company, Inc. (Loganville, GA) in the amount not to exceed \$672,000.00, to provide both 95-gallon containers for single stream recycling services and 95-gallons for solid waste disposal services for Fulton County Libraries; (B) Georgia Waste Systems, LLC dba Waste Management (Smyrna, GA) in the amount not to exceed \$540,000.00, to provide 8-yard front loader for solid waste disposal services; (C) Arrow, Inc. dba Arrow Waste (Conley, GA) in the amount not to exceed \$480,000.00, to provide open top and compactors for solid waste services; and (D) Carter 1 Enterprises, LLC (Atlanta, GA) in the amount not to exceed \$25,000.00, to provide shredding and disposal of materials services for Fulton County facilities. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2026 through December 31, 2026.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/27/2025

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: Graham Deaton PHONE (A/C, No, Ext): 404 497-7500 FAX (A/C, No): E-MAIL ADDRESS: graham.deaton@mcgriff.com
INSURER(S) AFFORDING COVERAGE	
INSURER A : Stonington Insurance Company	
NAIC # 10340	
INSURER B : QBE Insurance Corporation	
39217	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

COVERAGES	CERTIFICATE NUMBER: QGLTBVVP	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:			175000056	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" 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			165000066	03/01/2025	03/01/2026	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 \$ RETENTION \$			195000052	03/01/2025	03/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
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 N	N/A	155000070	03/01/2025	03/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> 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 \$ \$ \$ \$

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

RE: 231TB110923C - 6S(D) .Fulton County Government - Department of purchasing is included as Additional Insured on the General Liability as respects insured's ongoing & completed operations, on the Automobile Liability and on the Umbrella/Excess Liability as required by written contract. Waiver of Subrogation is in favor of the Additional Insured for the General Liability, Auto and Excess Liability policies referenced herein as required by written contract.

CERTIFICATE HOLDER

Fulton County Government - Department of purchasing 141 Pryor St SW Atlanta, GA 30303-3408	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
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Certificate Of Completion

Envelope Id: 43455812-E334-48AB-8B2B-36C94A27C035		Status: Completed
Subject: Renewal 23ITB110923C-GS (D) HVAC On Call Maintenance Services Countywide		
Parcel ID:		
Employee Name:		
Source Envelope:		
Document Pages: 5	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: 74.174.59.4

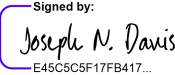
Record Tracking

Status: Original	Holder: Gertis Strozier	Location: DocuSign
10/1/2025 4:51:08 PM	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
Zack Poole	<div>Signed by:  860996AC91EF461...</div> <div>Signature Adoption: Pre-selected Style</div> <div>Using IP Address: 12.76.172.30</div>	Sent: 10/1/2025 5:01:56 PM
service@jrhobbs.com		Resent: 10/14/2025 12:03:54 PM
Security Level: Email, Account Authentication (None)		Resent: 10/14/2025 12:14:33 PM
		Resent: 10/20/2025 10:31:13 AM
		Viewed: 10/24/2025 5:40:52 PM
		Signed: 10/24/2025 5:41:11 PM

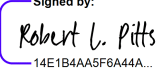
Electronic Record and Signature Disclosure:
Accepted: 10/24/2025 5:40:52 PM
ID: 54e54eb3-685f-4eac-aee3-9ca2e71e7bae

Joseph N. Davis	<div>Signed by:  E45C5C5F17FB417...</div> <div>Signature Adoption: Pre-selected Style</div> <div>Using IP Address: 2600:1702:7490:78e0:b86a:703c:2bb1:d72f</div> <div>Signed using mobile</div>	Sent: 10/24/2025 5:41:13 PM
joseph.davis@fultoncountyga.gov		Viewed: 10/24/2025 6:52:15 PM
Director		Signed: 10/24/2025 6:52:25 PM
Security Level: Email, Account Authentication (None)		

Electronic Record and Signature Disclosure:
Accepted: 10/24/2025 6:52:15 PM
ID: b574336e-2882-4268-bd1e-f9c1ab964bff

Nikki Peterson	<div>Completed</div> <div>Using IP Address: 74.174.59.10</div>	Sent: 10/24/2025 6:52:26 PM
nikki.peterson@fultoncountyga.gov		Viewed: 10/27/2025 10:41:07 AM
Chief Deputy Clerk to the Board of Commissioners		Signed: 10/27/2025 10:41:33 AM
Fulton County Government		
Security Level: Email, Account Authentication (None)		

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:  14E1B4AA5F6A44A...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10</div>	Sent: 10/27/2025 10:41:34 AM Viewed: 10/27/2025 10:53:45 AM Signed: 10/27/2025 10:53:54 AM

Electronic Record and Signature Disclosure:
Accepted: 10/27/2025 10:53:45 AM
ID: 940cbdfd-02d9-41e6-81aa-95dd09852608

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

Signed by:

EEC476C4837648D...



Signature Adoption: Uploaded Signature Image
Using IP Address: 134.231.232.249

Sent: 11/3/2025 9:03:18 AM
Viewed: 11/3/2025 9:07:37 AM
Signed: 11/3/2025 9:08:06 AM

Electronic Record and Signature Disclosure:
Accepted: 10/27/2025 11:21:47 AM
ID: 4889b84d-8ea3-4ba9-bf87-bf4c309e21ab

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: 11/3/2025 9:08:08 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Dian DeVaughn
Dian.DeVaughn@fultoncountyga.gov
Security Level: Email, Account Authentication (None)

COPIED

Sent: 11/3/2025 9:08:10 AM
Viewed: 11/3/2025 9:39:39 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	10/1/2025 5:01:56 PM
Envelope Updated	Security Checked	10/14/2025 12:03:53 PM
Envelope Updated	Security Checked	10/14/2025 12:03:54 PM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	10/14/2025 12:14:33 PM
Envelope Updated	Security Checked	10/20/2025 10:31:12 AM
Envelope Updated	Security Checked	10/27/2025 12:59:30 PM
Envelope Updated	Security Checked	10/27/2025 1:36:16 PM
Envelope Updated	Security Checked	10/29/2025 1:04:24 PM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Envelope Updated	Security Checked	11/3/2025 9:03:18 AM
Certified Delivered	Security Checked	11/3/2025 9:07:37 AM
Signing Complete	Security Checked	11/3/2025 9:08:06 AM
Completed	Security Checked	11/3/2025 9:08:10 AM

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.