



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

# 19-1012

**BOC Meeting Date**  
 12/4/2019

**Requesting Agency**

Real Estate and Asset Management

**Commission Districts Affected**

All Districts

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

Request approval to extend and existing contract - Department of Real Estate and Asset Management, RFP#15RFP98638K-JD, Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail in the amount of \$1,255,000.00 with Johnson Controls, Inc. (Atlanta, GA), to provide continued comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail for an additional three (3) month period. Effective dates: January 1, 2020, through March 31, 2020.

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

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, in the specifications, services, time of performance or terms and conditions of the contract shall be forwarded to the Board of Commissioners for approval.

**Is this Item related to a Strategic Priority Area?** *(If yes, note strategic priority area below)*

Yes All People trust government is efficient, effective, and fiscally sound

**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.)*

**Scope of Work:** This 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
- Operation and Maintenance of Electrical, Mechanical and HVAC Equipment

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

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

- 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 microwave 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 Recycling
- 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. DREAM 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.

**Community Impact:** If these services are not provided the County may be faced with another lawsuit.

**Department Recommendation:** The Department of Real Estate and Asset Management recommends approval to extend existing contract to provide continued comprehensive operation and preventive and predictive maintenance services for the Fulton County Jail for additional three (3) months until new contract agreement is fully executed for fiscal year 2020.

This extension for a three (3) month time period effective; January 1, 2020 through March 31, 2020, is being requested to ensure continued preventive and predictive maintenance services for the Fulton County Jail until the new contract is established. The existing contract #15RFP98638K-JD will expire on December 31, 2019. The extended three (3) months term will allow the County time to submit the proposal documents for new solicitation, selection committee evaluation and recommendation of award for BOC approval, and contract execution process. We anticipate the new cost plus facility maintenance contract to begin April 1, 2020.

**Historical Expenditures:**

- FY2019: The County expenditures as of 10/18/2019, \$4,459,825.47
- FY2018: The County has spent \$4,973,645.20
- FY2017: The County has spent \$4,793,370.00
- FY2016: The County has spent \$4,840,278.00

**Project Implications:** Failure to approve this contract extension item will result in increased unnecessary legal fees, unwarranted publicity and without a contract agreement to ensure continued preventive/corrective maintenance services at the Fulton County Jail.

**Community Issues/Concerns:** None that the Department is aware of.

**Department Issues/Concerns:** If this contract is not extended, DREAM would not be able to maintain the facility as is necessary to ensure the continuity of jail operations. The Department does not have the internal resources necessary to render adequate and timely maintenance service to the jail.

**History of BOC Agenda Item:**

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Award Amount	15-1101	12/2/15	\$4,589,840.00
Increase Spending Authority No.1	16-0704	8/17/16	\$250,438.00
1 <sup>st</sup> Renewal	16-1205	12/21/16	\$4,827,335.00
2 <sup>nd</sup> Renewal	17-1070	12/20/17	\$4,973,945.00
3 <sup>rd</sup> Renewal	18-0932	12/19/18	\$4,788,965.25
<b>Extension (Amendment #2)</b>			<b>\$1,255,000.00</b>
<b>TOTAL REVISED AMOUNT</b>			<b>\$20,685,523.25</b>

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

**Contract Value:** \$1,255,000.00  
**Prime Vendor:** Johnson Controls, Inc.  
**Prime Status:** Non-Minority  
**Location:** Alpharetta, GA  
**County:** Fulton County  
**Prime Value:** \$1,006,008.00 or 80.16%

**Subcontractor:** GSE Facility Services, LLC  
**Subcontractor Status:** African American Male Business Enterprise Certified

**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$135,163.50 or 10.77%

**Subcontractor:** **F. M. Shelton**  
**Subcontractor Status:** **African American Female Business Enterprise Certified**  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$21,335.00 or 1.70%

**Subcontractor:** **Atco International**  
**Subcontractor Status:** **White Female Business Enterprise – Non-Certified**  
**Location:** Marietta, GA  
**County:** Cobb County  
**Contract Value:** \$1,380.50 or 0.11%

**Subcontractor:** **DaCosta's Plumbing & Backflow Engineers, LLC**  
**Subcontractor Status:** **White Female Business Enterprise - Non-Certified**  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$21,335.00 or 1.70%

**Subcontractor:** **Nationwide Electrical Testing, Inc.**  
**Subcontractor Status:** **Asian American Male Business Enterprise – Certified**  
**Location:** Alpharetta, GA  
**County:** Fulton County  
**Prime Value:** \$1,380.50 or 0.11%

**Subcontractor:** **D & D Services**  
**Subcontractor Status:** **Non-Minority**  
**Location:** Griffin, GA  
**County:** Spalding County  
**Contract Value:** \$4,267.00 or 0.34%

**Subcontractor:** **A-1 Septic**  
**Subcontractor Status:** **African American Male Business Enterprise Certified**  
**Location:** Jonesboro, GA  
**County:** Clayton County  
**Contract Value:** \$2,510.00 or 0.20%

**Subcontractor:** **Prime Power**  
**Subcontractor Status:** **White Female Business Enterprise - Non-Certified**  
**Location:** Mableton, GA  
**County:** Cobb County  
**Contract Value:** \$2,886.50 or 0.23%

**Subcontractor:** **Kaco Supply Co.**  
**Subcontractor Status:** **African American Female Business Enterprise Certified**  
**Location:** Smyrna, GA

**County:** Cobb County  
**Contract Value:** \$1,380.50 or 0.11%

**Subcontractor:** **Aquatrol**  
**Subcontractor Status:** **Non-Minority**  
**Location:** Atlanta, GA  
**County:** Fulton County  
**Contract Value:** \$2,886.50 or 0.23%

**Subcontractor:** **Hawk Construction**  
**Subcontractor Status:** **African American Male Business Enterprise Certified**  
**Location:** Ellenwood, GA  
**County:** DeKalb County  
**Contract Value:** \$54,467.00 or 4.34%

**Total Contract Value:** **\$1,255,000.00 or 100.00%**  
**Total MFBE Value:** **\$241,838.50 or 19.27%**

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

<b>Total Contract Value</b>	<b>\$1,255,000.00 or 100.00%</b>
<b>Total M/FBE Values</b>	<b>\$241,838.50 or 19.27%</b>
<b>Total Prime Value</b>	<b>\$1,006,008.00 or 80.16%</b>

**Fiscal Impact / Funding Source** *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*  
 100-520-5224-1116: General, Real Estate and Asset Management, Building Maintenance-\$1,255,000 "Subject to availability of funding adopted for FY2020 by BOC"

**Exhibits Attached** *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*  
**Exhibit 1:** Amendment No. 2 to Form of Contract  
**Exhibit 2:** Contractor's Performance Report

**Source of Additional Information** *(Type Name, Title, Agency and Phone)*  
 Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, 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> Yes		
<b>Solicitation Number:</b> 15RFP98638K-JD	<b>Submitting Agency:</b> Department of Real Estate and Asset Management	<b>Staff Contact:</b> Harry Jordan	<b>Contact Phone:</b> (404) 612-5933

**Description:** Approval to extend existing contract for continued comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail for three (3) additional month period.

**FINANCIAL SUMMARY**

<b>Total Contract Value:</b>		<b>MBE/FBE Participation:</b>	
Original Approved Amount:	\$4,589,840.00	Amount: .	%: .
Previous Adjustments:	\$14,840,683.25	Amount: .	%: .
This Request:	\$1,255,000.00	Amount: \$241,838.50	19.27%: .
<b>TOTAL:</b>	<b>\$20,685,523.25</b>	Amount: .	%: .

**Grant Information Summary:**

Amount Requested: .	<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> 100-520-5224-1116: \$1,255,000.00 "Subject to availability of funding adopted for FY2020 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> 1/1/2020	<b>End Date:</b> 3/31/2020
<b>Cost Adjustment:</b> .	<b>Renewal/Extension Terms:</b> Three (3) additional months.

**ROUTING & APPROVALS**

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 10/28/2019
X	County Attorney:	Stewart, Derval	Date: 11/21/2019
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 11/22/2019
X	Finance/Budget Analyst/Grants Admin:	Whitted, Ivan	Date: 10/30/2019
.	Grants Management:	.	Date: .
X	County Manager:	Anderson, Dick	Date: 11/22/2019

**AMENDMENT NO. 2 TO FORM OF CONTRACT**

Contractor: **Johnson Controls, Inc.**

Contract No. **15RFP98638K-JD, Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail**

Address: **1350 Northmeadow Parkway, Suite 100**  
City, State **Roswell, GA 30076**

Telephone: **(770) 294-9193**

E-mail: [steven.a.stanitzke@jci.com](mailto:steven.a.stanitzke@jci.com)

Contact: **Steve Stanitzke**  
**Regional Vice President and General Manger South Region**

**W I T N E S S E T H**

WHEREAS, Fulton County ("County") entered into a Contract with Johnson Controls, Inc. to perform Comprehensive Operation and Preventive and Predictive Maintenance Services for Fulton County Jail, dated February 11, 2016, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the County wishes to extend the existing contract will all terms and conditions unchanged for an additional three (3) month period to provide continued comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail from January 1, 2020 through March 31, 2020, until a new contract agreement has been fully executed; and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this amendment was approved by the Fulton County Board of Commissioners on **November 20, 2019, BOC Item #19-** .

**NOW, THEREFORE**, the County and the Contractor agree as follows:

This Amendment No. 2 to Form of Contract is effective as of the 20<sup>th</sup> day of November, 2019, between the County and Johnson Controls, Inc., who agree that all Services specified will be performed in accordance with this Amendment No. 2 to Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** To continued provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail



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for an additional three (3) month period, January 1, 2020 through March 31, 2020, until a new contract agreement has been fully executed.

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed \$1,255,000.00 (One Million Two Hundred Fifty Five Thousand Dollars and No Cents).
3. **LIABILITY OF COUNTY:** This Amendment No. 2 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF AMENDMENT NO. 2 TO FORM OF CONTRACT:** Except as modified by this Amendment No. 2 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

**IN WITNESS THEREOF**, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

CONSULTANT:

**FULTON COUNTY, GEORGIA**

**JOHNSON CONTROLS, INC.**

\_\_\_\_\_  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

\_\_\_\_\_  
Steve Stanitzke  
Regional Vice President and  
General Manager South Region

ATTEST:

ATTEST:

\_\_\_\_\_  
Tonya R. Grier  
Deputy Chief Clerk to the Commission

\_\_\_\_\_  
Secretary/  
Assistant Secretary

(Affix County Seal)

(Affix Corporate Seal)

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Office of the County Attorney

\_\_\_\_\_  
Notary Public

APPROVED AS TO CONTENT:

County: \_\_\_\_\_

\_\_\_\_\_  
Joseph N. Davis, Director,  
Department of Real Estate and Ass  
Management

Commission Expires: \_\_\_\_\_

(Affix Notary Seal)

ITEM#: _____ RCS: _____	ITEM#: _____ RM: _____
<b>RECESS MEETING</b>	<b>REGULAR MEETING</b>

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT  
PROFESSIONAL SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
1/1/2019	10/7/2019	1/1/2019	12/31/2019
PO Number			PO Date
15RFP98638K-JD-R3			1/25/2019
Department	<b>Real Estate and Asset Management</b>		
Bid Number	<b>15RFP98638K-JD</b>		
Service Commodity	<b>Comprehensive Operation and Preventive Maintenance for the Fulton Co Jail</b>		
Contractor	Johnsons Controls, Inc.		

<b>= Unsatisfactory</b>	<i>Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.</i>
<b>= Poor</b>	<i>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.</i>
<b>= Satisfactory</b>	<i>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.</i>
<b>= Good</b>	<i>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.</i>
<b>= Excellent</b>	<i>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.</i>

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

Comments:

0  
 1  
 2  
 3  
 4

Johnson Controls (JCI) continues to adhere to contract specifications and exhibits a high degree of technical excellence. Maintenance technicians are highly skilled and qualified to complete the requisite work. Monthly maintenance reporting requirement continues to be a highlight of the operation as Fulton County is given a detailed overview of the status of overall maintenance operations at the jail.

. 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 has continued to be DREAM's highest performing maintenance group. Over 90% of all corrective maintenance work orders are completed within 5 days with over 95% of all preventive maintenance work being completed on time and according to manufacturers' specifications. All major milestones are routinely being met and JCI continues to be highly responsive to change and/or directives. The only timeliness issue experienced during the reporting period involved JCI's delay in addressing deficiencies noted during the fire marshal's annual inspection. Work was completed but should have been addressed approximately 2 weeks earlier.

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

Comments:

0  
 1

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JCI management and staff are hyper responsive to any all inquiries whether they are initiated by the end-user (FCSO) or by DREAM. Any issues ranging from capital items or administrative issues, such as invoicing, are promptly reported to the County.

4

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

- 0
- 1
- 2
- 3
- 4

Comments:

All work completed by JCI meets end-user and DREAM expectations. Projects are always delivered within budget and invoiced properly. Once scope is agreed upon by JCI and the County, JCI never offers substitutes.

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

- 0
- 1
- 2
- 3
- 4

Comments:


JCI key personnel are highly qualified and have the requisite credentials and experience to operate the Fulton Jail. Managers and supervisors are both effective and efficient as evidenced by the work order completion percentages. Key staff are always available to handle any and all operational or administrative requests.

Overall Performance Rating: 3.0

Would you select/recommend this vendor again?  
Check box for Yes. Leave Blank for No)

- Yes    No

Rating completed by: Joe Davis

Department Head Name	Department Head Signature	Date
JOSEPH N. DAVIS		10/18/2019