

# PROPOSAL

February 15, 2026

Fulton County  
Mr. Joseph Davis  
Director of the Department of Real Estate & Asset Management (DREAM)  
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**RE: 2026 Fulton County Jail Response Support Services, January through December**

## **GSA MAS Contract # GS-02F-028AA - 02.10.26 Amendment**

EMSI will continue to provide Fulton County government with a range of incident management assistance and support services that are detailed herein. All services are offered through EMSI's GSA MAS Contract on a Time and Materials basis. As required when using the GSA Contract, GSA Contract Terms and Conditions take precedent.

EMSI's incident management assistance and support for 2026 will continue to include functions that are categorized under facility operations, planning, and logistical support at the Fulton County jail facilities, addressing the continual facility improvement of conditions, as outlined in the DOJ Consent Decree.

EMSI will provide analytics and reporting to support all facility work, including but not limited to: workorders, vandalism repairs, physical plant failures, routine maintenance, and facility improvements for Consent Order compliance. Routine reporting on the Jail facility will be provided to the Department of Real Estate and Asset Management (DREAM), Fulton County Sheriff's Office (FCSO), US Department of Justice (DOJ), and Consent Decree Monitoring Team on a regular basis.

### **2026 Support, January through December {52 weeks}:**

EMSI will provide the following at the request of the Fulton County Government. The number of hours, days, and weeks is estimated only. Actual hours worked will be invoiced at the contracted rates herein:

#### **Lead Incident Management Assistance Team Response Manager, Mr. Doug Schuster**

- Response Manager, \$153.15/hour for support
- All travel expenses invoiced at cost

#### **Incident Management Assistance Team Response Personnel, 2 Full-Time Equivalent Subject Matter Experts {SMEs}**

- Response Services III, \$149.12/hour for support
- All travel expenses invoiced at cost

**Cost Summary based on the above roles:**

POSITION	RATE	# CADRE	# HOURS	# WEEKS	TOTAL
COMPLIANCE COORDINATOR	\$ 153.15	1	15	52	\$ 119,457.00
TRAVEL EXPENSES	\$1,900.00	1		4	\$ 7,600.00
					<b>\$ 127,057.00</b>
COMPLIANCE TEAM	\$ 149.12	1	40	14	\$ 83,507.20
COMPLIANCE TEAM	\$ 149.12	1	15	38	\$ 84,998.40
TRAVEL EXPENSES	\$2,600.00	1		14	\$ 36,400.00
					<b>\$ 204,905.60</b>
COMPLIANCE TEAM	\$ 149.12	1	40	14	\$ 83,507.20
COMPLIANCE TEAM	\$ 149.12	1	15	38	\$ 84,998.40
TRAVEL EXPENSES	\$2,600.00	1		14	\$ 36,400.00
					<b>\$ 204,905.60</b>
				<b>TOTAL</b>	<b>\$ 536,868.20</b>
				<b>Average Cost Per Week</b>	<b>\$ 10,324.39</b>

**Total Estimation for January - December 2026 Support \$536,868.20 or \$10,324.39 per week for 52 weeks**

EMSI offers other labor categories and rates on our GSA MAS Contract. We can adjust our support on an as needed basis to best meet Fulton County's needs.

EMSI will provide qualified personnel to support Fulton County as requested. We will make every effort to maintain continuity of personnel to maximize benefit to Fulton County. The EMSI team will be led by Doug Schuster.

**Deliverables and Services:**

EMSI shall provide the following to support ongoing reporting:

1. Facility inspections to verify & identify & prioritize (Safety and Security, especially as it relates to the consent decree) monthly all maintenance items at Rice Street and South Annex.
2. Bi-weekly reporting to Fulton County administration, DREAM, and FCSO to include:
  - a. Repairs from vandalism and jail blitz progress
  - b. Routine maintenance and workorders
  - c. Consent Decree facility/security upgrades
  - d. Sanitation and cleaning status
  - e. Kitchen conditions to include ensuring preventative maintenance is being performed all repairs are made in a timely manner, and quarterly contractor meetings
3. Point-in-time bed utilization reporting at jail facilities

4. Status updates on materials and labor to complete workorders and other facility maintenance needs
5. Schedule updates of ongoing facility work
6. Dashboards and trend analysis of all aspects of work orders, grouped by historical and causal factors.
7. Documentation of facility related issues and corrective actions
8. As needed reporting and status updates required by the DOJ and Consent Decree Monitoring Team

**Fulton County will provide:**

1. Assistance with technical, logistical, financial and support requirements to plan and execute the support
2. All materials and equipment necessary to support the response
3. Assistance to provide remote support, as requested