

### **DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE**

## CONTRACT RENEWAL AGREEMENT

**DEPARTMENT: Real Estate and Asset Management** 

BID/RFP NUMBER: 23ITB138801C-GS

BID/RFP TITLE: Janitorial Services for Selected Fulton County Facilities (Groups C, D & G)

ORIGINAL APPROVAL DATE: 4/17/2024.

RENEWAL EFFECTIVE DATES: 1/01/2025 through 12/31/2025

**RENEWAL OPTION #: 1 OF 2** 

**NUMBER OF RENEWAL OPTIONS: 2** 

**RENEWAL AMOUNT: \$907,928.00** 

COMPANY'S NAME: American Facility Services, Inc.

ADDRESS: 1325 Union Hill Industrial Court, Suite A

**CITY:** Alpharetta

STATE: GA

ZIP: 30004

This Renewal Agreement No. <u>1</u> was approved by the Fulton County Board of

Commissioners on BOC DATE: \_\_11/06/2024\_\_\_\_\_BOC NUMBER: \_\_24-0730\_

CERTIFICATE OF INSURANCE: The Contractor/Vendor 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/Vendor 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  — Signed by:	AMERICAN FACILITY SERVICES,
Robert L. Pitts	tarold lugal, Via President
Robert L. Pitts, Chairman Fulton County Board of Commissioners	Harold Angel Vice President
ATTEST:	ATTEST:
Docusigned by:  Tonya K. Grier  Signed by:	
Tonya R. Grier Clerk to the Commission	Secretary/ Assistant Secretary
(Affix County Seal)	(Affix Corporate Seal)
AUTHORIZATION OF RENEWAL:	ATTEST:
Joseph N. Davis  E45C5C5F17FB417	Stephanie Veronica Perez
Joseph N. Davis, Director Department Of Real Estate & Asset	Notary Public
Management	County: DS
	O1/02/2028  Commission Expires:
	(Affix Notary Seal)
	Meeting "EM#:2 <sup>nd</sup> RM: ECOND REGULAR MEETING

# **CERTIFICATE OF INSURANCE**





## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/21/2024

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).									
McGriff Insurance Services, LLC 3400 Overton Park Drive SE		CONTA NAME: PHONE (A/C, No E-MAIL ADDRE	404 407	-7500	FAX (A/C, No):					
/ tital	na, 67 0000					INS	URER(S) AFFOR	RDING COVERAGE		NAIC #
					INSURE	ER A :Amerisure	Insurance Con	npany		19488
INSU Ame					INSURE	ER B :Everest De	enali Insurance	Company		16044
American Facility Services, Inc.  1325 Union Hill Ind Court		INSURER C :StarStone Specialty Insurance Company					44776			
Suite	e A aretta, GA 30004				INSURE	ERD:				
					INSURE	ERE:				
					INSURE	ERF:				
COVERAGES CERTIFICATE NUMBER: WXW7U9XA 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		SUBR WVD			POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	3	
Α	X COMMERCIAL GENERAL LIABILITY			CPP21145910401		05/19/2024	05/19/2025	EACH OCCURRENCE	\$	1,000,000

DAMAGE TO RENTED PREMISES (Ea occurrence) CLAIMS-MADE | X | OCCUR 1,000,000 \$ 10,000 MED EXP (Any one person) \$ Χ Χ 1,000,000 PERSONAL & ADV INJURY \$ 2,000,000 GEN'I AGGREGATE LIMIT APPLIES PER GENERAL AGGREGATE \$ Χ 2,000,000 POLICY PRODUCTS - COMP/OP AGG \$ \$ OTHER COMBINED SINGLE LIMIT CF4CA01739-241 В 05/19/2024 05/19/2025 AUTOMOBILE LIABILITY 1,000,000 (Ea accident) Χ ANY AUTO BODILY INJURY (Per person) \$ OWNED SCHEDULED Х Х BODILY INJURY (Per accident) \$ AUTOS ONLY HIRED AUTOS ONLY AUTOS NON-OWNED PROPERTY DAMAGE \$ **AUTOS ONLY** (Per accident) \$ 70204Z240ALI С 05/19/2024 05/19/2025 2,000,000 Χ **UMBRELLA LIAB** Χ OCCUR **EACH OCCURRENCE** \$ Χ Χ 2,000,000 **EXCESS LIAB** CLAIMS-MADE AGGREGATE \$ DED X RETENTION \$0 \$ WORKERS COMPENSATION WC21145890401 05/19/2024 05/19/2025 X PER STATUTE AND EMPLOYERS' LIABILITY 1,000,000 ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? E.L. EACH ACCIDENT Х N/A 1,000,000 (Mandatory in NH)
If yes, describe under
DESCRIPTION OF OPERATIONS below \$ E.L. DISEASE - EA EMPLOYEE 1,000,000 E.L. DISEASE - POLICY LIMIT \$ \$

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

RFP 23ITB138801C-GS

The Certificate Holder is included as Additional Insured for General Liability, as required by written contract.

Waiver of Subrogation is in favor of the Additional Insured for the General Liability and Auto policies as required by written contract.

CERTIFICATE HOLDER	CANCELLATION
Fulton County Dept. of Purchasing and Contract Compliance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
130 Peachtree Street, S.W. Suite 1168 Atlanta, GA 30303	AUTHORIZED REPRESENTATIVE

AGENCY CUSTOMER ID:	
1.00 #	



## ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

PRODUCER McGriff Insurance Services, LLC		INSURED American Facility	y Services, Inc.
POLICY NUMBER			
CARRIER	NAIC CODE		
		ISSUE DATE:	05/21/2024

ADDITIONAL REMARKS				
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,				
FORM NUMBER: FORM TITLE:				
CRIME Policy Number: J06206931 Carrier: Federal Insurance Company Effective Dates: 05/19/2024 - 05/19/2025				
Limits of Liability:				
Employee Theft Coverage: \$250,000				
Client Theft: \$250,000				
Premises Coverage: \$250,000				
In Transit Coverage: \$250,000				
Forgery Coverage: \$250,000				
Computer Fraud Coverage: \$250,000				
Funds Transfer Fraud Coverage: \$250,000				
Money Order and Counterfeit Currency Fraud Coverage: \$250,000				
Credit Card Fraud Coverage: \$250,000				
Retentions: \$100,000				

ACORD 101 (2008/01)

## 24-0729 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 22ITB134934C-MH, Moving Services in the total amount not to exceed \$265,000.00 with (A) Beltmann Relocation Group (Stone Mountain, GA) in an amount not to exceed \$85,000.00; (B) ALS Van Line Services, Inc. (Atlanta, GA) in an amount not to exceed \$100,000.00; and, (C) Tuxedo Logistics, LLC dba Allied Commercial Services (Columbus, GA) in an amount not to exceed \$80,000.00 to provide moving services on an as-needed basis for Fulton County. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 1, 2025, through December 31, 2025.

## 24-0730 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 23ITB138801C-GS, Janitorial Services for Selected Fulton County Facilities (Groups C, D & G) in the total amount not to exceed \$1,404,863.00 with (A) American Facility Services, Inc. (Alpharetta, GA) in the amount not to exceed \$907,928.00 for Group C (Central Libraries) and Group D (North Fulton Libraries); and (B) Good Success Company, Inc. (Atlanta, GA) in the amount not to exceed \$496,935.00 for Group G (North and Central Senior Centers), to provide janitorial services for selected Fulton County facilities for Fulton County. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2025, through December 31, 2025.

## 24-0731 Real Estate and Asset Management

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 23RFP138801C-JNJ, Standby Emergency Repair and Restoration Services in the total amount not to exceed \$3,000,000.00 with (A) Complete Contracting Partners, LLC (Powder Springs, GA) in an amount not to exceed \$1,500,000.00; and (B) Cotton Commercial USA, Inc. dba Full Circle Restoration (Duluth, GA), in an amount not exceed \$1,500,000.00 to provide standby emergency repair and restoration services for Fulton County facilities on an as needed basis. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2025, through December 31, 2025.

### **Health and Human Services**

## 24-0732 Public Works

Request approval to renew an existing contract - Department Public Works, 23ITBC100523A-KM, Water Meters in an amount not to exceed \$300,000.00 with Delta Municipal Supply Company (Braselton, GA) to provide water meters. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2025, through December 31, 2025.

### **Certificate Of Completion**

Envelope Id: B21AF626F80B4E909B20E1AECDEF4301

Subject: 23ITB138801C-GS (A) Janitorial Services Selected Fulton County Facilities (Grps C, D & G) 2025 RENWL

Parcel ID:

Employee Name: Source Envelope:

Document Pages: 6 Certificate Pages: 6 AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-05:00) Eastern Time (US &

Canada)

Signatures: 4 Initials: 0 Stamps: 2

**Envelope Originator:** Gertis Strozier 141 Pryor Street

Status: Completed

Purchasing & Contract Compliance, Suite 1168

Atlana, GA 30303

gertis.strozier@fultoncountyga.gov

IP Address: 74.174.59.4

### **Record Tracking**

Status: Original

11/7/2024 12:50:36 PM

Security Appliance Status: Connected

Storage Appliance Status: Connected

Holder: Gertis Strozier

gertis.strozier@fultoncountyga.gov

Pool: StateLocal

Pool: Fulton County Government

Location: DocuSign

Location: DocuSign

Sent: 11/7/2024 1:42:59 PM

Viewed: 11/7/2024 1:58:05 PM

Signed: 11/7/2024 2:14:41 PM

**Timestamp** 

### **Signer Events**

Harold Angel, Vice President hangel@amfacility.com

Vice president

American Facility Services, Inc.

Security Level: Email, Account Authentication

(None)

### Signature

Signature Adoption: Pre-selected Style

Using IP Address: 104.62.87.65

DocuSigned by: tarold Angel, View President

**Electronic Record and Signature Disclosure:** 

Accepted: 11/7/2024 1:58:05 PM ID: a032fe10-a9f6-46a4-9700-9f8eb2143485

Harold Angel, President1 hangel@amfacility.com

American Facility Services, Inc.

Vice president

Security Level: Email, Account Authentication

(None)

## Signed



Sent: 11/7/2024 2:14:44 PM Viewed: 11/7/2024 2:23:14 PM Signed: 11/7/2024 2:24:18 PM

Using IP Address: 104.62.87.65

### **Electronic Record and Signature Disclosure:**

Accepted: 11/7/2024 2:23:14 PM ID: fee7dfcb-e1d0-424b-85a8-b92c5d8bd5c1

Gertis Strozier

gertis.strozier@fultoncountyga.gov Assistant Purchasing Agent CRM SERVICES, LLC

Security Level: Email, Account Authentication

(None)

**Electronic Record and Signature Disclosure:** 

Not Offered via DocuSign

### Completed

Using IP Address: 74.174.59.4

Sent: 11/7/2024 2:24:23 PM Viewed: 11/12/2024 9:50:19 AM

Signed: 11/12/2024 9:57:52 AM

**Signer Events** Signature **Timestamp** Joseph N. Davis Sent: 11/12/2024 9:57:57 AM Joseph N. Davis joseph.davis@fultoncountyga.gov Viewed: 11/12/2024 10:20:49 AM Signed: 11/12/2024 10:20:59 AM Director Security Level: Email, Account Authentication Signature Adoption: Pre-selected Style (None) Using IP Address: 74.174.59.10 Signed using mobile **Electronic Record and Signature Disclosure:** Accepted: 11/12/2024 10:20:49 AM ID: 679f8fbb-5f83-4234-ba63-c2abc2950b5e Nikki Peterson Sent: 11/12/2024 10:21:03 AM Completed nikki.peterson@fultoncountyga.gov Viewed: 11/12/2024 1:33:44 PM Chief Deputy Clerk to the Board of Commissioners Signed: 11/12/2024 1:35:01 PM Using IP Address: 68.208.197.4 **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 Signed by: Robert L. Pitts Sent: 11/12/2024 1:35:05 PM Robert L. Pitts harriet.thomas@fultoncountyga.gov Viewed: 11/12/2024 3:04:33 PM 14F1B4AA5F6A44A Chairman Signed: 11/12/2024 3:04:44 PM Security Level: Email, Account Authentication Signature Adoption: Pre-selected Style (None) Using IP Address: 68.208.197.4 **Electronic Record and Signature Disclosure:** Accepted: 11/12/2024 3:04:33 PM ID: 3e6fe5bf-731b-45f3-b854-e4c983b538c3 Tonya R. Grier Sent: 11/12/2024 3:04:48 PM Tonya R. Grier tonya.grier@fultoncountyga.gov Viewed: 11/12/2024 3:32:59 PM EEC476C4837648D. Clerk to the Commission Signed: 11/12/2024 3:33:22 PM **Fulton County** Security Level: Email, Account Authentication (None) Signature Adoption: Pre-selected Style Using IP Address: 68.208.197.4 **Electronic Record and Signature Disclosure:** Accepted: 3/16/2018 10:54:59 AM ID: f3f241e8-3027-4447-9476-6cf20ae25dd4 Gertis Strozier Sent: 11/12/2024 3:33:29 PM Completed gertis.strozier@fultoncountyga.gov Viewed: 11/19/2024 4:43:30 PM Assistant Purchasing Agent Signed: 11/19/2024 4:43:36 PM Using IP Address: 74.174.59.4 CRM SERVICES, LLC

In Person Signer Events Signature Timestamp

Editor Delivery Events Status Timestamp

Agent Delivery Events Status Timestamp

Security Level: Email, Account Authentication

**Electronic Record and Signature Disclosure:** 

Not Offered via DocuSign

(None)

Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Dian DeVaughn dian.devaughn@fultoncountyga.gov	COPIED	Sent: 11/19/2024 4:43:42 PM Viewed: 11/19/2024 4:50:44 PM

Security Level: Email, Account Authentication (None)

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	11/7/2024 1:42:59 PM			
Certified Delivered	Security Checked	11/19/2024 4:43:30 PM			
Signing Complete	Security Checked	11/19/2024 4:43:36 PM			
Completed	Security Checked	11/19/2024 4:43:42 PM			
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.

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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 <sup>™</sup> 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
	_

<sup>\*\*</sup> 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.