

AMENDMENT NO. 1 TO FORM OF CONTRACT

Contractor: **Power and Energy Services, Inc.**

Contract No. **22ITB135025C-MH, Generator System Maintenance and Repair Services**

Address: **P.O. Box 637**
City, State **Powder Springs, GA 30127**

Telephone: **(770) 739-9112**

E-mail: brandonc.@pandeservices.com

Contact: **Brandon Cummings,**
COO

W I T N E S S E T H

WHEREAS, Fulton County ("County") entered into a Contract with **Power and Energy Services, Inc.** to provide Generator System Maintenance and Repair Services, dated January 1, 2023, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the County wishes to amend the subject contract with all items and conditions unchanged, is for an increase spending authority to cover the costs for immediate replacement of an identified malfunction Automatic Transfer Switch (ATS) component to Generator System -1 located at the Fulton County Government Center, supporting the Public Safety Building, 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 **June 18, 2025, BOC Item #25-0519.**

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

This Amendment No. 1 to Form of Contract is effective as of the 18th day of June 2025, between the County and **Power and Energy Services, Inc.**, who agree that all Services specified will be performed in accordance with this Amendment No. 1 to Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** To furnish all labor, materials, tools, equipment, and appurtenances necessary to provide modification to existing contract resulting from an unexpected and necessary repair/replacement services identified during scheduled monthly preventive maintenance on generator systems. This

identified malfunction was an Automatic Transfer Switch component (ATS) to Generator system-1 located at the Fulton County Government Center. This generator provides emergency power to the Public Safety Building which supports certain mechanical systems like elevators, AC units and fire pump.

Replacement Costs:

1. Cost for OEM Troubleshooting Services for ATS:

	County Facility	Description of Work	Cost
1	Fulton County Government Center, Public Safety Building 141 Pryor Street Atlanta, GA 30303	Troubleshooting the Automatic Transfer Switch component to Generator System- 1 (include overtime rates during weekend)	\$3,322.80
2		Field Services Labor Rate (Senior Technician Supervisor)	\$800.00
	Total Costs		\$4,122.80

2. Cost for New Equipment and Installation:

	County Facility	Description of Work	Cost
1	Fulton County Government Center, Public Safety Building 141 Pryor Street Atlanta, GA 30303	Provide replacement and installation of new 800 AMPs ATS Component, 480/277V 3 PH NEMA	\$24,163.90
	Total Cost		\$24,163.90

Total Costs for OEM Troubleshooting Services and Replacement/Installation of New ATS Component for Generator System-1:

\$28,286.70

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$28,287.00** (Twenty-Eight Thousand Two Hundred and Seven Dollars and Zero Cents).
3. **LIABILITY OF COUNTY:** This Amendment No. 1 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. 1 TO FORM OF CONTRACT:** Except as

modified by this Amendment No. 1 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

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:

FULTON COUNTY, GEORGIA

Signed by:

Robert L. Pitts

14E4B4AA5F6A44A...

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST:

Signed by:

Tonya R. Grier

EEC476C4837648D...

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)



Signed by:

APPROVED AS TO FORM:

Signed by:

David Lowman

0EC02EDADEFB4B8...

Office of the County Attorney

APPROVED AS TO CONTENT:

Signed by:

Joseph N. Davis

B20354A88008422

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

CONSULTANT:

POWER AND ENERGY SERVICES, INC.

Signed by:

BRANDON CUMMINGS

2FAD6D6C2B72445...

Brandon Cummings,
COO

ATTEST:

Secretary/
Assistant Secretary

(Affix Corporate Seal)

ATTEST:

Signed by:

Tonya Bazemore

6823B82350D4464...

Notary Public

County: CARROLLTON

Commission Expires: 9-27-2026

(Affix Notary Seal)

Signed by:



ITEM#: 25-0519 RM: 07/09/2025
FIRST REGULAR MEETING

ITEM#: 2nd RM:
SECOND REGULAR MEETING



Fulton County

Legislation Text

File #: 25-0519, Version: 1

Department

Real Estate and Asset Management

Requested Action

Request approval to increase the spending authority - Department of Real Estate and Asset Management, 22ITB135025C-MH, Generator System Maintenance and Repair Services in the amount not to exceed \$28,287.00 with Power and Energy Services, Inc. (Powder Springs, GA), to provide immediate replacement of an identified malfunctioning Automatic Transfer Switch (ATS), a component to Generator System -1 located at the Fulton County Government Center, supporting the Public Safety Building 130 Peachtree Street. Effective upon BOC approval. **(APPROVED)**

Requirement for Board Action

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

Strategic Priority Area related to this item

Open and Responsible Government

Commission Districts Affected

- All Districts ☒
- District 1 ☐
- District 2 ☐
- District 3 ☐
- District 4 ☐
- District 5 ☐
- District 6 ☐

Is this a purchasing item?

Yes

Summary & Background During recent preventive maintenance service, the automatic transfer switch for generator-1 located in the 130 Peachtree St. building of the Government Center malfunctioned. Specifically, we observed that the ATS component was not transferring load to the generator. We contacted our stand-by contractor (Power and Energy Services, Inc.) for assistance. While interim adjustments and repairs were made, the contractor recommended replacement as the

File #: 25-0519, **Version:** 1

repair would only be temporary.

This generator provides emergency power to the Public Safety Building which supports certain mechanical systems like elevators, AC units, and fire pumps.

Replacement Costs:

1. Cost for OEM Troubleshooting Services for ATS:

	County Facility	Description of Work	Cost
1	Fulton County Government Center Public Safety Building 141 Pryor Street Atlanta, GA 30303	Troubleshooting the Automatic Transfer Switch component to Generator System- 1 (include overtime rates during weekend)	\$3,322.80
2		Field Services Labor Rate (Senior Technician Supervisor)	\$800.00
	Total Costs		\$4,122.80

2. Cost for New Equipment and Installation:

	County Facility	Description of Work	Cost
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	Total Cost		\$24,163.90

Total Costs for OEM Troubleshooting Services and Replacement/Installation
of New ATS Component for Generator System-1:

\$28,286.70

Scope of Work: This contract furnishes all materials, parts, labor, equipment, transportation, and appurtenances necessary to provide on-site preventive generator system maintenance and repair services for Fulton County. This standby maintenance contract provides back up power to 31 critical locations throughout Fulton County.

The Scope of Work also includes, but not limited to:

1. The regular and systematic examination, adjustment, lubrication, replacement, and preventive maintenance of all components including automatic transfer switches.
2. All ordinary wear and tear, regardless of cause, not including internal engine parts.
3. All required tests and written reports.

File #: 25-0519, **Version:** 1

4. Replacement or repairs caused by fluctuations in the main AC power systems.
5. Quarterly and Annual inspection services such as: fuel system, cooling system, lubrication system, combustion air intake system, engine system, electrical system, generator, and automatic transfer switches.

Community Impact: This standby maintenance contract provides back up power to 31 critical locations throughout Fulton County, including the Fulton County Executive Airport - Charlie Brown Field, North and South Service Centers, Senior Centers, and Health facilities. Failure to approve this contract could disrupt the service operation that provides quality programs to the citizens of Fulton County.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

The requested increased spending authority in the amount of \$28,287.00 will allow DREAM to complete the necessary replacement of this identified malfunctioning Automatic Transfer Switch component (ATS) to Generator system-1 located at the Fulton County Government Center, in the Public Safety Building. This is a time and materials contract, and the requested spending authority will cover the costs for both OEM troubleshoot services and the replacement/ installation labor of the ATS component.

The replacement project will be managed by the Department of Real Estate and Asset Management, Central Fulton Building Maintenance Division.

Project Implications: Failure to address the replacement of this defective ATS component immediately in generator system -1, will delay in providing emergency back-up power to the Public Safety Building which supports certain mechanical systems like elevators, AC units and fire pump.

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

Department Issues/Concerns: If this increase spending authority is not approved, it will adversely affect the Department's ability to address the needs for on-site preventive generator system maintenance and repair services for Fulton County.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0870	11/16/22	\$105,000.00
1st Renewal	23-0659	10/4/23	\$135,000.00
2 nd Renewal	24-0624	10/2/24	\$135,000.00
Increase Spending Authority No. 1			\$28,287.00
Total Revised Amount			\$403,287.00

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

Contract Value: \$28,287.00

File #: 25-0519, **Version:** 1

Prime Vendor: Power and Energy Services, Inc.
Prime Status: African American Male Business Enterprise
Location: Powder Springs, GA
County: Cobb County
Prime Value: \$28,287.00 or 100.00%

Total Contract Value: \$28,287.00 or 100.00%
Total MFBE Value: \$28,287.00 or 100.00%

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Exhibit 1: Amendment No. 1 to Form of Contract
Exhibit 2: Cost for OEM Troubleshoot Services for ATS
Exhibit 3: Cost for Replacement
Exhibit 4: Contractor's Performance Report

Contact Information *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$105,000.00
Previous Adjustments: \$270,000.00
This Request: \$28,287.00
TOTAL: \$403,287.00

Grant Information Summary

Amount Requested: ☐ Cash
Match Required: ☐ In-Kind
Start Date: ☐ Approval to Award
End Date: ☐ Apply & Accept
Match Account \$:

Fiscal Impact / Funding Source**Funding Line 1:**

File #: 25-0519, Version: 1

100-520-5221-1116: General, Real Estate and Asset Management, Building Maintenance- \$28,287.00

Key Contract Terms	
Start Date: Upon BOC Approval	End Date: 12/31/2025
Cost Adjustment: Click here to enter text.	Renewal/Extension Terms: N

Overall Contractor Performance Rating: 82

Would you select/recommend this vendor again?
Yes

Report Period Start: 1/1/2025 Report Period End: 3/31/2025

Certificate Of Completion

Envelope Id: 98B8B1AA-6665-42E6-AE9E-C3994D5418D6		Status: Completed
Subject: July 9, 2025 BOC#25-0519 -GENERATOR SYSTEM MAINTENANCE AND REPAIR SERVICES Amendment 1 Power Energy		
Source Envelope:		
Document Pages: 9	Signatures: 6	Envelope Originator:
Certificate Pages: 6	Initials: 0	Mark Hawks
AutoNav: Enabled	Stamps: 2	141 Pryor Street
Envelopeld Stamping: Enabled		Purchasing & Contract Compliance, Suite 1168
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Atlanta, GA 30303
		mark.hawks@fultoncountyga.gov
		IP Address: 45.20.200.178

Record Tracking

Status: Original	Holder: Mark Hawks	Location: DocuSign
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Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Fulton County Government	Location: Docusign

Signer Events

BRANDON CUMMINGS
BRANDONC@PANDESERVICES.COM
COO
PowerAnd Energy Services
Security Level: Email, Account Authentication (None)

Signature

Signed by:

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Signature Adoption: Pre-selected Style
Using IP Address: 50.76.224.246

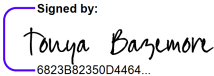
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Tonya Bazemore
tonyab@pandeservices.com
Security Level: Email, Account Authentication (None)

Signed by:

6823B82350D4464...



Signature Adoption: Pre-selected Style
Using IP Address: 38.107.69.78

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Signed: 8/22/2025 8:18:48 AM

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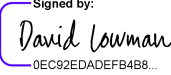
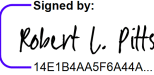
Mark Hawks
mark.hawks@fultoncountyga.gov
Chief Assistant Purchasing Agent
Purchasing and Contract Compliance
Security Level: Email, Account Authentication (None)

Completed
Using IP Address: 134.231.232.249

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Signed: 8/22/2025 10:28:36 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Signer Events	Signature	Timestamp
Joseph Davis joseph.davis@fultoncountyga.gov Director Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 9/17/2025 8:02:15 AM ID: 5ba70d85-e3db-468e-b1d0-aec8ae9728e1	Signed by:  B20354A88008422... Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10 Signed using mobile	Sent: 8/22/2025 10:28:38 AM Resent: 8/26/2025 10:31:04 AM Resent: 9/17/2025 8:01:38 AM Viewed: 9/17/2025 8:02:15 AM Signed: 9/17/2025 8:02:30 AM
David Lowman David.Lowman@fultoncountyga.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 9/17/2025 8:04:15 AM ID: 59bf3d26-b18a-46c9-a8e9-9b0f332719ff	Signed by:  0EC92EDADEFB4B8... Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.4	Sent: 9/17/2025 8:02:33 AM Viewed: 9/17/2025 8:04:15 AM Signed: 9/17/2025 8:05:38 AM
Nikki Peterson nikki.peterson@fultoncountyga.gov Chief Deputy Clerk to the Board of Commissioners Fulton County Government Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 11/27/2017 10:39:37 AM ID: b7ce88ee-0c66-4f3a-bfee-705e0af602d8	Completed Using IP Address: 74.174.59.10	Sent: 9/17/2025 8:05:40 AM Viewed: 9/17/2025 8:10:49 AM Signed: 9/17/2025 8:11:39 AM
Robert L. Pitts harriet.thomas@fultoncountyga.gov Chairman Fulton County Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 9/17/2025 11:22:16 AM ID: a167ac6d-4927-40ae-bc88-6ac0bfd56c25	Signed by:  14E1B4AA5F6A44A... Signature Adoption: Pre-selected Style Using IP Address: 74.174.59.10	Sent: 9/17/2025 8:11:42 AM Viewed: 9/17/2025 11:22:16 AM Signed: 9/17/2025 11:22:26 AM
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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
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Dian DeVaughn dian.devaughn@fultoncountyga.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/18/2025 6:05:33 AM Viewed: 9/18/2025 7:23:57 AM
Khandi Flowers khandi.flowers@fultoncountyga.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/18/2025 6:05:35 AM
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Notary Events	Signature	Timestamp
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Completed	Security Checked	9/18/2025 6:05:35 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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- 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.

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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

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By checking the 'I agree' box, I confirm that:

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- 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.