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## COMMUNICATIONS ALERT

August 6, 2018

The Georgia Department of Administrative Services, State Purchasing Division, has established a Statewide Contract for **Facility Maintenance Services** with **CGL Facility Management LLC**.

This is a **CONVENIENCE CONTRACT** available for use by all State, City & County public entities within the State of Georgia.

The purpose of this contract is to provide a single source for preventive/scheduled and corrective/unscheduled maintenance services for customers responsible for occupying/managing locations that consist with multiple facilities/buildings and is available for all locations throughout the state. The scope of services includes all the labor and material to perform on-site preventive maintenance services including work on building envelope and structure; site utilities and distribution systems; central utility plants; hot and chilled water systems; natural gas, LP distribution and combustion systems; plumbing, sewer and water control systems; electrical systems and lighting; heating ventilation and air conditioning (HVAC); uninterruptible power supply (UPS) systems; emergency generators; security and alarm systems; fire alarm, fire sprinkler, and fire suppression systems; water towers; kitchen and laundry equipment; pest control services; swimming pools; grounds/landscape and fume hoods.

### Key benefits of the contract include:

- Two options exist for the performance of Unscheduled/Corrective Maintenance which can be used independently or mixed and matched for ultimate flexibility & efficiency
  - ✓ Fixed labor rates for skilled maintenance technicians (non-resident, all trades) available for unscheduled maintenance (normal duty hours, after hours and emergency) at rates 11% (on avg) below industry benchmarks (labor only, materials additional)
  - ✓ Customize a permanent resident maintenance staff (skill types and quantities of maintenance personnel at your discretion) to perform unscheduled/corrective maintenance during normal operating hours for an average price **2¢/sqft/tech** (labor only, materials additional)
- Low markup on materials used for corrective maintenance repairs
- Improved facility life and operational performance through a staff dedicated to meeting the preventive maintenance needs of all facility equipment; thereby reducing equipment failures and facility operational downtime.
- On-site facility staff and managers supported by regional managers and technicians for fast, complete service and dedicated response to facility requests and emergencies  
24/7 response to maintenance issues within each facility to protect life, safety and building operation
- Program includes Computer Maintenance Management System (CMMS) which provides the ability to predict, define, track and categorize maintenance cost for easier budget analysis and improved facility life cycle management

*Note: actual prices for preventive maintenance and permanent resident staff may differ per location, average prices based on the weighted avg price/sqft for all facilities currently on contract*



Nathan Deal  
Governor

Shawn Ryan  
Commissioner

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**QUESTIONS:** If you have any questions, please contact the contract administrator:

**Dr. Carl Hall, J.D., C.P.M.**

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For Team Georgia Marketplace™ question(s), please contact the help desk:

**Procurement Help Desk**

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