

AMENDMENT NO. 3 TO FORM OF CONTRACT

Contractor: **American Facility Service, Inc.**

Contract No. **21ITB130447C-GS (C), Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I)**

Address: **1325, Union Hill Industrial Court, Suite A**
City, State **Alpharetta, GA 30004**

Telephone: **(770) 740-1613**

E-mail: [**hangel@amfacility.com**](mailto:hangel@amfacility.com)

Contact: **Harold Angel**
Vice President

W I T N E S S E T H

WHEREAS, Fulton County ("County") entered into a Contract with **American Facility Services, Inc.** to provide Janitorial Services for Group I (North & South Service Centers, the new Animal Services Facility & Airport Recue Fire Fighting (ARFF)), dated April 1, 2022, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the purpose for of this amendment is to approve an increase of spending authority to cover the costs for final payment for services rendered in April 2025 for contract close out for janitorial services for Group I (North & South Service Centers, the new Animal Services Facility & Airport Recue Fire Fighting (ARFF)), until new Contracts #24ITB110124C-MH were fully executed for FY2025; 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 **July 9, 2025, BOC Item # 25-0521**.

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

This Amendment No. 3 to Form of Contract is effective as of the 9th day of July 2025, between the County and **American Facility Services, Inc.**, who agree that all Services specified will be performed in accordance with this Amendment No. 3 to Form of Contract and the Contract Documents.

- **SCOPE OF WORK TO BE PERFORMED:** To allow final payment for services rendered in April 2025 for contract close out for janitorial services for **Group I** with a total of 207,377 cleanable sq. ft.:
 - **Group I** (Service Centers)- Consists of five (5) facilities:
 - North Service Center
 - South Service Center
 - Animal Services Facility
 - Fulton County Board of Health at 4700
 - Airport Recue Fire Fighting (ARFF)
2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$28,868.00** (Twenty-eight Thousand Eight Hundred Eighty-Six Dollars and Zero Cents).
3. **LIABILITY OF COUNTY:** This Amendment No. 3 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. 3 TO FORM OF CONTRACT:** Except as modified by this Amendment No. 3 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

14E1B4AA5F6A44A

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)



APPROVED AS TO FORM:

Signed by:

David Lowman

0EC92FDADEFB4B8

Office of the County Attorney

APPROVED AS TO CONTENT:

Signed by:

Joseph N. Davis

E45C5C5F17FB417...

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

CONSULTANT:

**AMERICAN FACILITY SERVICES,
INC.**

DocuSigned by:

Harold Angel, Vice President

29F71E990412469...

Harold Angel,
Vice President

ATTEST:

Secretary/
Assistant Secretary

(Affix Corporate Seal)

ATTEST:

Stephanie Veronica Villamizar

Notary Public

County: Forsyth

Commission Expires: 01/02/2028

(Affix Notary Seal)

Stephanie Veronica Villamizar
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
My Commission Expires
01/02/2028

ITEM#: 25-0521 RCS: 07/09/2025
REGULAR MEETING

ITEM#: _____ RM: _____
SECOND REGULAR MEETING



American Facility Services, Inc
1325 Union Hill Industrial Ct, Suite A
Alpharetta, GA 30004 770-740-1613
Fax: 770-475-7720

Tax ID: 58-1950842

Invoice

Date	Invoice #
4/30/2025	103185

Bill To
Fulton County Government 141 Pryor St., SW Suite 7001 Atlanta, GA 30303 Attn: Finance Dept.- Accounts Payable

Ship To
Group I Animal Shelter 1251 Fulton Industrial Blvd NW Atlanta, GA 30318

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	30 Days	HA	4/30/2025			Animal Shelter
Quantity	Item Code	Description			Price Each	Amount
✓ 480	Service	Janitorial Services				
		April 2025				
		April 1 - 30, 2025				
		Fulton County Animal Shelter - Night Cleaning			4,404.16	4,404.16
		Fulton County Animal Shelter - 2 Day Porters - 16 hours per day 7 days per week 30 days			16.00	7,680.00
		Vendor ID ATLA172992-A				



We Strive For Excellence!
Please use the QR Code to give us a 5-Star Google review if we have met our goal!
Contact us at info@amfacility.com if you have any concerns.

Total \$12,084.16

100/520/5221/1176 Line #1 = \$12,084.16



American Facility Services, Inc
1325 Union Hill Industrial Ct, Suite A
Alpharetta, GA 30004 770-740-1613
Fax: 770-475-7720

Tax ID: 58-1950842

Invoice

Date	Invoice #
4/30/2025	103188

Bill To
Fulton County Service Centers 130 Peachtree St. SW Suite 1168 Atlanta, GA 30303

Ship To
Group I North Fulton Service Center South Fulton Service Center

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	TS	4/30/2025			
Quantity	Item Code	Description			Price Each	Amount
		Janitorial Services				
		April 2025				
		April 1 - 30, 2025				
	Service	North Fulton Service Center - Night Cleaning			2,712.60	2,712.60
✓ 352	Service	North Fulton Service Center - 2 Day Porters - 16 hours per day 5 days per week 22 days			15.00	5,280.00
	Service	South Fulton Service Center - Night Cleaning			2,709.48	2,709.48
✓ 352	Service	South Fulton Service Center - 2 Day Porters - 16 hours per day 5 days per week 22 days			15.00	5,280.00
		Vendor ID ATLA172992-A Exempt			0.00%	0.00



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Please use the QR Code to give us a 5-Star Google review if we have met our goal!
Contact us at info@amfacility.com if you have any concerns.

Total

\$15,982.08

OK

John

100/520/5221/1176

Line #1 = \$15,982.08



American Facility Services, Inc
1325 Union Hill Industrial Ct, Suite A
Alpharetta, GA 30004 770-740-1613
Fax: 770-475-7720

Tax ID: 58-1950842

Invoice

Date	Invoice #
4/30/2025	103188

Bill To
Fulton County Service Centers 130 Peachtree St. SW Suite 1168 Atlanta, GA 30303

Ship To
Group I North Fulton Service Center South Fulton Service Center

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	TS	4/30/2025			
Quantity	Item Code	Description			Price Each	Amount
		Janitorial Services				
		April 2025				
		April 1 - 30, 2025 ✓				
✓ 352	Service	North Fulton Service Center - Night Cleaning			2,712.60	2,712.60
✓ 352	Service	North Fulton Service Center - 2 Day Porters - 16 hours per day 5 days per week 22 days			15.00	5,280.00
✓ 352	Service	South Fulton Service Center - Night Cleaning			2,709.48	2,709.48
✓ 352	Service	South Fulton Service Center - 2 Day Porters - 16 hours per day 5 days per week 22 days			15.00	5,280.00
		Vendor ID ATLA172992-A ✓				
		Exempt			0.00%	0.00



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Total

\$15,982.08

OK

100/520/5221/1176

Line #1 = \$15,982.08

John



American Facility Services, Inc
 1325 Union Hill Industrial Ct, Suite A
 Alpharetta, GA 30004 770-740-1613
 Fax: 770-475-7720

Tax ID: 58-1950842

Invoice

Date	Invoice #
4/30/2025	103189

Bill To

Fulton County Government
 141 Pryor St., SW
 Suite 7001
 Atlanta, GA 30303
 Attn: Finance Dept.- Accounts Payable

Ship To

South Fulton Fire Station 19
 3965 Aero Dr NW
 Atlanta, GA 30336

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	30 Days	TS	4/30/2025			South Fulton Fire Station 19
Quantity	Item Code	Description			Price Each	Amount
	Service	Janitorial Service Vendor Number: Vendor ID ATLA172992-A ✓ April 1 - 30, 2025			800.00	800.00



We Strive For Excellence!
 Please use the QR Code to give us a 5-Star Google review if we have met our goal!
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Total

\$800.00

100/520/5221/1176

LINE #1 = \$800.00

25-0519 Real Estate and Asset Management

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)**

A motion was made by Commissioner Thorne and seconded by Commissioner Abdur-Rahman, to approve. The motion passed by the following vote:

Yea: Pitts, Thorne, Barrett, Ivory, Arrington, and Abdur-Rahman

Did Not Vote: Ellis

25-0520 Real Estate and Asset Management

Request approval to close out a contract - Department of Real Estate and Asset Management, 21ITB130447C-GS, Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I) in the amount not to exceed \$69,032.00 with (A) Chi-Ada Corporation, Inc. (Atlanta, GA), to cover the final payment for continued janitorial services rendered in April 2025 for Group E (South Libraries), Group F (Other Offices North) & (Other Offices South), Group G (South Senior Centers), and Group H (Arts Centers) until new contracts under 24ITB110124C-MH were fully executed for FY2025. Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Commissioner Barrett, to approve. The motion passed by the following vote:

Yea: Pitts, Thorne, Ellis, Barrett, Ivory, and Abdur-Rahman

Did Not Vote: Arrington

25-0521 Real Estate and Asset Management

Request approval to close out a contract - Department of Real Estate and Asset Management, Bid#21ITB130447C-GS, Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I) in the amount not to exceed \$28,868.00 with American Facility Services, Inc. (Alpharetta, GA), to cover the final payment for continued janitorial services rendered in April 2025 for Group I (North & South Service Centers, the new Animal Services Facility & Airport Rescue Fire Fighting "ARFF") until new contracts under 24ITB110124C-MH were fully executed for FY2025. Effective upon BOC approval. **(APPROVED)**

A motion was made by Commissioner Thorne and seconded by Commissioner Abdur-Rahman, to approve. The motion passed by the following vote:

Yea: Pitts, Thorne, Ellis, Barrett, Ivory, and Abdur-Rahman

Did Not Vote: Arrington


Certificate Of Completion

Envelope Id: A2772A4E-BFFC-467A-BEAE-0993178FD1B8		Status: Completed
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Parcel ID:		
Employee Name:		
Source Envelope:		
Document Pages: 8	Signatures: 5	Envelope Originator:
Certificate Pages: 6	Initials: 0	Gertis Strozier
AutoNav: Enabled	Stamps: 2	141 Pryor Street
Envelopeld Stamping: Enabled		Purchasing & Contract Compliance, Suite 1168
Time Zone: (UTC-05:00) Eastern Time (US & Canada)		Atlanta, GA 30303
		gertis.strozier@fultoncountyga.gov
		IP Address: 74.174.59.4


Record Tracking

Status: Original	Holder: Gertis Strozier	Location: DocuSign
8/12/2025 12:10:32 PM	gertis.strozier@fultoncountyga.gov	
Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Fulton County Government	Location: Docusign

Signer Events

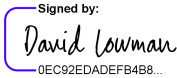
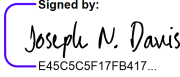
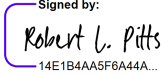


Signer Events	Signature	Timestamp
Harold Angel, Vice President hangel@amfacility.com Vice president American Facility Services, Inc. Security Level: Email, Account Authentication (None)	<div>DocuSigned by:  29F71E990412469...</div> <div>Signature Adoption: Pre-selected Style Using IP Address: 104.62.87.65</div>	Sent: 8/13/2025 2:33:06 PM Viewed: 8/13/2025 2:49:23 PM Signed: 8/13/2025 2:49:34 PM

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ID: 309b2491-f440-49e1-be3c-5e7d401d1d1a

Stephanie Villamizar sperez@amfacility.com Security Level: Email, Account Authentication (None)	<div>Signed</div> <div></div> <div>Using IP Address: 104.62.87.65</div>	Sent: 8/13/2025 2:49:35 PM Resent: 8/13/2025 3:16:23 PM Viewed: 8/13/2025 3:16:49 PM Signed: 8/13/2025 3:25:44 PM
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Electronic Record and Signature Disclosure:
Accepted: 8/13/2025 3:16:49 PM
ID: 38190bb7-815f-4e86-8fcd-8ddc736008be

Gertis Strozier gertis.strozier@fultoncountyga.gov Assistant Purchasing Agent CRM SERVICES, LLC Security Level: Email, Account Authentication (None)	<div>Completed</div> <div>Using IP Address: 74.174.59.4</div>	Sent: 8/13/2025 3:25:47 PM Viewed: 8/14/2025 3:45:43 PM Signed: 8/26/2025 11:15:00 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Signer Events	Signature	Timestamp
David Lowman David.Lowman@fultoncountyga.gov Security Level: Email, Account Authentication (None)	<div>Signed by:</div>  <div>0EC92EDADEFB4B8...</div> Signature Adoption: Pre-selected Style Using IP Address: 47.36.19.90	Sent: 8/26/2025 11:15:04 AM Viewed: 8/26/2025 11:17:50 AM Signed: 8/26/2025 11:19:39 AM
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Nikki Peterson nikki.peterson@fultoncountyga.gov Chief Deputy Clerk to the Board of Commissioners Fulton County Government Security Level: Email, Account Authentication (None)	Completed Using IP Address: 74.174.59.10	Sent: 8/26/2025 11:19:43 AM Viewed: 8/26/2025 11:50:12 AM Signed: 8/26/2025 12:36:41 PM
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Joseph N. Davis joseph.davis@fultoncountyga.gov Director Security Level: Email, Account Authentication (None)	<div>Signed by:</div>  <div>E45C5C5F17FB417...</div> Signature Adoption: Pre-selected Style Using IP Address: 2600:1702:7490:78e0:5140:ba66:e59b:6332 Signed using mobile	Sent: 8/26/2025 1:51:13 PM Viewed: 8/28/2025 5:40:57 AM Signed: 8/28/2025 5:41:29 AM
Electronic Record and Signature Disclosure: Accepted: 8/28/2025 5:40:57 AM ID: 002caf90-aa9b-4c49-a547-4555b8c81785		
Robert L. Pitts harriet.thomas@fultoncountyga.gov Chairman Fulton County Security Level: Email, Account Authentication (None)	<div>Signed by:</div>  <div>14E1B4AA5F6A44A...</div> Signature Adoption: Pre-selected Style Using IP Address: 2600:387:2:824::36 Signed using mobile	Sent: 8/26/2025 12:36:44 PM Resent: 8/28/2025 5:41:33 AM Viewed: 8/28/2025 9:31:41 AM Signed: 8/28/2025 9:32:01 AM
Electronic Record and Signature Disclosure: Accepted: 8/28/2025 9:31:41 AM ID: 5b174580-bd98-4ced-a526-9281da14c4df		
Tonya Grier tonya.grier@fultoncountyga.gov Clerk to the Commission Fulton County Government Security Level: Email, Account Authentication (None)	<div>Signed by:</div>  <div>EEC476C4837848D...</div>  Signature Adoption: Uploaded Signature Image Using IP Address: 2600:387:f:62::6 Signed using mobile	Sent: 8/28/2025 9:32:04 AM Viewed: 8/28/2025 10:15:56 AM Signed: 8/28/2025 10:16:28 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
Dian DeVaughn Dian.DeVaughn@fultoncountyga.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 8/28/2025 10:16:33 AM Viewed: 8/28/2025 11:04:28 AM
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	8/26/2025 1:51:12 PM
Certified Delivered	Security Checked	8/28/2025 10:15:56 AM
Signing Complete	Security Checked	8/28/2025 10:16:28 AM
Completed	Security Checked	8/28/2025 10:16:33 AM
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.

Getting paper copies

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™ 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.

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.