

Contract Renewal Evaluation Form

Date:	January 12, 2026
Department:	Real Estate and Asset Management
Contract Number:	21RFP127274K-BKJ
Contract Title:	Comprehensive Operation and Preventive and Predictive Maintenance Services for the Fulton County Jail

Instructions:

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed, and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

1. Describe what efforts were made to reduce the scope and cost of this contract.

The jail is an intensive maintenance environment. Previous experience has proven that the criticality of jail systems to the overall constitutional mandate of the Sheriff, combined with the complexity of its various systems, requires a robust scope of work that ensures the continuity of jail operations. Therefore, the scope of work has not been reduced. This contract furnishes all materials, labor, tools, equipment, and appurtenances necessary to provide comprehensive operation, preventive and corrective maintenance services for the Fulton County Jail.

2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:

Internet search of pricing for same product or service:

	Date of search:	Click here to enter a date.
	Price found:	Click here to enter text.
	Different features / Conditions:	Click here to enter text.
	Percent difference between internet price and renewal price:	Click here to enter text.

Explanation / Notes:

The existing prices for jail services reflect the current market rates as of today. This procurement was conducted in accordance with all applicable provisions of the Fulton County Purchasing Code Selection 102-375, all competitive sealed proposals.

Market Survey of other jurisdictions:

Date contacted:	Click here to enter a date.
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Jurisdiction Name / Contact name:	Click here to enter text.
Date of last purchase:	Click here to enter a date.
Price paid:	Click here to enter text.
Inflation rate:	Click here to enter text.
Adjusted price:	Click here to enter text.
Percent difference between past purchase price and renewal price:	Click here to enter text.
Are they aware of any new vendors?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are they aware of a reduction in pricing in this industry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does pricing compare to Fulton County's award contract?	Click here to enter text.

Explanation / Notes:

There are four municipal jails in the metropolitan Atlanta area that are comparable in size, bed space, and inmate population to the Fulton County Jail. The County's jail maintenance contract was rebid in FY2021 as a fixed labor contract with only materials used in the completion of corrective maintenance being billable to the County over and above the base rate for labor. This is the operating model in use at the comparable facilities in metro Atlanta. This has resulted in significant savings evidenced by the total maintenance cost for the main.

Other (Describe in detail the analysis conducted and the outcome):

Click here to enter text.

3. What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year?

FY2025: The County spent \$9,515,522.23

FY2024: The County spent \$5,383,820.00

FY2023: The County spent \$6,094,232.00

FY2022: The County spent \$4,781,952.18

FY2021: The County spent \$4,447,961.62 for Fulton County Jail and Jail South Annex

FY2020: The County spent \$5,020,000 for the Fulton County Jail Complex, and \$713,226.78 for the South Fulton Regional Jail.

4. Does the renewal option include an adjustment for inflation? Yes No
(Information can be obtained from CPI index)

Was it part of the initial contract? Yes No

Date of last purchase: Click here to enter a date.

Price paid: Click here to enter text.

Inflation rate:

[Click here to enter text.](#)

Adjusted price:

[Click here to enter text.](#)

Percent difference between past purchase price and renewal price:

[Click here to enter text.](#)

Explanation / Notes:

Reviewing quotes received from vendors for this service in the Atlanta Metro Area.

5. **Is this a seasonal item or service?** Yes No

6. **Has an analysis been conducted to determine if this service can be performed in-house?** Yes
 No **If yes, attach the analysis.**

Given the number of both corrective and preventive maintenance work orders, DREAM does not have the in-house resources to maintain this Fulton County Jail Complex, efficiently and effectively.

7. **What would be the impact on your department if this contract was not approved?**

DREAM would not be able to maintain this facility as is necessary to ensure the continuity of jail operations. The department does not have the internal resources necessary to render adequate and timely maintenance services in the Fulton County Jail Complex.

Joseph N. Davis, Director

January 12, 2026

Prepared by

Date

Joseph Davis
Joseph N. Davis, Director

Department Head

Date