



# Fulton County

## Legislation Details (With Text)

**File #:** 22-0682      **Version:** 1      **Name:**  
**Type:** CM Action Item - Open & Responsible Government      **Status:** Passed  
**File created:** 8/19/2022      **In control:** Board of Commissioners  
**On agenda:** 9/21/2022      **Final action:** 9/21/2022  
**Title:** Request approval to amend existing contract - Department of Real Estate and Asset Management, 21ITB128258C-CG, Janitorial Services for Selected Fulton County Facilities (Groups C, D & G) in the amount of \$92,073.00 with American Facility Services, Inc. (Alpharetta, GA) to add Group G (North Senior Centers and Central Senior Centers) to its existing contract and to assume the janitorial services responsibilities according to the terms and conditions of the contract. Effective dates: October 1, 2022 through December 31, 2022. (APPROVED)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 Amendent No. 1 to Form of Contract, 2. Exhibit 2 Contractor's Performance Report, 3. 2022-0682

Date	Ver.	Action By	Action	Result
9/21/2022	1	Board of Commissioners	approve	Pass

### Department

Real Estate and Asset Management

### Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to amend existing contract - Department of Real Estate and Asset Management, 21ITB128258C-CG, Janitorial Services for Selected Fulton County Facilities (Groups C, D & G) in the amount of \$92,073.00 with American Facility Services, Inc. (Alpharetta, GA) to add Group G (North Senior Centers and Central Senior Centers) to its existing contract and to assume the janitorial services responsibilities according to the terms and conditions of the contract. Effective dates: October 1, 2022 through December 31, 2022. **(APPROVED)**

### Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-420, contract modifications within the scope of the contract and necessary for contract completion of the contract, 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 *(If yes, note strategic priority area below)*

**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** This amendment is to add Group G (North Senior Centers and Central Senior Centers), to American Facility Services existing contract for the remaining three months, effective October 1, 2022 through December 31, 2022.

American Facility Services, Inc. is currently responsible for providing janitorial services for Group D: North Fulton Libraries which consists of; 15 facilities: Alpharetta, Milton, Buckhead, Dogwood, East Atlanta, Kirkwood, Northeast Regional, Northside, Adamsville/Collier heights, Ponce de Leon, Roswell Branch, Sandy Springs, Fulton Library at Ocee, Northwest Atlanta, and East Roswell Libraries, with a total of 225,198 cleanable square feet.

Buckhead Elite Construction Trust, Inc. was initially awarded the Contract for Group G on July 17, 2021 as Item #21-0519 in the amount of \$138,847.50 and was renewed (1<sup>st</sup>) by the BOC on December 15, 2021, as Item #21-1017 in the amount of \$333,282.00 for FY2022. Buckhead Elite has notified the County of its decision on July 27, 2022, to be released from its contractual obligation which will end their commitment with the County.

The Department is requesting that American Facility Services, the next (2<sup>nd</sup>) lowest responsible and responsive bidder in line for Group G (North and Central Senior Centers), be approved to assume cleaning responsibilities for Group G on October 1, 2022.

AFS has performed very well and is highly competent as a Janitorial contractor for Fulton County as stated in their performance report.

**Scope of Work:** The Scope includes all labor, materials, cleaning supplies, restroom supplies (including feminine products, soap, toilet seat covers, toilet tissue, paper towels, and other required supplies) and equipment necessary to provide the highest quality of janitorial services at this facility, to include day porter services. AFS service also includes Wipe Down of Shared Surfaces in High Touch Areas and Increase in Frequency of Cleaning with approved Novel Coronavirus (COVID-19) Fighting Products.

**Community Impact:** The overall community impact is to provide clean and sanitary environments to these Fulton County facilities.

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

**Project Implications:** This amendment will allow the existing Janitorial Contractor to provide and maintain sustainable clean and sanitary County facilities for Group G. The effective cleaning program is critical component to keeping a healthy and productive environment.

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

**Department Issues/Concerns:** If this contract amendment is not approved, there will be a delay in providing janitorial services for Group G.

**Contract Modification**

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0058	1/19/22	\$267,607.00
<b>Amendment No. 1</b>			<b>\$92,073.00</b>
Total Revised Amount			\$359,680.00

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

**Contract Value:** \$92,073.00  
**Prime Vendor:** American Facility Services, Inc.  
**Prime Status:** Non-Minority  
**Location:** Alpharetta, GA  
**County:** Fulton County  
**Prime Value:** \$73,658.40 or 80.00%

**Subcontractor:** Phenomenal Janitorial & Maintenance Svc. Corp.  
**Subcontractor Status:** African American Female Business Enterprise-Non-Certified  
**Location:** Jonesboro, GA  
**County:** Clayton County  
**Subcontractor Value:** \$18,414.60 or 20.00%

**Total Contract Value:** \$92,073.00 or 100.00%  
**Total M/FBE Value:** \$18,414.60 or 20.00%

**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: 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: \$267,607.00  
Previous Adjustments: \$0.00  
This Request: \$92,073.00  
TOTAL: \$359,680.00

### 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:

100-520-5221-1176: General, Real Estate and Asset Management, Cleaning Services- \$92,073.00

Key Contract Terms	
Start Date: 10/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: <input type="radio"/> renewal option remaining

Overall Contractor Performance Rating: 3.00

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/1/2022      Report Period End: 6/30/2022