



Fulton County

Legislation Text

File #: 22-0820, Version: 1

Department

Real Estate and Asset Management

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

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 21ITB130447C-GS, Janitorial Services for Selected Fulton County Facilities (Groups E, F, G, H & I) in an amount not to exceed \$1,036,470.00 with (A) Chi-Ada Corporation, (Atlanta, GA) in an amount not to exceed \$587,668.00; (B) Quality Cleaning Services, Inc. (Douglasville, GA) in an amount not to exceed \$261,756.00; and (C) American Facility Services, Inc. (Alpharetta, GA) in an amount not to exceed \$187,046.00, to provide the highest quality cleaning services for selected Fulton County facilities for Janitorial Groups E (South Libraries), F (Other Offices North & Other Offices South), G (South Senior Centers), H (Arts Centers) and I (North & South Service Centers). This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2023 through December 31, 2023. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-394(6), all renewal requests shall be submitted to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

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 Request approval to renew existing contracts to provide general cleaning for selected Fulton County facilities (Groups E, F, G, H & I) for the Department of Real Estate and Asset Management (DREAM) for FY2023.

Scope of Work: These contracts furnish all materials, labor, tools, janitorial equipment 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 janitorial services at these selected County facilities which consists of:

1. **Group E (South Libraries)** consists of 14 facilities: Adams Park, Cleveland, College Park, East Point, Fairburn, Hapeville, South Fulton, Southwest Regional, Washington Park, West End, Wolf Creek, Palmetto, Metropolitan and Southeast Atlanta Libraries and one parking area (South Fulton Parking Deck), with a total of 205,925 cleanable sq. ft.
2. **Group F (Other Offices North)** - consists of two (2) facilities: Drug Court Training Center and Customer Service Center, formally WROC, with a total of 61,315 cleanable sq. ft.
3. **Group F (Other Offices South)** consists of eight (8) facilities: Public Safety Training Center, Cooperative Extension, Data Processing Storage, Fulton Clubhouse for Youth, Firing Range, Information Technology Warehouse, Sheriff Old National, and Bethlehem-Birdine Senior Center, with a combined total of 54,149 cleanable sq. ft.
4. **Group G (South Senior Centers)** consists of eight (8) facilities: HJC Bowden, Camp Truitt, Palmetto, Quality Living services, Hapeville, Camp Truitt 4-H Ed Center, New Beginnings and Southeast Senior Centers, with a combined total of 92,008 cleanable sq. ft.
5. **Group H (Arts Centers)** consists of three (3) facilities: West End Arts, Hammond House, and Aviation Community Cultural Center, with a combined total of 23,654 cleanable sq. ft.
6. **Group I (Service Centers)** consist of two (2) facilities: North & South Service Centers, with a total of 90,368 cleanable sq. ft.

Community Impact: The overall community impact is to provide clean and sanitary facilities for the selected County facilities.

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

1. **Chi-Ada Corporation** is responsible for providing janitorial services for Groups: Group E: (South Libraries), Group F (Other Offices North and Other Offices South), and Group H (Arts Centers).
2. **Quality Cleaning Services, Inc.** is responsible for providing janitorial services for Group G (South Senior Centers).
3. **American Facility Services, Inc.** is responsible for providing janitorial services for Group I (North & South Service Centers).

The requested spending authority in the total amount of \$1,036,470.00 is an increase of \$264,541.00 over 2022, which is largely because the original contract was initially for 9-months, effective from April 1, 2022 through December 31, 2022, in the total amount of \$771,929.00 (BOC Item #22-0150).

These are a time and material contracts. The total requested spending authority in the amount of \$1,036,470.00 is sufficient to cover the costs for cleaning materials, janitorial supplies, labor hours to include day porters; additional events and unanticipated emergencies that may require additional janitorial support to maintain the required cleaning in these County facilities for FY2023.

Historical Expenditures:

- FY2022: The County expenditure as of 9/23/2022, is \$423,087.65
- FY2021: The County spent \$798,773.13
- FY2020: The County spent \$786,151.30
- FY2019: The County spent \$801,746.29
- FY2018: The County spent \$803,444.20
- FY2017: The County spent \$758,401.63

Project Implications: These contracts are designed to provide and maintain sustainable, clean and sanitary County facilities. The effective cleaning program is critical component for keeping a healthy and productive environment.

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

Department Issues/Concerns: If these contracts are not approved, the Department will not be able to provide janitorial services for these selected County facilities.

Contract Modification

(A) Chi-Ada Corporation

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0150	3/2/22	\$437,224.00
1st Renewal			\$587,668.00
Total Revised Amount			\$1,024,892.00

(B) Quality Cleaning Services, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0150	3/2/22	\$194,646.00
1st Renewal			\$261,756.00
Total Revised Amount			\$456,402.00

(C) American Facility Services, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	22-0150	3/2/22	\$140,059.00
1st Renewal			\$187,046.00

Total Revised Amount			\$327,105.00
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Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Total Contract Value: \$1,036,470.00

(A)

Contract Value: \$587,668.00
Prime Vendor: Chi-ADA Corporation
Prime Status: African American Male Business Enterprise- Non-Certified
Location: Atlanta, GA
County: Fulton County
Prime Value: \$570,037.96 or 97.00%

Subcontractor: McKenzie's Cleaning
Subcontractor Status: African American Female Business Enterprise-Certified
Location: Atlanta, GA
County: Fulton County
Subcontractor Value: \$17,630.04 or 3.00%

Total Contract Value: \$587,668.00 or 100.00%
Total M/FBE Value: \$587,668.00 or 100.00%

(B)

Contract Value: \$261,756.00
Prime Vendor: Quality Cleaning Services, Inc.
Prime Status: African American Male Business Enterprise-Certified
Location: Douglasville, GA
County: Douglas County
Prime Value: \$261,756.00 or 100.00%
Subcontractor: None

Total Contract Value: \$261,756.00 or 100.00%
Total M/FBE Value: \$261,756.00 or 100.00 %

(C)

Contract Value: \$187,046.00
Prime Vendor: American Facility Services
Prime Status: Non-Minority
Location: Alpharetta, GA
County: Fulton County
Prime Value: \$149,636.80 or 80.00%

Subcontractor: Ascential Technologies
Subcontractor Status: African American Female Business Enterprise-Certified
Location: Atlanta, GA
County: Fulton County
Subcontractor Value: \$37,409.20 or 20.00%

Total Contract Value: \$187,046.00 or 100.00%
Total M/FBE Value: \$37,409.20 or 20.00%

Grand Contract Value: \$1,036,470.00 or 100.00%
Grand M/FBE Value: \$886,833.20 or 85.56%

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

Exhibit 1: Contract Renewal Agreements
Exhibit 2: Contractor's Performance Reports
Exhibit 3: Contract Renewal Evaluation Form

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: \$771,929.00
Previous Adjustments: \$0.00
This Request: \$1,036,470.00
TOTAL: \$1,808,399.00

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- \$1,036,470
"Subject to availability of funding adopted for FY2023 by BOC"

Key Contract Terms	
Start Date: 1/1/2023	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: O renewal option remains

Overall Contractor Performance Rating:

Chi-ADA Corporation	2.80
Quality Cleaning Services, Inc.	2.80
American Facility Services	2.80

Would you select/recommend this vendor again?

Yes

Report Period Start: 4/1/2022 **Report Period End:** 6/30/2022