



Fulton County

Legislation Text

File #: 21-0754, 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, 19RFP120741C-GS, Janitorial Services for Fulton County's Government Center Complex (Group A) and Justice Center Facilities (Group B) in the total amount of \$2,091,518.00 with (A) ABM Industry Groups, LLC (Atlanta, GA) in the amount of \$851,680.00; and (B) American Facilities Services, Inc. (Alpharetta, GA) in the amount of \$1,239,838.00 to provide the highest quality janitorial services for Government Center Complex and Justice Center Facilities for Fulton County. This action exercises the second of two renewal options. No renewal options remain. Effective dates: January 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 102-394(6), the Purchasing Department shall present all renewal requests 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 Renew existing contracts to provide Janitorial Services for Fulton County's Government Center Complex (Groups A) and Justice Center Facilities (Group B) for FY2022.

Scope of Work: These contracts provides general cleaning for Government Center Complex (Group A) and Justice Center Facilities (Group B) for the Department of Real Estate and Asset Management

(DREAM). Janitorial contractors shall furnish 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 these facilities.

ABM Industry Groups, LLC: Is responsible for the Fulton County Government Center Complex (Group A) which consists of; three (3) facilities: The Government Center; the Public Safety Building and Health and Human Services building a total of 656,424 sq. ft./551,397 cleanable sq. ft.

American Facilities Services, Inc.: Is responsible for the Justice Facilities (Group B) which consists of; five (5) facilities: Justice Center Tower; Carnes Justice Center Building; Lewis Slaton Fulton County Court House; Judge Romae T. Powell Juvenile Justice Center; and the State of Georgia Department of a Human Services (DHS) for a total of 1,288,524 sq. ft./1,082,361 cleanable sq. ft.

These two (2) groups comprise the largest square footage of all County properties a total of 1,944,948.

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

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

There's a slight increase in spending authority for ABM Industry Groups, LLC in day porter cost for FY2022 from \$21.77 per hour in 2021 to \$22.42 per hour in 2022, which cumulates to a \$1,402.14 monthly increase in janitorial services. The reason for this increase in day porter and janitorial services is to improve their on-sight task and safety training, and addition of a second evening shift lead in the Government Center Complex for FY2022.

ABM's original cost proposal included slight minimum contract increases for FY2022. Whereas American Facilities Service's proposed a flat rate (same costs for three years) to include the 1st and 2nd renewal options.

These are a time and material contracts. The total spending authority in the amount of \$2,091,518 which is sufficient to cover the cost for cleaning materials, janitorial supplies, labor hours to include day porters; and additional events and unanticipated emergencies that may require additional janitoria I support to maintain the required cleaning in these facilities for FY2022.

Historical Expenditures:

- FY2021: The County expenditures as of 8/31/2021, \$1,199,928.64
- FY2020: The County spent \$1,196,118.21
- FY2019: The County spent \$1,816,974.64
- FY2018: The County spent \$1,899,822.80
- FY2017: The County spent \$1,801,135.00
- FY2016: The County spent \$1,486,102.35

Project Implications: These contracts are design to provide and maintain sustainable clean and

sanitary County facilities. The effective cleaning program is critical component to keeping a healthy and productive environment.

Community Issues/Concerns: None that the Department is aware.

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

Contract Modification

(A) ABM Industry Groups, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-1151	12/18/19	\$802,077.00
1st Renewal	20-0740	10/21/20	\$827,023.00
2nd Renewal			\$851,680.00
Total Revised Amount			\$2,480,780.00

(B) American Facilities Services, Inc.

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-1151	12/18/19	\$1,239,838.00
1st Renewal	20-0740	10/21/20	\$1,239,838.00
2nd Renewal			\$1,239,838.00
Total Revised Amount			\$3,719,514.00

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

Total Contract Value: \$2,091.518.00

(A)

Contract Value: \$851,680.00
Prime Vendor: ABM Industry Groups, LLC
Prime Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Prime Value: \$851,680.00 or 100.00%

Total Contract Value: \$851,680.00 or 100.00%
Total M/FBE Value: \$-0-

(B)

Contract Value: \$1,239,838.00
Prime Vendor: American Facility Services, Inc.
Prime Status: Non-Minority
Location: Alpharetta, GA
County: Fulton County

Prime Value: \$1,115, 854.20 or 90.00%

Subcontractor: Simplee Clean LLC

Subcontractor Status: African American Female Business Enterprise- Non-Certified

Location: Atlanta, GA

County: Fulton County

Subcontractor Value: \$123,983.80 or 10.00%

Total Contract Value: \$2,091.518.00 or 100.00%

Total M/FBE Value: \$123,983.80 or 10.00%

Grand Contract Value: \$2,091.518.00 or 100.00%

Grand M/FBE Value: \$123,983.80 or 5.93%

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: \$2,041,915.00

Previous Adjustments: \$2,066,861.00

This Request: \$2,091,518.00

TOTAL: \$6,200,294.00

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- \$2,091,518
"Subject to availability of funding adopted for FY2022 by BOC"

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: No renewal options remain

Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start:
1/1/2022

Report Period End:
12/31/2022