



# Fulton County

## Legislation Text

File #: 23-0310, Version: 1

### Department

Real Estate and Asset Management

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

Request approval of recommended proposals - Department of Real Estate and Asset Management, 22RFP135756C-GS, Janitorial Services for Fulton County Government Center Complex (Group A) and Justice Center Facilities (Group B) in a total amount not to exceed \$1,476,729.00 with (A) ABM Industry Groups, LLC (Atlanta, GA) in an amount not to exceed \$570,430.00; and (B) American Facility Services, Inc. (Alpharetta, GA) in an amount not to exceed \$906,299.00, to provide the highest quality janitorial services for the Government Center Complex and Justice Center Facilities. Effective May 1, 2023 through December 31, 2023, with two renewal options. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-374, all competitive sealed proposals 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** Request approval of recommended proposals to provide Janitorial Services for Fulton County's Government Center Complex (Group A) and Justice Center Facilities (Group B) for FY2023.

**Scope of Work:** This contract 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). Under these contracts the janitorial contractors will 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, for a total of 656,424 sq. ft./551,397 cleanable sq. ft.

**American Facility Services, Inc.:** Is responsible for the Justice Facilities (Group B) which consists of six (6) facilities: Justice Center Tower, Carnes Justice Center Building, Lewis Slaton Fulton County Court House, Judge Romae T. Powell Juvenile Justice Center, State of Georgia Department of a Human Services (DHS), and the Medical Examiner's Office for a total of 1,306,434 sq. ft./1,097,405 cleanable sq. ft.

These two (2) groups comprise the largest square footage of all County properties - a total of 1,962,858 sq. ft.

**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.

After reviewing seven (7) qualified firms' proposals, the evaluation and consideration of all available information related to the requirements and evaluation criteria, the Evaluation Committee has determined that the following proposal submitted by ABM Industry Group, LLC (88.47%) and American Facility Services, Inc. (76.67%) are the two recommended janitorial contractors to provide for Fulton County's Government Center Complex (Group A) and Justice Center Facilities (Group B) for the remaining eight (8) months of 2023.

The Department has redefined the scope of work for Government Center Complex (Group A) and Justice Center Facilities (Group B) with the primary objective being to obtain the best qualified janitorial contractors who can provide the necessary resources to cover these large square footages.

These are time and material contracts. The total spending authority in the amount of \$1,476,729.00 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 janitorial support to maintain the required cleaning in these facilities for the remaining eight (8) months of FY2023.

Historical Expenditures:

- FY2023: The County expenditures as of 4/4/2023, \$346,484.04
- FY2022: The County spent \$2,104,909.04
- FY2021: The County spent \$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 designed to provide and maintain sustainable clean and sanitary County facilities. The effective cleaning program is a critical component to 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 County facilities.

**Contract Modification** No, this is a new procurement.

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

**Total Contract Value:**      **\$1,476,729.00**

**(A)**

**Contract Value:**                **\$570,430.00**  
**Prime Vendor:**        **ABM Industry Groups, LLC**  
**Prime Status:**        **Non-Minority**  
**Location:**                **Atlanta, GA**  
**County:**                **Fulton County**  
**Prime Value:**                **\$570,430.00 or 100.00%**

**Total Contract Value:**        **\$570,430.00 or 100.00%**  
**Total Certified Value:**       **\$0.00 or 0.00%**

**(B)**

**Contract Value:**                **\$906,299.00**  
**Prime Vendor:**        **American Facility Services, Inc.**  
**Prime Status:**        **Non-Minority**  
**Location:**                **Alpharetta, GA**  
**County:**                **Fulton County**  
**Prime Value:**                **\$453,149.50 or 50.00%**

**Subcontractor:**                **Simplee Clean, LLC**  
**Subcontractor Status:**       **African American Female Business Enterprise**  
**Location:**                **Atlanta, GA**  
**County:**                **Fulton County**  
**Subcontractor Value:**       **\$271,889.70 or 30.00%**

**Subcontractor:**                **Phenomenal Janitorial & Maintenance**  
**Subcontractor Status:**       **African American Female Business Enterprise**

**Location:** Jonesboro, GA  
**County:** Clayton County  
**Subcontractor Value:** \$181,259.80 or 20.00%

**Total Contract Value:** \$906,299.00 or 100.00%  
**Total Certified Value:** \$453,149.50 or 50.00%

**Grand Contract Value:** \$1,476,729.00 or 100.00%  
**Grand Certified Value:** \$453,149.50 or 30.69%

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

Exhibit 1: Evaluation Committee Recommendation Letter

Exhibit 2: Contractor's Performance Reports

**Contact Information** *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

**Contract Attached**

No

**Previous Contracts**

Yes

**Total Contract Value**

Original Approved Amount: \$0.00  
Previous Adjustments: \$0.00  
This Request: \$1,476,729.00  
TOTAL: \$1,476,729.00

**Grant Information Summary**

Amount Requested:	<input type="checkbox"/> Cash
Match Required:	<input type="checkbox"/> In-Kind
Start Date:	<input type="checkbox"/> Approval to Award
End Date:	<input type="checkbox"/> Apply & Accept
Match Account \$:	

**Fiscal Impact / Funding Source**

**Funding Line 1:**

100-520-5221-1176: General, Real Estate and Asset Management, Cleaning Services -

\$1,476,729.00

Key Contract Terms	
Start Date: 5/1/2023	End Date: 12/31/2023
Cost Adjustment:	Renewal/Extension Terms: TV renewal options

**Overall Contractor Performance Rating:**

ABM Industry Groups, LLC 3.00

American Facility Services, Inc. 3.00

**Would you select/recommend this vendor again?**

Yes

**Report Period Start:**

10/1/2022

**Report Period End:**

12/31/2022