



Fulton County

Legislation Text

File #: 24-0091, Version: 1

Department

Real Estate and Asset Management

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

Request approval to renew an existing contract - Department of Real Estate and Asset Management, 21RFP127274K-BKJ, Comprehensive Operations and Preventive and Predictive Maintenance Services for the Fulton County Jail and the Jail South Annex in an amount not to exceed \$5,383,820.00 with Johnson Controls, Inc., (Atlanta, GA), to provide comprehensive operations, preventive, and corrective maintenance services. This action exercises the third of four renewal options. One renewal option remains. Effective Dates: January 1, 2024, through December 31, 2024. **(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: This contract provides comprehensive preventive and corrective maintenance services for all three (3) jail campuses. The Jail North Annex located at 2565 Old Milton Pkwy was added, by contract amendment, as a covered location for FY 2023. This contract is a fixed labor contract requiring the contractor to provide all requisite labor and materials for all manufacturer prescribed preventive maintenance as well as all labor for corrective/unplanned maintenance services.

The contract requires preventive and corrective services for all building systems including, but not limited to, all HVAC, door & locking controls, plumbing, electrical, generators, building envelope, kitchen equipment, laundry equipment, and perimeter fencing/gates. laundry equipment. On average, 1,600 corrective maintenance work requests are submitted and completed each month across all three facilities.

Community Impact: This contract is essential for the County to meet its legal obligations associated with the housing and disposition of inmates.

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

The requested authority in the amount of \$5,383,820.00 is the proposed cost for the third full year of the new contract term and will cover for all corrective/unscheduled maintenance services to include labor rates for during normal/after hours and emergency for all three Fulton County Jail facilities for FY2024.

Project Implications: The intent of this contract is to ensure the provision of a functional correctional facility suitable for the safe and effective housing of inmates along with occupancy by staff and visitors. Additionally, it is the intent of this contract to extend the useful life of the existing jail facility assets.

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

Department Issues/Concerns: If this renewal contract is not approved, the County does not have the internal resource capacity, or the expertise, to perform this service in-house. It will enable the County to have Jail Facility Management Contractor to ensure preventive/corrective maintenance services at these jail facilities.

Contract Modification

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	21-0406	6/2/21	\$2,175,459.00
1st Renewal	21-0951	12/1/21	\$5,192,445.00
Amendment No. 1	22-0987	12/21/22	\$0.00
2 nd Renewal	22-0977	12/21/22	\$5,531,120.00
Increase Spending Authority	23-0631	9/20/23	\$1,230,530.00
60 Day Extension	102-364	1/1/2024	\$860,000.00
3rd Renewal			\$5,383,820.00
Total Revised Amount			\$20,373,374.00

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

Contract Value: \$5,383,820.00
Prime Vendor: Johnson Controls, Inc.
Prime Status: Non-Minority

Location: Alpharetta, GA
County: Fulton County
Prime Value: \$1,113,912.36 or 20.69%

Subcontractor: 1electric
Subcontractor Status: African American Male Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: F. M. Shelton
Subcontractor Status: African American Female Business Enterprise
Location: Atlanta, GA
County: Fulton County
Contract Value: \$23,150.43 or 0.43%

Subcontractor: BB&D Services
Subcontractor Status: Asian Male Business Enterprise
Location: Lithia Springs, GA
County: Douglas County
Contract Value: \$446,318.68 or 8.29%

Subcontractor: B&W Mechanical
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$61,913.93 or 1.15%

Subcontractor: Buffington Burns Electric, Inc
Subcontractor Status: Non-Minority
Location: Conyers, GA
County: Rockdale County
Contract Value: \$41,993.80 or 0.78%

Subcontractor: Capital Materials
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Contract Value: \$11,844.40 or 0.22%

Subcontractor: Complete Contracting Partners, LLC
Subcontractor Status: African American Male Business Enterprise
Location: Powder Spring, GA
County: Cobb County
Contract Value: \$303,647.45 or 5.64%

Subcontractor: Electronic Maintenance Associates, Inc
Subcontractor Status: Non-Minority
Location: Norcross, GA

County: Gwinnett County
Contract Value: \$16,689.84 or 0.31%

Subcontractor: Ferguson
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: DeKalb County
Contract Value: \$5,383.82 or 0.10%

Subcontractor: Ferrell Gas
Subcontractor Status: Non-Minority
Location: Conley, GA
County: Clayton County
Contract Value: \$21,535.28 or 0.40%

Subcontractor: Hawk Construction
Subcontractor Status: African American Male Business Enterprise
Location: Ellenwood, GA
County: DeKalb County
Contract Value: \$1,511,238.27 or 28.07%

Subcontractor: Grainger
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$642,828.11 or 11.94%

Subcontractor: Heaton Erecting
Subcontractor Status: Non-Minority
Location: Forest Park, GA
County: Clayton County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: Home Depot
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: Fulton County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: IDN Armstrong
Subcontractor Status: Non-Minority
Location: Atlanta, GA
County: DeKalb County
Contract Value: \$4,845.44 or 0.09%

Subcontractor: ITR of Georgia
Subcontractor Status: Non-Minority
Location: Tucker, GA

County: DeKalb County
Contract Value: \$9,152.49 or 0.17%

Subcontractor: JWC Environmental
Subcontractor Status: Non-Minority
Location: Santa Ana, CA
County: Orange County
Contract Value: \$12,382.79 or 0.23%

Subcontractor: L&H Sheet Metal Company
Subcontractor Status: Non-Minority
Location: Jonesboro, GA
County: Clayton County
Contract Value: \$14,536.31 or 0.27%

Subcontractor: LABS
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Contract Value: \$19,381.75 or 0.36%

Subcontractor: LP Gas Industrial Equipment Company
Subcontractor Status: Non-Minority
Location: Macon, GA
County: Bibb County
Contract Value: \$38,763.50 or 0.72%

Subcontractor: Otis Elevator
Subcontractor Status: Non-Minority
Location: Birmingham, AL
County: Jefferson County
Contract Value: \$375,790.64 or 6.98%

Subcontractor: Prime Coat Coating Systems
Subcontractor Status: Non-Minority
Location: Waukegan, IL
County: Lake County
Contract Value: \$177,666.06 or 3.30%

Subcontractor: Pro Air Care, LLC
Subcontractor Status: Hispanic Male Business Enterprise
Location: Buford, GA
County: Gwinnett County
Contract Value: \$4,845.44 or 0.09%

Subcontractor: Mayer Electric
Subcontractor Status: Non-Minority
Location: Covington, GA

County: Newton County
Contract Value: \$538.38 or 0.01%

Subcontractor: McMaster Carr
Subcontractor Status: Non-Minority
Location: Douglasville, GA
County: Douglas County
Contract Value: \$8,075.73 or 0.15%

Subcontractor: RS Group
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$2,153.53 or 0.04%

Subcontractor: Roof Management
Subcontractor Status: White Female Business Enterprise
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: Service Lighting
Subcontractor Status: Non-Minority
Location: Maple Grove, MN
County: Hennepin County
Contract Value: \$4,307.06 or 0.08%

Subcontractor: Southern Automatic Machinery
Subcontractor Status: Non-Minority
Location: Fayetteville, GA
County: Fayette County
Contract Value: \$3,230.29 or 0.06%

Subcontractor: Spot Coolers
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Contract Value: \$6,998.97 or 0.13%

Subcontractor: Stovall Trucking & Construction LLC
Subcontractor Status: African American Female Business Enterprise
Location: Eatonton, GA
County: Putnam County
Contract Value: \$322,490.82 or 5.99%

Subcontractor: Total Maintenance Solutions
Subcontractor Status: Non-Minority
Location: Roswell, GA

County: Fulton County
Contract Value: \$106,061.25 or 1.97%

Subcontractor: Thermal Resource Solutions
Subcontractor Status: Non-Minority
Location: Taylor, SC
County: Greenville County
Contract Value: \$51,146.29 or 0.95%

Subcontractor: Trane Supply
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Contract Value: \$8,075.73 or 0.15%

Subcontractor: Western Detention
Subcontractor Status: Non-Minority
Location: Deer Park, WA
County: Spokane County
Contract Value: \$2,153.53 or 0.04%

Total Contract Value: \$5,383,820.00 or 100.00%
Total Certified Value: \$2,618,151.67 or 48.63%

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

- Exhibit 1: Contract Renewal Agreement
- Exhibit 2: Performance Evaluation
- 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: \$2,175,459.00
Previous Adjustments: \$12,814,095.00
This Request: \$5,383,820.00
TOTAL: \$20,373,374.00

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:

100-520-5224-1116: General, Real Estate and Asset Management, Building Maintenance-\$5,383,820.00 "Subject to availability of funding adopted for FY2024 by BOC"

Key Contract Terms	
Start Date: 1/1/2024	End Date: 12/31/2024
Cost Adjustment:	Renewal/Extension Terms: <input type="radio"/> renewal option remains

Overall Contractor Performance Rating: 91
Would you select/recommend this vendor again?
Yes

Report Period Start: 8/30/2023 **Report Period End:** 9/6/2023