



# Fulton County

## Legislation Text

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File #: 24-0091, Version: 1

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### 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 <sup>nd</sup> 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
<b>3<sup>rd</sup> Renewal</b>			<b>\$5,383,820.00</b>
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