

User Department's Recommendation

SWC No. 99999-001-SPD0000154-0001 – Facility Maintenance Solutions

User Department Name: Sheriff's Office

Recommended Bidder: CGL Facility Management, LLC meets our approval.

Project Amount This Term: \$
Base - \$ 1,789,983.59
Addtl Services - \$ 420,000.00

Funding:
General Enterprise 3 Digit Fund Code 100
CIP Line Item No. (if applicable): _____
SPLOST

Justification:

We request to continue with CGL Facility Management, LLC. The state wide contract provides the most services based on state pricing. CGL is involved in major facility renovations and capital projects key to the management of the facility. Continuity of services is important during these major projects.

Name, Title

Date

Inghukey
Department Director

5/31/19
Date



CONTRACT AMENDMENT

This amendment by and between the Contractor and State Entity defined below shall be effective as of the date this Amendment is fully executed.

STATE OF GEORGIA CONTRACT	
State Entity's Name:	DeKalb County Jail
Contractor's Full Legal Name:	CGL Facility Management, LLC
Contract No.:	99999-SPD0000154-0001
Solicitation No./Event ID:	99999-SPD0000154
Solicitation Title/Event Name:	Facility Maintenance Solution
Contract Award Date:	August 15, 2018
Current Contract Term:	July 14, 2021

WHEREAS, the Contract is in effect through the Current Contract Term as defined above; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. The purpose of this amendment is to: Provide Dekalb County a proposal to provide Facility Maintenance Services and associated prices is submitted for inclusion in the 99999-SPD0000154-0001 statewide contract.
2. Per SWC 99999-SPD0000154-0001, the attached pricing are submitted for inclusion to the contract for Facility Maintenance Services. The following documents are included:
 - a. Base Contract Pricing per DOAS format – Attachment 1
 - b. Staffing – Attachment 2
 - c. Scope of Services Modification – Attachment 3
3. Effective Date: June 1, 2019.

Attachment 1
Revised Base Contract Pricing for FY 2019 - Per DOAS Format

99999-SPD0000154-0001- FACILITY MAINTENANCE SOLUTIONS

SCHEDULED FACILITY MAINTENANCE SERVICES

Line Item	Description of Supply/Service	Qty	Unit of Measure	Unit Price	Extended Price
	Facility Management and Preventive/Scheduled Maintenance				
1	DeKalb County Jail	12	Month	\$149,165.30	\$1,789,983.59

UNSCHEDULED FACILITY MAINTENANCE SERVICES

Line Item	Description of Supply/Service	Qty	Unit of Measure	Unit Price
	Corrective/Unscheduled Maintenance-Normal Duty Hours			
1	Chief Engineer	1	Hour	\$72.00
2	HVAC Technician	1	Hour	\$93.50
3	Electrical Technician	1	Hour	\$60.00
4	Electronics Technician	1	Hour	\$90.61
5	Fire Alarm Technician	1	Hour	\$90.61
6	Plumbing Technician	1	Hour	\$89.50
7	General Maintenance Tradesman	1	Hour	\$39.95
8	Generator Technician	1	Hour	\$95.00
9	Locksmith - Electronic	1	Hour	\$90.61
10	Locksmith - Mechanical	1	Hour	\$60.00
11	Welder	1	Hour	\$62.00
12	Fencing Technician	1	Hour	\$65.00
13	Specialty Kitchen Technician	1	Hour	\$95.00
14	Groundskeeper/Landscaper	1	Hour	\$32.00
	Corrective/Unscheduled Maintenance-After Hours/Emergency			
15	Chief Engineer	1	Hour	\$108.00
16	HVAC Technician	1	Hour	\$140.25
17	Electrical Technician	1	Hour	\$90.00
18	Electronics Technician	1	Hour	\$135.92
19	Fire Alarm Technician	1	Hour	\$135.92
20	Plumbing Technician	1	Hour	\$134.25
21	General Maintenance Tradesman	1	Hour	\$59.93
22	Generator Technician	1	Hour	\$142.50
23	Locksmith - Electronic	1	Hour	\$135.92
24	Locksmith - Mechanical	1	Hour	\$90.00
25	Welder	1	Hour	\$93.00
26	Fencing Technician	1	Hour	\$97.00
27	Specialty Kitchen Technician	1	Hour	\$142.50
28	Groundskeeper/Landscaper	1	Hour	\$48.00
1004	Percent Markup on Materials	1	Dollar	9.60%
ANNUAL BASE CONTRACT PRICE W/O start up				
\$1,789,983.59				

Attachment 2 Staffing

Provide fifteen (16) permanently assigned resident CGL staff to perform work as defined in Appendix A – Scope of Work and modified per Attachment 3 below for the DeKalb County Jail

Labor mix is provided as follows:

- Facility Manager
- Chief Mechanical Engineer
- HVAC Technician (4)
- Security Electronics Technician
- Electrician / Kitchen Technician (2)
- Plumber
- Locksmith (2)
- General Trades (3)
- Administrative Assistant

Region	Facility /Location	Resident Staff	Shared Staff (across Region)	Maintenance Specialty
1	DeKalb County Jail	16	0	Management, Skilled Trades, Administrative Support

Attachment 3 Scope of Work Modification

1. BACKGROUND

No Change

2. GENERAL REQUIREMENTS

2.1.3 - Delete "additional permanently assigned staff and shared staff"

2.1.5.3 - Delete " Grounds/Landscape" and "Swimming Pools"

3. FACILITY MANAGEMENT

No Change
3.1 - Changed to read "Contractor will provide single point of contact for facility related issues and will coordinate with the respective DeKalb County departments or subcontractors as required"

4. FACILITY PROPERTY

4.1 – Delete

4.2 - Delete

4.3 - Delete

5. SITE UTILITIES AND DISTRIBUTION SYSTEMS

No Change

6. BUILDING ENVELOPE AND STRUCTURE

6.1 – Elevators and lifts are preventative maintenance only. Exterior cleaning of windows or building facade are not included in preventative maintenance.

7. CENTRAL UTILITY PLANT AND HOT AND CHILLED WATER SYSTEMS

No Change. Hot and Cold Water treatment and testing is not in CGL's scope of work. This service is to be provided by outside contractor

8. NATURAL GAS AND LP DISTRIBUTION AND COMBUSTION SYSTEMS

No Change

9. PLUMBING AND SEWER AND WATER CONTROL SYSTEMS

No Change

10. ELECTRICAL SYSTEMS & LIGHTING

10.1 – Contractor shall maintain exterior lighting attached to facility. Exterior parking lot and pole mounted lighting shall be maintained by County Maintenance.

11. HEATING VENTILATION AND AIR CONDITIONING (HVAC)

No Change

12. UNINTERRUPTIBLE POWER SUPPLY (UPS) SYSTEMS AND EMERGENCY GENERATOR

Generators are maintained by outside contractor

13. SECURITY AND ALARM SYSTEMS

County Maintained

14. FIRE ALARM, FIRE SPRINKLER, AND FIRE SUPPRESSION

No change. Fire Alarm panel cannot be certified until repairs are made. System is out for RFP replacement.

15. WATER TOWERS

Deleted

16. KITCHEN EQUIPMENT

No Change

17. LAUNDRY EQUIPMENT

No Change

18. GROUNDS/LANDSCAPE

Delete

19. PEST CONTROL

Maintained by the DeKalb County through food service provider

20. SWIMMING POOLS

Deleted

21. ADDITIONAL CONTRACTOR REQUIREMENTS

21.7.1 - Delete

21.8 - Delete "It should be noted that clearing of clogs to toilets are not to be considered vandalism under any circumstances."

22. MATERIALS, SPARE PARTS, CONSUMABLES

No Change

23. HAZARDOUS MATERIALS

No Change

24. STANDARD REPAIR SERVICE RESPONSE TIMES

No Change

25. AFTER-HOURS AND EMERGENCY REQUESTS AND REPAIRS

No Change

26. WORKFORCE

26.7.4 - Change "30 calendar days" to "45 calendar days"

26.8.1 - Add "Any subcontractor personnel who regularly service DeKalb County Jail must submit to a criminal history background check by DeKalb County and the Sheriff's Department"

27. OFFICE AND STORAGE SPACE

No Change

28. TOOL AND KEY CONTROL

No Change

29. COMPUTERIZED MAINTENANCE MANAGEMENT SYSTEM

29.1 - Deleted.

29.2 - Deleted

29.3 - Deleted

30. MEETINGS AND REPORTING

No Change

31. AGENCY CONTRACT MONITORS

No Change

34. INVOICING

No Change

35. POOR PERFORMANCE / REWORK

No Change

36. LIMITATION OF LIABILITY

No Change

37. FORCE MAJEURE

No Change

38. WARRANTY

No Change

39. STANDARDS AND QUALIFICATIONS

No Change

40. SPECIALIZED QUALIFICATIONS

No Change

1. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.
2. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	CGL Facility Management, LLC
Authorized Signature:	<i>Ted Perry</i>
Printed Name and Title of Person Signing:	Ted Perry / Vice President
Date:	5/15/2019
Company Address:	1903 Phoenix Bld Suite 250 Atlanta Ga, 30349

STATE ENTITY

Authorized Signature:	
Printed Name and Title of Person Signing:	
Date:	
Address:	