



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2020-0190

Substitute

3/31/2020

Purchasing Type: Change Order (CO)

Public Hearing: YES NO

Department: Purchasing & Contracting

AGENDA ITEM:

Commission District(s): All

CO - Change Order No. 2 to Contract Nos. 1037689 and 1055558 for County Wide Commercial Janitorial Services (Multi Year): for use by the Department of Facilities Management (FM). These contracts consist of providing all labor, materials and equipment necessary to provide countywide quality janitorial services. Request to extend the contract term and increase the amount not to exceed. Awarded To: American Facility Services, Inc. (AFS) and Building Maintenance Services, Inc. (BMS) Total Amount Not To Exceed: \$500,000.00.

Information Contact: Cathryn, Interim Director

Phone Number: (404) 371-6334

PURPOSE:

Awarded by the BOC on November 7, 2016 for a total amount not to exceed \$1,454,620.00. On February 28, 2017, the BOC rescinded the award to one vendor and awarded those items to Building Maintenance Services, Inc. (BMS) for an amount not to exceed \$1,387,951.20. On October 24, 2017, the BOC approved the 1st renewal option for a total amount not to exceed \$2,200,000.00. On November 5, 2018, the BOC approved the 2nd renewal option for a total amount not to exceed \$3,421,773.60. On December 17, 2019, the BOC approved Change Order No. 1 for an amount not to exceed \$186,031.86. This request is to extend the term of both contracts to allow additional time to complete the evaluation process to present a recommendation of award for consideration by the BOC and add funding to each for extra cleaning services needed to combat COVID-19.

RECOMMENDATION:

Recommend approval of Change Order No. 2 for extension through June 30, 2020 with:

Item Nos.: 10-12, 14-23, 36-37, 40-43, 45-48, 50-51 and 54

American Facility Services, Inc. (AFS), 1325 Union Hill Ind. Ct., Suite A, Alpharetta, GA 30004

Note: LSBE Participation: 20%

Estimated Amount: \$250,000.00

Item Nos.: 1-2, 4-6, 8, 13, 25-30, 32-34, 38-39, 44, 49, 52-53, 55-56 and 58 and the Animal Services Facility.

Building Maintenance Services, Inc. (BMS), 1955 Vaughn Rd., Suite 105, Kennesaw, GA 30144

Note: LSBE Participation: 30%

Estimated Amount: \$250,000.00



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Total Amount Not To Exceed: \$500,000.00

ADDITIONAL INFORMATION:

1. Contract Effective Date: November 7, 2016 (AFS) and February 28, 2017 (BMS)
2. Contract Expiration Date: March 31, 2020
3. Amount Spent To Date: \$5,064,545.05
 - \$ 995,985.00 - Initial
 - \$2,044,758.53 - 1st Renewal
 - \$2,023,801.52 - 2nd Renewal
4. Funding: General Operating (FM)

AGENDA NOTES

Solicitation Name and Number	County Wide Commercial Janitorial Services (Annual Contract with 2 Options to Renew) ITB No. 16-100714
Procurement Agent	Michele L. Smith
Vendor(s) agree to renew under the same prices, terms and conditions	Yes
Solicitation Name, Number and Contract Number of expiring/expired contract (If no previous contract, please indicate N/A)	<p>County Wide Commercial Janitorial Services (Annual Contract with 2 Options to Renew) ITB No. 16-100714</p> <p>American Facilities Services, Inc. CPA – 1037689</p> <p>Building Maintenance Services, Inc. CPA - 1055558</p>
Previous Contract Number, Contractor Name and Award Amount (Include increases and Total Award Amount)	<p><u>\$8,650,376.66</u></p> <p>Intercontinental Commercial Service (ICS) \$735,880.00 – Initial</p> <p>CPA – 1037689 – American Facilities Services, Inc. \$ 718,740.00 – Initial Award \$1,100,000.00 – 1st Renewal <u>\$1,818,740.00</u> – 2nd Renewal \$3,637,480.00</p> <p>CPA – 1055558 – Building Maintenance Services, Inc. \$1,387,951.20 – Initial Award \$1,100,000.00 – 1st Renewal \$1,603,033.60 – 2nd Renewal <u>\$ 186,031.86</u> – Change Order No. 1 \$4,277,016.66</p>
Previous Amount Spent on Expiring/Expired Contract (If multiple award, List Amount Spent per Contract and include Total Amount Spent)	<p><u>\$5,064,545.05</u></p> <p>CPA – 1037689 – American Facilities Services, Inc. \$ 577,487.00 – Initial Spent \$1,100,000.00 – 1st Renewal <u>\$1,141,553.00</u> – 2nd Renewal \$2,819,040.00</p> <p>CPA – 1055558 – Building Maintenance Services, Inc. \$ 418,498.00 – Initial Spent \$ 944,758.53 – 1st Renewal <u>\$ 882,248.52</u> – 2nd Renewal \$2,245,505.05</p>

<p>Prime Contractor Information and LSBE – Subcontractor (Prime: Company Name, Owner Name and Title, Number years in business and Number of Years doing business with DeKalb County) (LSBE: LSBE Type (DeKalb or MSA, Participation Percentage, Company Name, Owner Name and Title, Address, Type of Work Provided and Number of years in business)</p>	<p><u>American Facility Services, Inc – Prime</u> Harold Angel, Vice President Years in Business: 28 Years Doing Business with DeKalb: 6</p> <p><u>Elliott’s Cleaning Services, LLC – LSBE-DeKalb – 20%</u> Herbert Elliott, Owner 1632 Duren Fields Way, Lithonia, GA 30058 Services – Cleaning Years in Business: 13 Years Doing Business with DeKalb: 2 Amount Paid to Date: \$497,567.50</p> <p><u>Building Maintenance Services, Inc. – Prime</u> Brian Marcus, CEO/President Years in Business: 27 Doing Business with DeKalb County: 2</p> <p><u>Pretty House Company, LLC – LSBE-DeKalb – 30%</u> Karen Clarke, Owner 1544 Wellborn Road, Suite #961 Lithonia, GA, 30058 Years in Business: 12 Years Doing Business with DeKalb: 8 Amount Paid to Date: \$403,824.13</p>
<p>Attachments</p>	<ul style="list-style-type: none"> • Change Order Request Form

DeKalb County
Department of Purchasing and Contracting
Change Order Request Form

User Department: Facilities Management

From: Michele L. Smith, Procurement Agent
Purchasing and Contracting

ITB No.: ITB 16-100714

Title: County Wide Commercial Janitorial Services

Effective Date: AFS: Nov. 17, 2017
BMS: Feb. 28, 2017

Expiration Date: March 30, 2020

Contract APPROVED Amount: \$ 8,464,344.80

Number of Renewals to Date: 2

Contractor(s)	Contract No.	Agrees to Extend
American Facilities Services (AFS)	1037689	YES
Building Maintenance Services (BMS)	1055558	YES

User Department Recommendation: Increase Decrease

Funding for Change Order: \$500,000.00
(Unused funds do not roll over to the next term. Provide the amount of funding necessary for the renewal term.)

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

Justification:
This request is to extend the current contract for ninety (90) days to allow additional time required to complete the evaluation and selection process for recommendation to award new contract. Requesting an additional \$250,000.00 to be added to each contract for extra cleaning services requested to combat COVID-19 Coronavirus.



Department Director Signature

March 26, 2020

Date

For Use by Purchasing and Contracting: Approve Deny

Additional Comments:

March 26, 2020

Purchasing and Contracting Signature

Date