



# DeKalb County Government

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

## Agenda Item

File ID: 2024-0154

Substitute

2/27/2024

**Purchasing Type:** Change Order (CO)

**Public Hearing:** YES  NO

**Department:** Purchasing & Contracting

### AGENDA ITEM:

**Commission District(s):** All

CO - Change Order No. 6 to Contract Nos.: 1213631, 1213634 and 1213635 Commercial Janitorial Services (Multiyear Contract): for use by the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). This contract consists of the development, management, and monitoring of high quality commercial janitorial/cleaning/ custodial services and Day Porters. This request seeks to increase contract funds to support services for FY2024. Awarded to Building Maintenance Services, Cleanstar National, Inc., and A-Action Janitorial. Total Amount Not To Exceed: \$4,426,854.84.

**Information Contact:** Michelle Butler, Chief Procurement Officer

**Phone Number:** (404) 687-3581

### PURPOSE:

Awarded by the BOC on May 26, 2020, to three (3) vendors for a total annual amount not to exceed \$4,136,779.92. On August 24, 2021, the BOC approved Change Order No. 1 to all three (3) vendors for a total amount not to exceed \$2,566,122.81 to cover the cost of additional services and sites that were added as a result of the COVID-19 pandemic. On December 14, 2021, the BOC approved Change Order No. 2 to Contract No. 1213634 for an amount not to exceed \$1,111,948.36 for services added to several high traffic sites, as a result of the COVID-19 pandemic and added day porters needed to ensure that all of the courthouses, courtrooms, and court administrative offices were disinfected and cleaned throughout the day. On March 8, 2022, the BOC approved Change Order No. 3 to Contract 1213634 and Change Order No. 2 to Contract Nos.: 1213631 and 1213635 for a total amount not to exceed \$2,247,380.02 for monthly janitorial services through FY2022. On September 13, 2022, the BOC approved Change Order No. 4 to Contract No. 1213634 and Change Order No. 3 to Contract Nos.: 1213631 and 1213635 for a total amount not to exceed \$4,784,369.29 for monthly janitorial services through FY2023, additional day porter services at existing locations, and to add new locations with day porter services to the contracts. On September 27, 2022, the BOC approved Change Order No. 4 to Contract 1213635 for an amount not to exceed \$560,00.00 to add daily janitorial services at County Parks. On June 27, 2023, the BOC approved Change Order No. 4 to Contract 1213631 and Change Order No. 5 to Contract No.: 1213635 for an amount not to exceed \$113,165.00 to add funds to support additional daily janitorial services for restrooms at Flat Shoals Park, Hairston Crossing Library, and Wesley Chapel Brown Library as well as additional park locations through the contract term. On December 12, 2023, the BOC approved Change Order No. 5 to Contract Nos. 1213631 and 1213634 for an amount not to exceed \$818,482.71, to increase contract funds in support of additional servicing of the Animal Shelter Facility at 3280 Chamblee-Dunwoody and for the



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Wesley Chapel Library, the Hairston Crossing Library and Fire Rescue Supply located at 1574 Stoneridge Drive. These contracts consist of the development, management, and monitoring of high quality commercial janitorial/cleaning/ custodial services and Day Porters at various County facilities. Contractors shall furnish all janitorial services, including but not limited to labor, materials, cleaning supplies, restroom supplies (soap, toilet seat covers, hygiene bags, toilet tissue, paper towels, etc.) and any other supplies necessary to provide the highest quality of commercial janitorial services. Contractors shall also furnish all materials tools, machinery, apparatus, equipment, technical knowledge, expertise, management, labor, service and all things needed to provide a comprehensive floorcare program in County buildings.

This request is to add sites for RPCA to Contract 1213635 to include Kittredge Park, Sugar Creek and Mystery Valley Golf Courses, Flat Shoals Park, Briarlake Forest, NH Scott Park, Bouldercrest and Arabia Mountain as well as funds to continue existing janitorial services through December 31, 2024.

This substitute is submitted to revise the recommended total and estimated change order request amounts as well as the RPCA supporting change order request.

## **RECOMMENDATION:**

Recommend approval of Change Order No. 6 with:

Item Nos.: 3, 4, 7, 8, 10, 11,16, 29, 33, 35, 37, 40, 43-52, 55-57 and 61, 178 Sams Street, East DeKalb Senior Center  
Building Maintenance Services, Inc., 1955 Vaughn Road, Suite 105, Kennesaw, GA 30144  
Note: LSBE Participation: 20%  
Estimated Amount: \$1,901,229.83

Item Nos.: 1, 2, 5, 6, 12, 30, 38, 39, 41, 53, 59, 62, 4380 Memorial Drive and New Animal Shelter  
Cleanstar National, Inc., 1690 Enterprise Way, Suite B., Marietta, GA 30067  
Note: LSBE Participation: 20%  
Estimated Amount: \$1,990,147.71

Item Nos.: 13-15, 17-28, 31, 32, 34, 36, Wesley Chapel Library and Hairston Crossing Library, Flat Shoals Park, Briarlake Forest, NH Scott Park, Bouldercrest and Arabia Mountain, Kittredge Park, Sugar Creek and Mystery Valley Golf Courses  
A-Action Janitorial Service, Inc., 6607 Tribble Street, Lithonia, GA 30058  
Note: LSBE-DeKalb Firm  
Estimated Amount: \$535,477.31

Total Amount Not To Exceed: \$4,426,854.84

and authorize the Chief Executive Officer to execute the change orders and all associated documents.



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## **ADDITIONAL INFORMATION:**

1. Contract Effective Date: May 26, 2020
2. Contract Expiration Date: December 31, 2024
3. Amount Spent To Date: \$14,402,515.67
4. Funding:
  - \$ 4,221,889.24 General Operating (FM)
  - \$ 204,965.60 General Operating (RPCA)