



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-1829    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Action  
**File created:** 6/17/2022    **In control:** Board of Commissioners  
**On agenda:** 9/13/2022    **Final action:**  
**Title:** Commission District(s): ALL  
CO - Change Order No. 4 to Contract Nos.: 1213631, 1213634, and 1213635 for Commercial Janitorial Services (Multiyear Contract): for use by the Department of Facilities Management. These contracts consist of the development, management and monitoring of high quality commercial janitorial/cleaning/custodial services and Day Porters at various County facilities. Awarded to: Building Maintenance Services (BMS), Cleanstar National, Inc. and A-Action Janitorial Services. Total Amount Not To Exceed: \$4,784,369.29.

### Indexes:

**Attachments:** 1. Agenda Notes - 2022-1829, 2. UD CO Form 2022-1829, 3. Commercial Janitorial Services Cost Breakdown - 2022-1829

Date	Ver.	Action By	Action	Result
9/13/2022	1	Board of Commissioners	approved	Pass
9/6/2022	1	OPS-County Operations Committee	recommended for approval.	Pass
8/23/2022	1	Board of Commissioners	approved	Pass
8/23/2022	1	Board of Commissioners	deferred to the next meeting	Pass
8/16/2022	1	OPS-County Operations Committee	recommended for approval.	Pass
8/16/2022	1	Committee of the Whole	Accepted to the BOC agenda and assigned	

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

**Public Hearing:** YES ☐ NO ☒

**Department:** Purchasing & Contracting

### AGENDA ITEM:

**Commission District(s):** ALL

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**Information Contact:** Cathryn G. Horner, Chief Procurement Officer

**Phone Number:** (404) 371-6334

### PURPOSE:

Awarded by the BOC on May 26, 2020 for a total annual amount not to exceed \$4,136,779.92. On

August 24, 2021, the BOC approved Change Order No. 1 for an amount 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 add funds to cover monthly janitorial services through FY2022. 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 floor care program in County buildings. This request is to add funds to cover monthly janitorial services through FY2023 for additional day porter services at existing and new locations.

**RECOMMENDATION:**

Recommend approval of Change Order No. 4 with:

Item Nos. 3, 4, 7, 8, 10, 11, 16, 29, 33, 35, 37, 40, 43-52, 55-57 and 61, 178 Sams Street, and East DeKalb Senior Center

Building Maintenance Services, Inc., 1955 Vaughn Road, Suite 105, Kennesaw, GA 30144

Note: LSBE Participation: 20%

Estimated Amount: \$1,863,220.53

Item Nos.: 1, 2, 5, 6, 12, 30, 38, 39, 41, 53, 59 and 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: \$1,957,897.32

Item Nos.: 13-15, 17-28, 31, 32, 34 and 36, Wesley Chapel Library and Hairston Crossing Library  
A-Action Janitorial Service, Inc., 6607 Tribble Street, Lithonia, GA 30058

Note: LSBE-DeKalb Firm

Estimated Amount: \$963,251.44

Total Amount Not To Exceed: \$4,784,369.29

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

**ADDITIONAL INFORMATION:**

- |                              |                        |
|------------------------------|------------------------|
| 1. Contract Effective Date:  | May 26, 2020           |
| 2. Contract Expiration Date: | December 31, 2024      |
| 3. Amount Spent To Date:     | \$8,256,136.52         |
| 4. Funding:                  | General-Operating (FM) |