



**CLAYTON COUNTY
FACILITY MAINTENANCE REPORT CARD**
PREPARED BY CGL COMPANIES, APRIL 2018



SUMMARY

CGL has enjoyed a mutually beneficial partnership with Clayton County for over 20 years. From planning and design of recreation facilities and parks, to the ongoing maintenance of many of the County's vital properties. The largest of these is the Clayton County Justice Center where CGL delivered a complex that met every County criminal justice need for 30 years on time and on budget. This was accomplished through quality management of planning, design and construction phases that ensured functionality of finished building. This report looks at the last five years of our partnership and the activity and accomplishments we have achieved together.

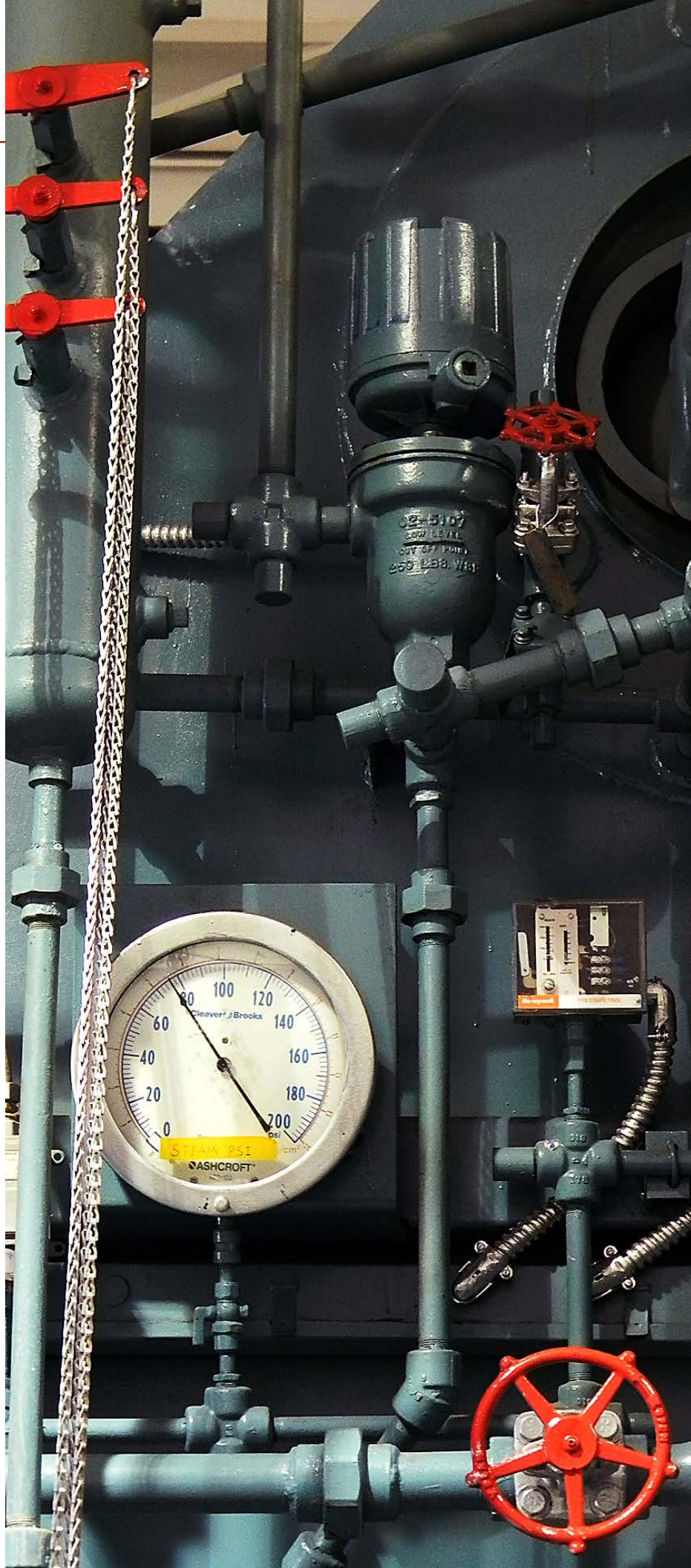
As an extension of County Maintenance Team, CGL supports multiple facilities across the County in a variety of ways. CGL's services are tailored to the specific needs of the County, Courts, and Sheriff's Office. We have 13 dedicated employees which perform more than 14,000 work orders annually as both an on-site and mobile work force. Over the last five years this includes over 20,000 preventive maintenance and inspection work orders and over 34,000 corrective or project work orders.

CGL's skilled technicians are responsible for maintaining HVAC equipment, chillers, boilers, security electronics and locking controls for doors and gates, CCTV, paging and intercom systems, electrical systems, emergency generators, plumbing systems, laundry and kitchen equipment and fire alarm systems. In addition, we have a team of two technicians that are experts in swimming pools that service the aquatic centers and community pools.

CGL staffers assist the County by providing repair and replacement cost estimates, performing installation, providing start-up services for replacement equipment, securing sub-contractors, and monitoring sub-contractor performance. In some cases, CGL functions as the project manager for special maintenance and renovation projects.









PROGRAM HIGHLIGHTS & VALUE ADDITIONS

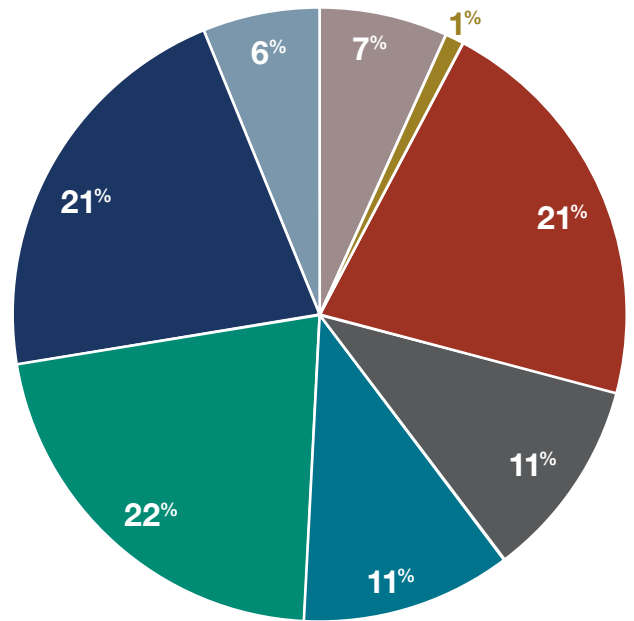
- » Provided agency with on-site subject matter expertise for Security and MEP
- » Successfully managed warranty compliance and transitioned the Juvenile Court Facility from construction to operation
- » Provided emergency response 7/24/365 to include response and restoration services during severe weather
- » Reduced downtime of systems that impact operations through preventive maintenance and quick response to system failures
- » Implemented and executed an industry leading Preventive Maintenance Program to ensure maximum uptime and life cycle of equipment
- » Performed over 66,000 work orders over the last five years to include over 20,000 preventive maintenance or proactive inspections
- » Our expertise in the facilities substantially lowers repair costs for Clayton County by having CGL resident staff perform highly skilled work versus a specialty contractor
- » Oversight and assistance for a major roof replacement \$800,000.00 re-roofing of the 8 Housing Units
- » Managed the install of 5, 3 million Btu/Hr High efficiency gas fired Boilers resulting in significant savings to the County/ Operations
- » Provided Project MGMT, and Installation of 60 Commissary Touchscreen Kiosk in 8 housing units, Including electrical and conduit installation
- » Project managed a truck port build out for the Special Operations Unit for the Sheriff's Mobile command Vehicle
- » Installed water conserving electronic flush controls within the Chases for the entire Jail Facility
- » Provide unparalleled service to the client during bad weather events, by having a Technician stay on the premises overnight to ensure client piece of mind in the event of systems failure



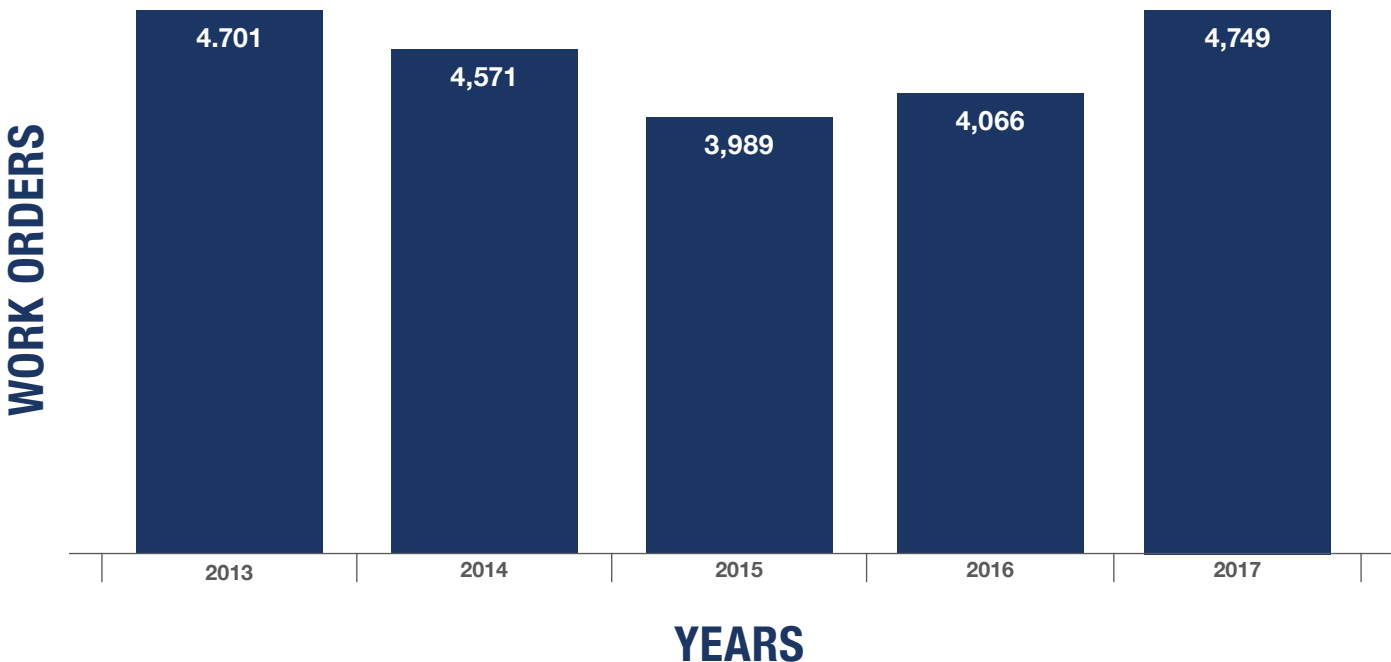
GENERAL INFORMATION

TOTAL WORK ORDERS BY CATEGORY (HOURS | COST)

 Electrical/Lighting 3,019.45 \$195,792.76	 Security/Electronics 8,080.44 \$620,568.08
 Mechanical 5,414.78 \$321,974.77	 HVAC 9,050.33 \$619,908.85
 Fire & Life Safety 330.75 \$29,008.51	 Inspections/Escorting 4,805.48 \$306,229.81
 Plumbing 10,474.02 \$627,040.14	 Other 2,874.35 \$178,806.62



WORK ORDER VOLUME BY YEAR



KEY PERFORMANCE INDICATORS

TOTAL PM vs. CM RATIO OVERALL

Description.

Overall		2013		2014		2015		2016		2017	
PM	CM	PM	CM	PM	CM	PM	CM	PM	CM	PM	CM
47.5%	52.5%	53.8%	46.2%	54.1%	45.9%	47.3%	52.7%	44.2%	55.8%	38.0%	62.0%

PREVENTIVE MAINTENANCE COMPLIANCE

Overall	2013	2014	2015	2016	2017
99.8%	98.9%	100%	100%	100%	100%
98.9%	-	95.9%	100%	100%	100%
100%	-	-	100%	100%	100%
100%	-	100%	100%	100%	100%
100%	-	100%	100%	100%	100%
100%	-	100%	100%	100%	100%
100%	-	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%
99.8%	99.1%	100%	100%	100%	100%
99.7%	98.9%	100%	100%	100%	100%
100%	100%	100%	100%	100%	100%
89.2%	47.3%	98.6%	100%	100%	100%
99.6%	99%	99%	100%	100%	100%

TIME TO COMPLETION BY FACILITY (DAYS)

Carl Rhodenizer - 3

Central Plant - 1

Clayton County Justice Center - 0

Clayton County Courts - 1

Clayton County Jail - 0

Clayton County Sheriff's Office - 2

Frank Bailey Senior Services - 5

J. Charley Griswell Senior Services - 10

Jim Huie Aquatics Center - 0

Juvenile Justice Center - 1

Lovejoy Recreation Center - 5

Virginia Burton Gray - 2



FOR QUESTIONS, CONTACT:

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