



GEORGIA DEPARTMENT OF BEHAVIORAL HEALTH & DEVELOPMENTAL DISABILITIES

PREPARED BY CGL COMPANIES, APRIL 2018



SUMMARY

Since 2016, CGL has enjoyed a partnership with the Georgia Department of Behavioral Health and Developmental Disabilities in the provision of facility maintenance services. In just over a year we have worked together to improve facility performance and address deferred maintenance. In addition, we have put in new processes and maintenance practices that will build a foundation of equipment performance that will reduce the failures that cause operations disruptions. This report looks at the work activity and accomplishments we have achieved together since late 2016.

The partnership started with a challenge for which we had to quickly mobilize. Hurricane Matthew hit while we had not yet placed permanent staff on-site; however, CGL's immediate response was instrumental in reopening the facility. CGL obtained and managed resources to remove water from buildings and to replace roofing and interior finishes. CGL also facilitated the exterior cleanup of the property to include removal of fallen trees and other debris. DBHDD Leadership and CGL partnered to return the facilities to operation quickly and in the process learned a great deal in how to work together to benefit the agency.

As an extension of DBHDD, CGL supports multiple campuses in a variety of ways. CGL's services are tailored to the specific needs of this agency and is integrated as part of the DBHDD Maintenance Department. We have 13 dedicated employees (that will expand to 16 with the addition of the West Central Georgia Regional Hospital on April 1, 2018) which perform more than 5000 work orders annually. The majority of these work orders have consisted of corrective or project work as we have focused on tackling deferred maintenance. We are working to increase the percentage of work that is preventive maintenance

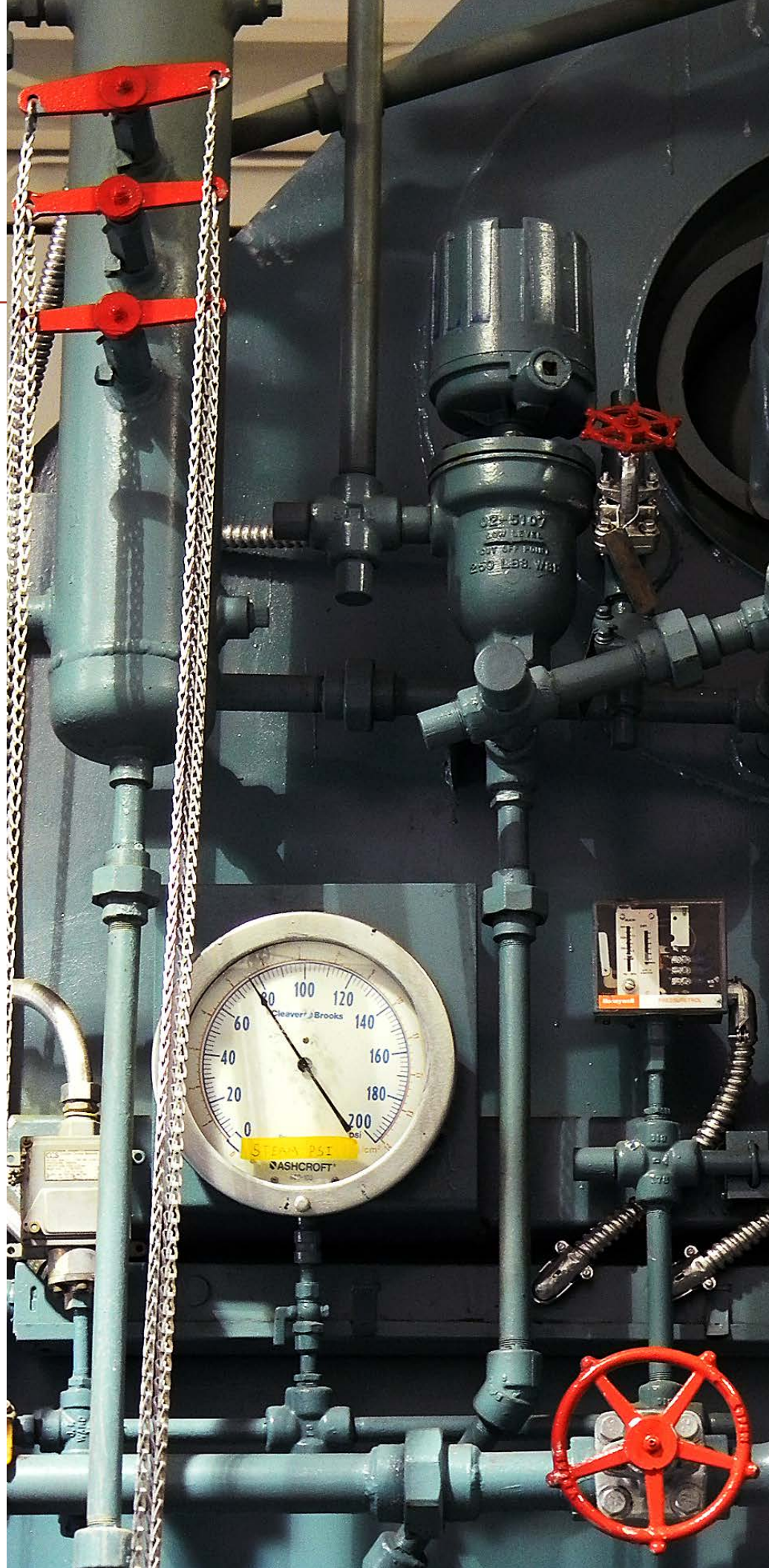
CGL's skilled technicians are responsible for maintaining HVAC equipment, chillers, boilers, security electronics and locking controls for doors and gates, CCTV, paging and intercom systems, electrical systems, emergency generators, plumbing systems, laundry and kitchen equipment and fire alarm systems.

CGL staffers assist DBHDD 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. Just since the beginning of our partnership, we have managed almost \$2 million in projects in support of the agency.

CGL prides itself on being more than just DBHDD's technical workforce. We are part of your team to support the mission of the agency. We are there in the middle of the night when the need arises and we are there when severe weather threatens or impacts operations.

PROGRAM HIGHLIGHTS & VALUE ADDITIONS

- » Provided agency with on-site subject matter expertise for mechanical, electrical, HVAC, and plumbing systems
- » Provided emergency response 7/24/365 to include response and restoration services during severe weather events
- » Reduced downtime of systems that impact operations through preventive maintenance and quick response to system failures
- » Revitalizing the current CMMS to include asset inventory, PM tasks, and labor loading
- » Our expertise in the facilities substantially lowers repair costs for DBHDD by having CGL resident staff perform highly skilled work versus a specialty contractor





KEY PROJECTS

GRACEWOOD

Replaced Leaking Plumbing throughout 103 Medical Records
\$31,398

Repair Fire Damage at Pavilion
\$49,650

Replace Fire Alarm Systems throughout Facility
\$104,000

Fence Project in Building 43
\$14,159

Building 103, Replaced 15 Fan Coil Units, Concrete inside the Common Area, Add Exhaust Fans, Plumb Sections
\$35,500

Steam Pit Repairs
\$91,000

AUGUSTA

Emergency Generator Replacement (Emergency Project)
\$70,000

Replace Chill Water Pumps Campus-wide
\$20,500

Remodeled Guard Building

Provide Certified People to Perform PM and correctives on Multiple Pieces of Equipment in Areas with Asbestos

Emergency Water Heater Replacement
\$24,300

Repaired Multiple Fire System Issues

SAVANNAH

Remodel Buildings 2 & 6
\$647,500

Cooling Tower Replacement
\$100,000

Emergency Storm Cleanup and Repair
\$35,500

Emergency Transfer Switch Repair
\$25,500

Cleaning and Clear all Debris (Trees, Bushes) on Perimeter
\$48,500

Diagnose and Repair Chiller Emergency
\$27,500

Trees Removal throughout Campus
\$39,200

Parking Lot Paving
\$18,000

CENTRAL STATE

Fence in Common Area
\$18,500

Concrete Steps Sidewalk Pad
\$61,000

Bathroom Flooring
\$53,500

Steam Line Condensate Pump Replacement
\$20,000

Allen Building Renovation
\$138,000

Cook Freezer/Cooler Addition
\$328,000

WORK ORDER DATA

CGL's primary effort has been to make an immediate impact by taking on some of the key deferred maintenance items that have been disrupting the operations of DBHDD. In addition, we are reestablishing the preventive maintenance program and updating the data in the CMMS. As part of this activity, CGL is documenting all activity as work orders in the system to ensure visibility and accountability are delivered in all we do. Below is a snapshot of the work activity to date.

Work Order Totals from 01/1/17 - 03/31/18		
Facility	Assigned	Completed
Augusta Campus	881	846
Gracewood Campus	2,228	2,205

Work Order Totals from 10/1/16 - 3/31/18		
Facility	Assigned	Completed
Savannah	1,373	1,309

Work Order Totals from 06/1/17 - 03/31/18		
Facility	Assigned	Completed
Central State	545	392



FOR QUESTIONS, CONTACT:

Greg Westbrook
Facility Management, President
770.716.0081
gwestbrook@cglcompanies.com