



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



## SUMMARY

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CGL began its partnership with the DeKalb County Jail in late 2015. Our team of 13 dedicated employees are on-site at the jail to ensure constant operations with minimal disruptions. Technicians work on three shifts, 24-hours-a-day to keep all aspects of the jail functional. CGL's on-site staff includes electricians, locksmiths, HVAC mechanics, and plumbers.

These technicians perform more than 10,000 work orders annually. This includes over 5000 preventive maintenance and inspection work orders and over 11,000 corrective or project work orders since the start of the contract. CGL's skilled technicians are responsible for maintaining HVAC equipment, chillers, boilers, security electronics and locking controls for doors and gates, paging and intercom systems, electrical systems, emergency generators, plumbing systems, laundry and kitchen equipment and fire alarm systems.

CGL provides Preventive Maintenance and Repair Services; CMMS Implementation and Utilization; Development of Policies and Procedures; Development of Building Operations Manual; Vandalism Control; Warranty Follow-up; Oversee All Related Subcontractors, and more.

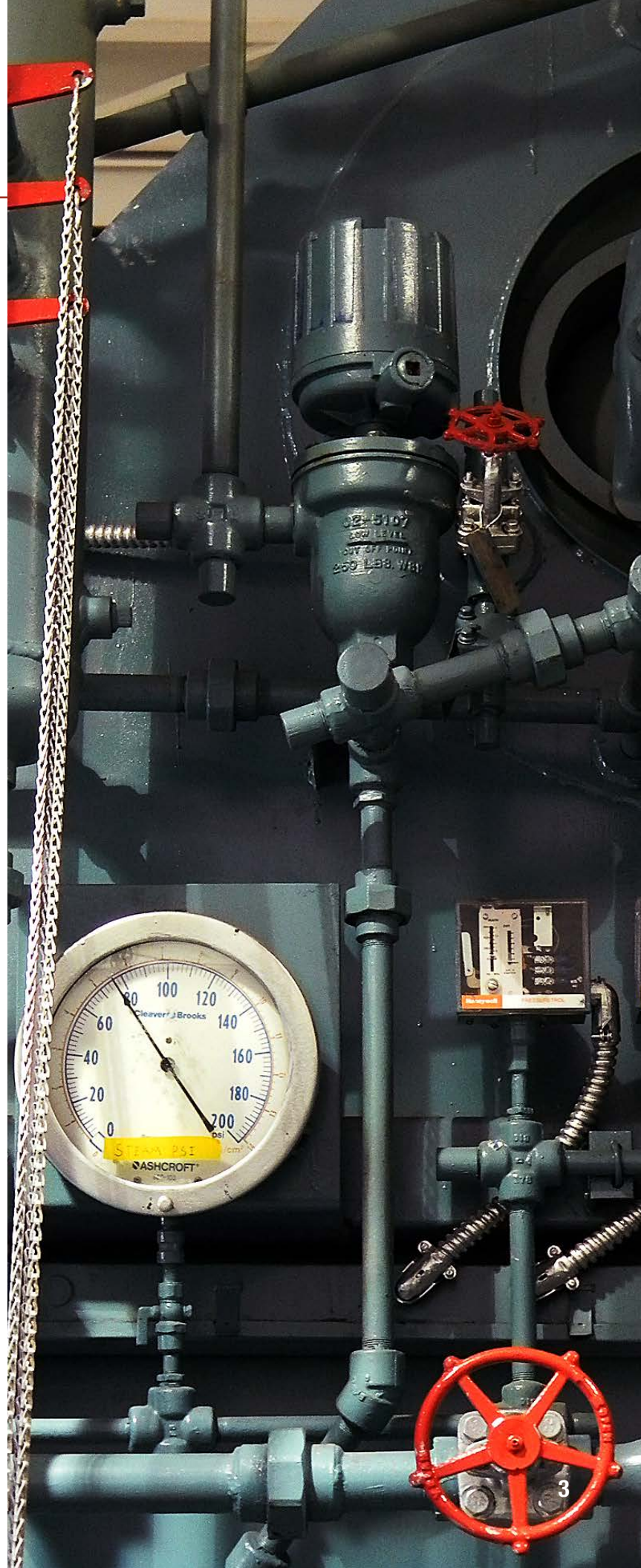
With the aging infrastructure of the facility, CGL has worked diligently with the Sheriff's Office to develop a maintenance plan that addresses the day-to-day needs of the facility. Moreover, CGL has presented the Sheriff's office with a detailed and prioritized plan to address some of the significant life cycle issues that need funding from the County.

CGL greatly values the relationship with DeKalb County and the Sheriff's Office. Moreover, we see our partnership as an extension of the County and take ownership of our day-to-day responsibilities. CGL's objective is to make the facility function as best possible while helping the County in addressing the long term life cycle needs.

CGL prides itself on being more than just DeKalb County's Jail maintenance staff. We are part of your team to support the mission of the County and the needs of its citizens.









## PROGRAM HIGHLIGHTS & VALUE ADDITIONS

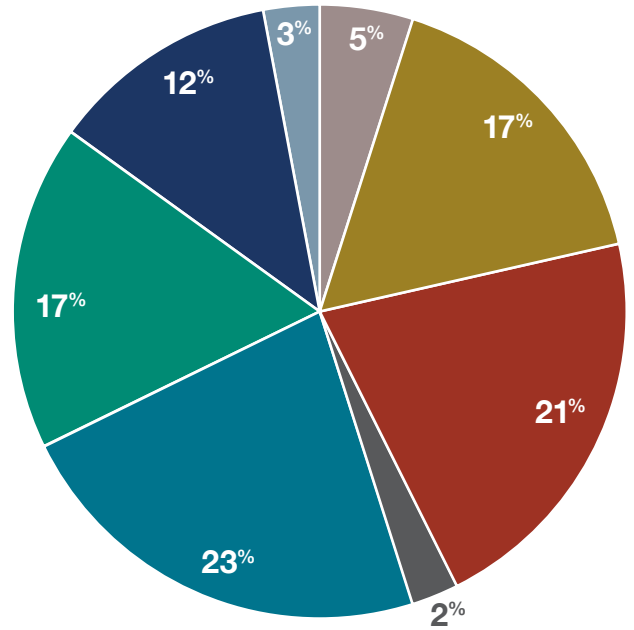
- » Provided agency with on-site subject matter expertise for Security and MEP systems
- » Provided emergency response 7/24/365 to include response and restoration services during severe weather events
- » Reduced downtime of systems that impact operations through preventive maintenance and quick response to system failures
- » Our expertise in the facilities substantially lowers repair costs for DeKalb County by having CGL resident staff perform highly skilled work versus a specialty contractor
- » Oversight and assistance in replacing a 650 ton centrifugal chiller with a more energy efficient magnetic bearing chiller, resulting in energy savings
- » Providing project management and supporting documentation to modernize (4) traction elevators to reduce down time & energy cost savings
- » Provided assistance and oversight of several repairs to the hot water loop in the central plant resulting in saving a combined estimate of \$317.63 per day, or \$115,934.95 per year in water loss
- » Implemented water treatment program to the cold water loop/cooling tower to prolong life of equipment
- » Managed the install of a new Fire pump to ensure the facility has adequate fire protection and safety requirements necessary
- » Assist DeKalb County Jail with the pre-bid proposal & RFP process to install a new fire alarm system
- » Developed the scope of work and provided new CAD drawings/ furniture layout to completely renovate the workspace of employees in certain areas of the jail
- » Provide project management of rebuilding air handler units throughout the facility to avoid critical system failures
- » Developing procedures to effectively upgrade all locking control systems throughout the facility with minimum interruption
- » Provided project management and oversight for more than \$1.4 million of energy saving projects



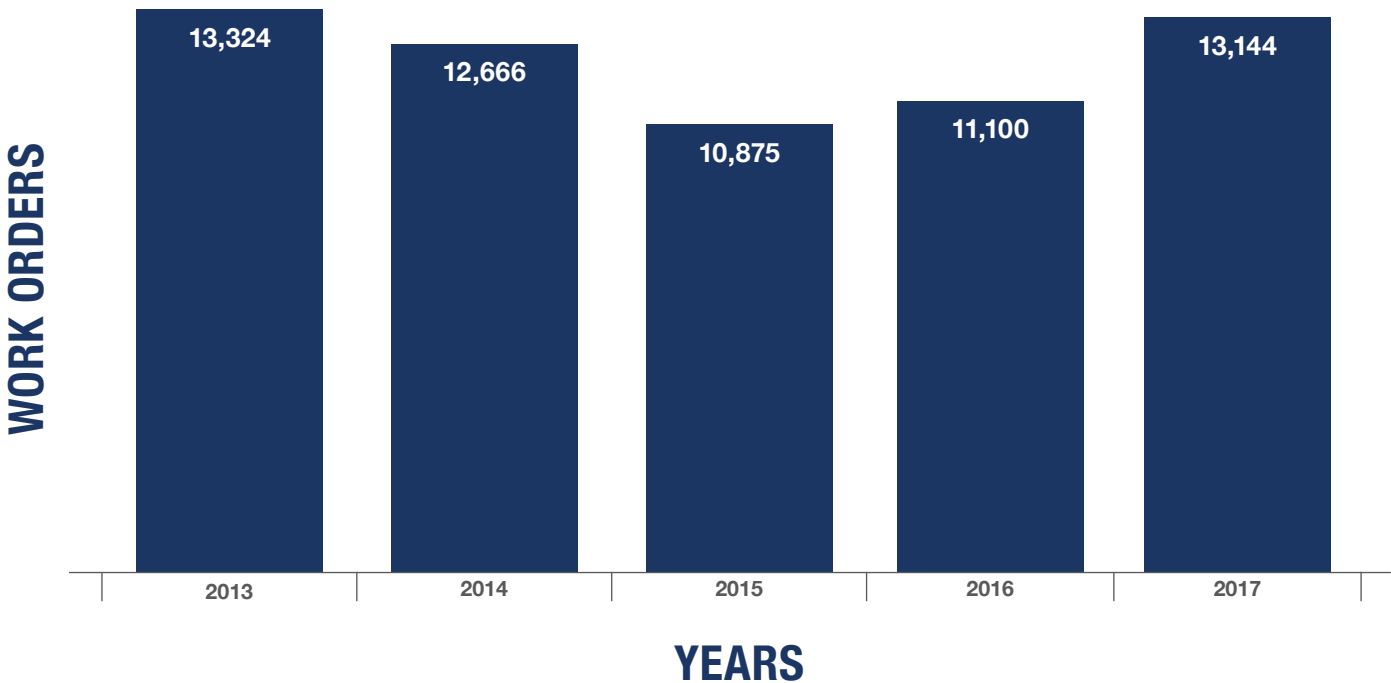
# GENERAL INFORMATION

## TOTAL WORK ORDERS BY CATEGORY (HOURS | COST)

 <b>Electrical/Lighting</b> 2,739.55   \$127,162.13	 <b>Security/Electronics</b> 6,376.79   \$313,451.82
 <b>Mechanical</b> 4,501.96   \$589,256.79	 <b>HVAC</b> 5,741.10   \$549,545.70
 <b>Fire &amp; Life Safety</b> 3,288.01   \$429,088.98	 <b>Inspections/Escorting</b> 2,936.98   \$63,939.99
 <b>Plumbing</b> 12,503.94   \$445,932.09	 <b>Other</b> 1,927.64   \$76,432.75



## WORK ORDER VOLUME BY YEAR



# KEY PERFORMANCE INDICATORS

## TOTAL PM vs. CM RATIO OVERALL

This is an area of concern for the long-term performance of the facility. Based on the age and condition of the facility, CGL is spending the majority of our efforts on corrective work orders. Substantial investment in life cycle funding of the infrastructure needs to be funded by the County to improve the operations for the Sheriff's Department and facilitate the Maintenance Department being able to spend more time on planned maintenance.

Overall		2016		2017	
PM	CM	PM	CM	PM	CM
31.2%	68.8%	31.6%	68.4%	30.9%	69.1%

## TIME TO COMPLETION BY FACILITY (DAYS)

DeKalb County Jail - 4



**FOR QUESTIONS, CONTACT:**

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