



**FORSYTH COUNTY
FACILITY MAINTENANCE REPORT CARD**
PREPARED BY CGI COMPANIES, APRIL 2018



SUMMARY

Forsyth County has been a valued partner with CGL since 2010. During this time CGL has utilized its array of service to support Forsyth County through the construction and ongoing maintenance of the Jail, Courthouse, and Annex facilities. CGL's primary function during construction was to control the projects budget and schedule by involving all stakeholders in the development and construction process. Moreover, CGL supported the County through the commissioning and warranty periods to ensure the County was delivered quality, efficient buildings that support the mission of the Courts, Sheriff's Office, and citizens of the County. This report looks at the work activity and accomplishments we have achieved together since the facilities have opened.

Since Through this process CGL had a leadership role in innovative solutions that will save the County over \$1 million per year in operating costs. These included a redesign to a central plant, series configuration chillers, and negotiating a two year warranty. Another big win for the County was accomplished through the aggregation of the electrical metering and negotiated power rate.

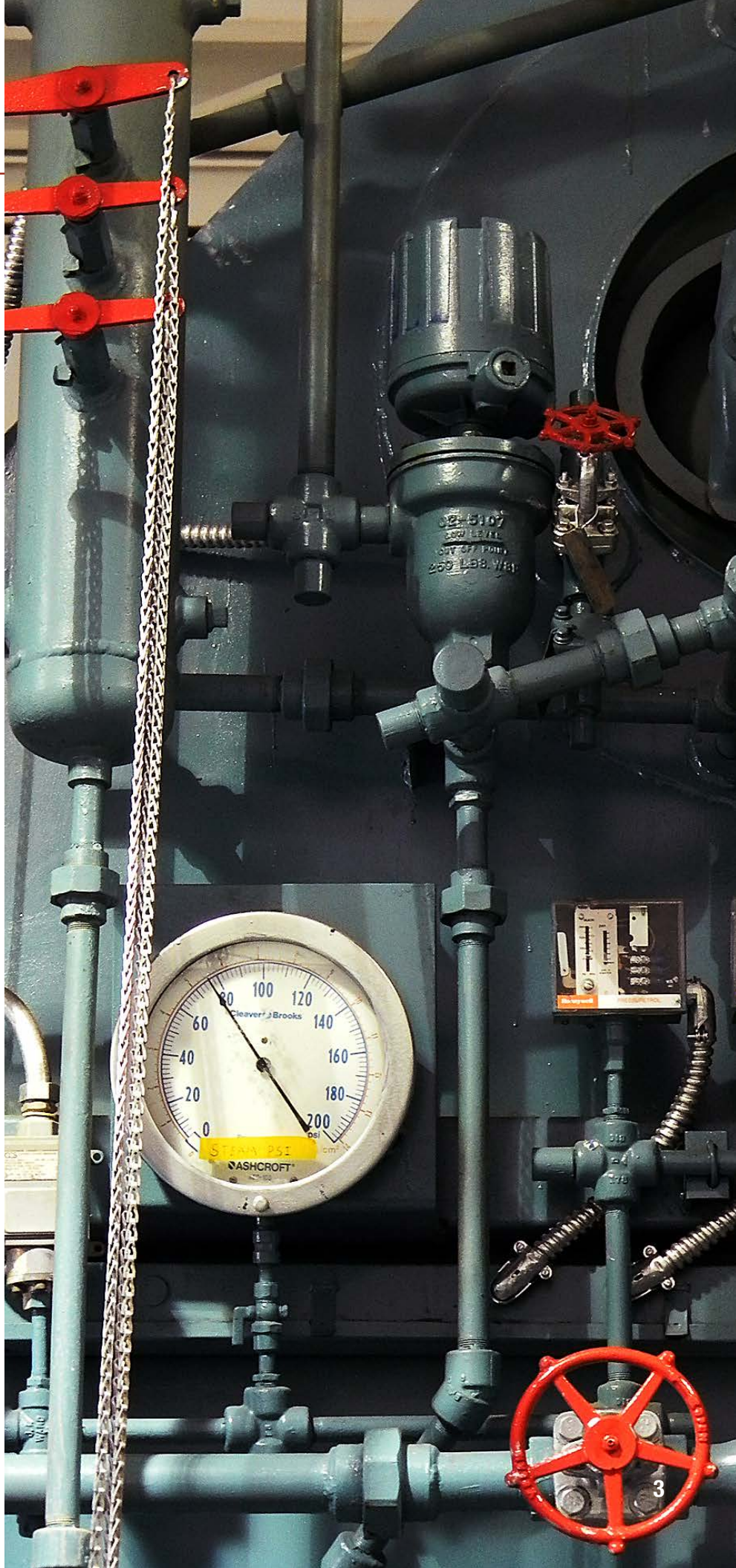
CGL currently manages the facility maintenance for the jail, courthouse, and annex for Forsyth County. We have seven dedicated employees which perform more than 7500 work orders annually. This comes to over 5000 preventive maintenance and inspection work orders and over 2500 corrective or project work orders. CGL's skilled technicians are responsible for maintaining HVAC equipment, chillers, boilers, security electronics and locking controls for doors and gates, paging and intercom systems, electrical systems, emergency generators, plumbing systems, laundry and kitchen equipment and fire alarm systems.

CGL staffers assist Forsyth County Facilities Department, the Courts, and the Sheriff's Office by providing repair and replacement cost estimates, performing installation, and monitoring sub-contractor performance.

CGL prides itself on being more than just Forsyth County's technical workforce. We are part of your team to support the mission of the County.









PROGRAM HIGHLIGHTS & VALUE ADDITIONS

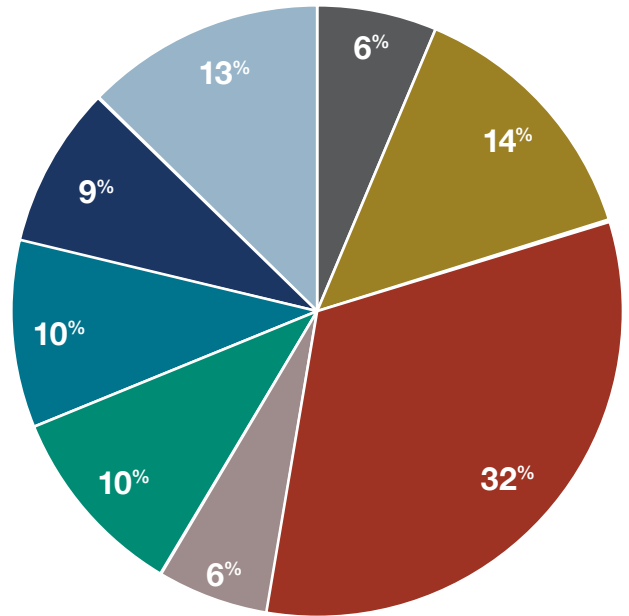
- » Provided agency with on-site subject matter expertise for MEP and Security systems
- » Successfully managed commissioning, warranty compliance and transitioned the Jail and Courthouse from construction to operation
- » Drove innovation in solutions during construction and commissioning that will save the County over \$22 million in life cycle cost over the life of the facility
- » Aggressively managed warranty issue resolution to ensure best operation and/or highest possible monetary restitution
- » 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 19,000+ work orders since the opening of the facilities to include 12,000+ preventive maintenance or proactive inspections
- » Provided oversight and technical support for several critical projects such as the Verizon cellular antenna array and the upgrade of the Sungard JMS, and the replacement of a 90 ton compressor at the Annex
- » Our expertise in the facilities substantially lowers repair costs for Forsyth County by having CGL resident staff perform highly skilled work versus a specialty contractor
- » Provided emergency response 7/24/365 to include response and restoration services during emergencies or severe weather events. Examples include a water main break, a laundry fire, and a ruptured sprinkler line



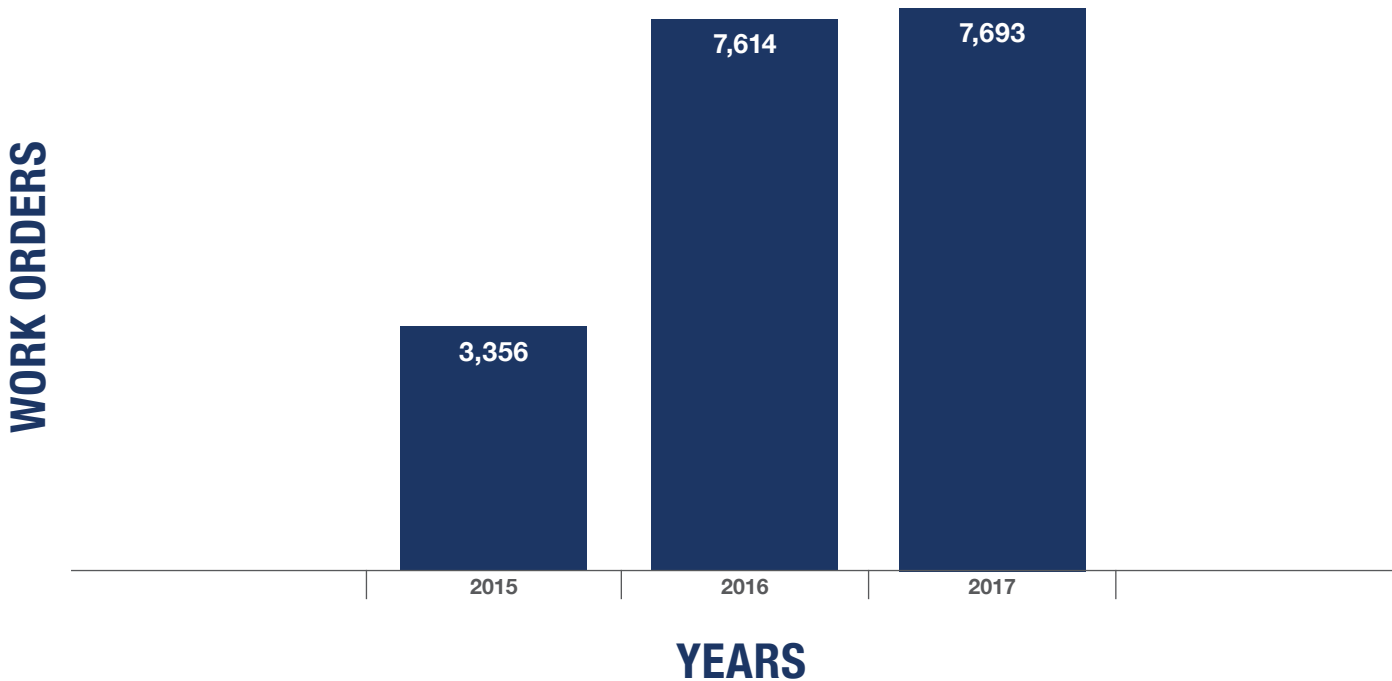
GENERAL INFORMATION

TOTAL WORK ORDERS BY CATEGORY (HOURS | COST)

 Electrical/Lighting 1,743 \$39,325.11	 Security/Electronics 2,083 \$54,165.06
 Mechanical 1,434 \$64,671.15	 HVAC 6,177 \$204,129.95
 Fire & Life Safety 1,395 \$88,191.45	 Inspections/Escorting 988 \$37,124.18
 Plumbing 3,087 \$62,381.04	 Other 3,409 \$79,802.85



WORK ORDER VOLUME BY YEAR



KEY PERFORMANCE INDICATORS

TOTAL PM vs. CM RATIO OVERALL

During the first couple of years as the maintenance team worked through warranty items, a higher percentage of corrective maintenance items were being tracked for the general contractor and the vendors making these repairs. Through 2018, the focus is to shift to a larger percentage of work being preventive in nature.

Overall		2015		2016		2017	
PM	CM	PM	CM	PM	CM	PM	CM
35.9%	64.1%	35.5%	64.5%	37.1%	62.9%	34.9%	65.1%

PREVENTIVE MAINTENANCE COMPLIANCE

Forsyth County Courthouse

Overall	2015	2016	2017
95.6%	94.3%	97.7%	94.8%

Forsyth County Jail

Overall	2015	2016	2017
93.7%	97.0%	93.5%	90.8%



FOR QUESTIONS, CONTACT:

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