



# DeKalb County Government

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

## Draft - Minutes

### OPS-County Operations Committee

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Tuesday, March 1, 2022

1:00 PM

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*This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available*

*(1) via live stream on DCTV's webpage,*

*(2) on DCTVChannel23.TV*

Meeting Started At: 1:00PM

Attendees: Commissioners Davis Johnson, Patrick, Terry, Johnson, Rader

**Present**      2 - Commissioner Mereda Davis Johnson, and Commissioner Robert Patrick

**Absent**        1 - Commissioner Steve Bradshaw

#### I. MINUTES

**2022-1288**      Commission District(s): All Districts  
Minutes for the February 15, 2022 County Operations (OPS)  
Committee Meeting;

*-no vote on this item due to attendance*

*-item will be deferred to next OPS meeting*

#### II. AGENDA ITEM

*Previously Heard Items:*

2021-3540

Commission District(s): ALL

RA - Ratification of Change Order No. 3 to Contract Nos. 1023197 and 1031586 for Architectural and Engineering Design Services (Multi-year Contract): for use by the Departments of Facilities Management (FM) and Recreation, Parks and Cultural Affairs (RPCA). These contracts consist of the provision of architectural and engineering design services for various projects. Awarded to Brown Design Group, Inc and Pond & Company. Total Amount Not To Exceed: \$777,959.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Dep Director Asbell, Director Ellis*

2022-1037

Commission District(s): ALL

CA - John Deere SLHL Backhoe with Hydraulic Breaker & Coupler: for use by Public Works-Fleet Management to be used by the Department of Watershed Management (DWM). Consists of piggybacking off the competitively let Sourcewell Contract No. 032119-JDC to purchase four (4) John Deere SLHL backhoes with hydraulic breakers and couplers. These units are used to excavate worksites related to water and sewer projects. Awarded to Flint Equipment Co. Amount Not To Exceed: \$430,733.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Director Gordon*

2022-1063

Commission District(s): ALL

CO - Change Order No. 7 to Contract No. 1070267 for Technology Solutions, Products and Services: for use by the Department of Innovation and Technology (IT) to be used by various County departments. This contract consists of piggybacking off the competitively let Region 4 ESC/Omnia Partners Contract No: R210401 for purchasing Apple computer hardware, tablets, peripherals, printer, network gear and other approved software. Awarded to CDW Government, LLC. Amount Not To Exceed: \$1,000,000.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Director Matelski, CPO Horner*

*-C Horner: I don't currently have information on when we began piggybacking off this contract. It was probably 2017*

2022-1125

Commission District(s): All

CA - Cooperative Agreement for Juniper: for use by the Department of Innovation and Technology (DoIT). Consists of piggybacking off the competitively let Statewide Contract (SWC) No. 99999-SPD-T20120501-0013 for the maintenance and support of the County's Juniper network equipment. Awarded to Layer 3 Communications, LLC. Amount Not To Exceed: \$315,241.58.

**This agenda item was recommended for approval. to the Board of Commissioners due back on 3/8/2022 .**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Director Matelski*

2022-1129 Commission District(s): All  
CA - Cooperative Agreement for Palo Alto: for use by the Department of Innovation and Technology (DoIT). Consists of piggybacking off the competitively let GSA Contract No. GS-035F-0119Y for the maintenance and support of the County's Palo Alto network equipment. Awarded to Layer 3 Communications, LLC. Amount Not To Exceed: \$459,240.08.

**This agenda item was recommended for approval. to the Board of Commissioners due back on 3/8/2022 .**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Director Matelski*

2022-1144 Commission District(s): ALL  
LB - Invitation No. 21-101442-Lubricants (Annual Contract with 2 Options To Renew): for use by Public Works-Fleet Management and the Department of Watershed Management (DWM). Consists of the purchase of lubricants (motor oil, hydraulic fluids, transmission fluids, etc.) used for county vehicles and on-site-equipment. Recommend Award to: Dilmar Oil Co., The McPherson Companies, Lubrication Engineers, Inc., Taylor Enterprises, Inc. and Cadence Petroleum. Total Amount Not To Exceed: \$690,000.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-information provided by Director Gordon*

*-R Gordon: Commissioner Johnson facilitated a webinar for mental health essentials through NACo and information on other trainings and certifications. I wanted to mention it because it something we've been dealing with regarding our employees and something we want to work on.*

*TT: I would love to hear more about the tangible actions we can do to help. If it's something we can apply within our employee base we can bring it to ERPS*

*-R Gordon: Last night was very much surface information but it was good information on how to get more educated through NACo. If anything comes up we will bring it back. We are going to peruse the certification program*

2022-1216 Commission District(s): ALL  
CO - Change Order No. 5 to Contract No. 1070633 for the Purchase of New Computers, Laptops, Scanners, and Accessories: for use by the Department of Innovation and Technology (DoIT). Consists of piggybacking off the Statewide Contract (SWC) No. 99999-SPD-SPD000161-004 to purchase new computers, laptops, scanners and accessories utilized by all County departments. Awarded to Dell Marketing, L.P. Amount Not To Exceed: \$2,000,000.00  
**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-Information given by Director Matelski*

*MDJ: why is this a change order?*

*J Matelski: I'd defer to CPO Horner from our stand point because we are coming to request 2 million additional to the contract CPO Horner: That is correct, we do have a contract purchase agreement, so therefore, this would be a change order, rather than a cooperative agreement. We are increasing the amount that you approved to spend*

*Question MDJ: increase by 2 million?*

*J Matelski: That is correct, normally we ask for a million and a half but as we look at return to work scenarios we are confident there will be an increase need for computers, docking stations etc., we are hoping this will extend to June 2023.*

2021-3530 Commission District(s): All Districts  
A Resolution Of The Governing Authority Of DeKalb County, Georgia To The General Proposing A County Organizational Act Amendment To Ensure, And Eliminate Impediments To, Establishment, By Ordinance, Of A Transparent And Efficient County Procurement System  
**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the OPS-County Operations Committee, due back on 3/15/2022. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Patrick

**Absent:** 1 - Commissioner Bradshaw

*-Information provided by Commissioner Rader*

*MDJ: Since you and Commissioner Bradshaw worked on this together and he is not here today we should defer this to the next meeting for further discussion*

*JR: The only point I'd make is time is passing quickly the legislative cross over day is coming soon upon us so this effectively kills it for the session.*

*New Agenda Items:*

[2022-1194](#) Commission District(s): ALL  
REN - Light Bulbs, Fixtures, Lamps & Ballasts (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract No. 1204344 for use by the Department of Facilities Management (FM). This contract consists of the purchase of light bulbs, fixtures, lamps, and ballasts. Awarded to Regency Enterprises Inc. dba Regency Lighting. Amount Not To Exceed: \$200,000.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**

*-information provided by Kevin Buford*

*Question TT: Are these energy efficient light bulbs?*

*K Buford: that is correct we have been working to upgrade a lot of our lighting systems. Moving from the old T80 bulbs to LED lighting. We've worked on this at various parking lots and locations in the county including libraries and most recently the Courts building.*

*TT: I appreciate the effort to switch over light bulbs; regarding this contract is it going to cover the rest of the lights that need to be switched over?*

*K Buford: We believe this is going to be a great start to finishing I don't believe we have the manpower to change every light in the county in this one year. We've been working with COO Williams and Director Stovall to create a 5 year plan to complete this task. We asked for funding*

*TT: request plan be shared with commissioners*

*Question TT: is regency enterprises just providing the light bulbs?*

*K Buford: Correct, we have five mastery electricians in DeKalb County who make the changes. When you go from a TH system to a LED system we have to move the ballast, some older lightings systems require additional upgrades*

[2022-1196](#) Commission District(s): ALL  
REN - Inspection and Testing of Water Based Fire Protection Systems (Annual Contract - 2nd Renewal of 2 Options To Renew): Contract No. 1208463 for use by Facilities Management (FM). This contract consists of providing inspection, testing, maintenance and repair of existing water-based fire protection equipment throughout the County. Awarded to: All-Star Fire, LLC. Amount Not To Exceed: \$163,075.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**

*-Information provided by Kevin Buford*

*Question RP: is this just the sprinkler system?*

*K Buford: this encompasses all water based fire prevention equipment*

**2022-1200**

Commission District(s): ALL

REN - On Call Heating Ventilation and Air Conditioning (HVAC) (Annual Contract - 2nd Renewal of 2 Options to Renew): Contract Nos.: 1208000, 1208001, 1208002 and 1208003 for use by Facilities Management (FM). These contracts consist of providing on call ventilation and air conditioning (HVAC) services for County-owned properties. Awarded to: Galgon HVAC Mechanical Services, Inc., Mann Mechanical Company, Inc., HVH Mechanical Partners, LLC and B&W Mechanical Contractors, Inc. Total Amount Not To Exceed: \$2,500,000.00.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**

*-Information provided by Kevin Buford*

*Question MDJ: this includes the balance of March 2020*

*K Buford: I'd have to defer to CPO Horner but I believe this in addition to the contract*

*CPO Horner: this is second and final renewal for this contract*

*Question JR: does the contract have the compacity to provide upgrades air filtration for the Central DeKalb Senior Center. Can you send a confirmation that is it on the list since we are considering opening up those facilities soon.*

*K Buford: I believe that location is on our list, we are working with the administration on this and we can make sure COO has the information on all locations to provide to you.*

*COO Williams: We will send a list and look into Central DeKalb*

*MDJ: I'd defer to the department of Health to make those recommendations. We are all susceptible to this virus especially seniors*

*TT: The CDC has had guidance for indoor mask wearing for the past year, if you wear a N95 or double masking indoors you are meeting their standards, yet our buildings are still closed. It seems like in one way we are listening to science but ignoring it in other ways. If we are concerned with virus spread we should just require masks in our facilities.*

2022-1238

Commission District(s): ALL  
CO - Change Order No. 3 to Contract Nos.: 1213631, 1213634, and 1213635 for Commercial Janitorial Services (Multiyear Contract): for use by the Department of Facilities Management: This contract consists 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: \$2,247,380.02.

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 3/8/2022. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**

*-Information Provided by Kevin Buford*

*-TT: I can't support this contract; the last time it came before the OPS committee I requested which the buildings are open vs closed. I don't believe we have to do this advanced service cleaning. From the Board of Health update this morning the focus is on mask wearing, vaccinations and air filtration. I'm concerned we are using ARP money into areas where they may not even be touched. How can we approve something if we don't exactly know how it's being used?*

*K Buford: what we're asking you to approve is not a contract based on extra cleaning; this is the normal janitorial contract that includes COVID19 protocols. If we move past COVID we will still be in a position to provide cleaning efforts in DeKalb County. I can get you a list of the buildings that we do clean. There are some departments with in-house janitorial personnel that work for DeKalb County.*

*-TT: that's good context. Is some of the funding coming from ARP?*

*K Buford: yes it is*

*-TT: I assume we're paying more for the advanced cleaning than the normal janitorial system*

*K Buford: there is a cost associated with this. When we can move back to that type of cleaning based on CDC guidelines we will*

*-TT: what is the minimum wage paid to the workers under these building maintenance services?*

*Z Williams: we don't have visibility on that but we can certainly reach out*

*-LJ: if you're using a class A system, germs are germs. I don't know if you want to scale back how you address viruses. I hope that you reconsider Mr. Williams and Buford because this virus isn't going away and you will always have to have these cleaning services*

*Z Williams: it is our hope that the standard is the new normal of cleanliness. I am hoping our new protocols are like this going forward.*

*Also, we would like to present at a future OPS all of the Facilities upgrades that our Facilities teams have been diligently doing.*

*-MDJ: I am sure the citizens of DeKalb would appreciate that update as well*

Meeting Ended At: 2:01 PM

**MOTION was made by Robert Patrick, seconded by Mereda Davis Johnson, that this agenda item be adjourned meeting. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Patrick**

**Absent: 1 - Commissioner Bradshaw**



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Barbara H. Sanders-Norwood CCC, CMC