



# DeKalb County Government

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

## Minutes

### OPS-County Operations Committee

*Commissioner Mareda Davis Johnson (Chair)*  
*Commissioner Michelle Long Spears, Member*

Monday, April 22, 2024

9:30 AM

### Special Called Meeting

Meeting Started At:9:30 AM

Attendees: Commissioners Davis Johnson, Spears

- Present**      2 - Commissioner Mereda Davis Johnson, and Commissioner Michelle Long Spears
- Absent**      1 - Ted Terry

#### I. MINUTES

**2024-0444**      Commission District(s): All Districts  
Minutes for the March 19, 2024, County Operations (OPS) Committee Meeting;

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be approved. The motion carried by the following vote:**

- Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears
- Absent:** 1 - Terry

#### II. AGENDA ITEM

*Previously Heard Items*

**Airport (PDK)**

[2023-1331](#)

Commission District(s): 1 & 6  
RFP - Request for Proposal No. 22-500625 Eastside Aviation Development on DeKalb Peachtree Airport (Multi-Year Lease): for use by the DeKalb Peachtree (PDK) Airport. Consists of the design, construction, and management of business directly related to aviation for corporate aviation hangar development on the eastside of the airfield at the PDK Airport. Recommend award to the sole proposer: Sky Harbour, LLC. Estimated 50-Year Total Revenue Amount: \$576,607,163.00 (\$211,270,337.00 estimated towards DeKalb County).

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by COO Williams*

*COO: we would like to bring back an update at the next OPS meeting*

*-MLS: motion to defer for 2 weeks*

*New Agenda Items*

**Facilities Management**

[2024-0220](#)

Commission District(s): All  
RES - Rescission of Award under ITB No. 23-101581 Juvenile Justice Center Canopy Installation: for use by the Department of Facilities Management (FM). Consists of construction services for the installation of a canopy over the Judges' parking lot at the DeKalb County Juvenile Justice Center. This request seeks to rescind the award to Greenheart Construction, Inc. and re-award to the next lowest, responsive and responsible bidder, Brad Construction Company II, LLC. Amount Not To Exceed: \$443,831.19.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for deferral to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by COO Williams*

*COO: We would like to hold this item for two weeks. Over the last few days we 've received additional discussions regarding pricing and we need to review.*

*-MLS: motion to defer for 2 weeks*

2024-0223

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1361260 Energy Efficient LED Lighting Conversion for The Manuel J. Maloof Building (One-Time Buy): for use by the Department of Facilities Management (FM). This contract consists of the purchase and installation of LED Lights for floors 1-6 in the Maloof Administration Building. This request is to increase contract scope of work and funds. Awarded to: TDIR Inc. Amount Not To Exceed: \$11,135.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Asbell, Facilities Management -*

*MLS: motion to approve*

[2024-0300](#)

Commission District(s): ALL  
CO - Change Order No. 8 to Contract 1191815 and Change Order No. 6 to Contract 119181 General Contractor Services (Multiyear): for use by the Departments of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA), Fire Rescue Services, Watershed Management (DWM) and Library (DCPL). This contract consists of providing general contractor services for minor construction projects throughout the County. This request seeks to transfer existing funds from Contract 1191815 (Greenheart) to Contract No. 119181 (Kissberg) to assist in the completion of upcoming projects. Awarded to: Greenheart Construction Inc. and Kissberg/Parker-Fry JV, LLC.  
TRANSFER REQUEST ONLY

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Asbell, Facilities Management*

*-MLS: motion to approve*

[2024-0311](#)

Commission District(s): ALL  
REN - Contract Nos.: 1330298 and 1330301 On Call Electrical Services (Annual Contract - 1st Renewal of 2 Options to Renew): for use by the Departments of Facilities Management (FM) and Fire Rescue (FR). This contract consists of providing inspections, maintenance repairs and installations of electrical systems, components, and equipment in County owned facilities. This request is to exercise the 1st renewal option through April 30, 2025. Awarded to: GC&E Systems Group, LLC and Electrical Contractor Inc. Total Amount Not To Exceed: \$580,000.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Ford, Facilitates Management -**MLS: motion to approve*2024-0395

Commission District(s): All  
CO - Change Order No. 2 to Contract Nos.: 1251855 and 1252009  
On-Call Painting and Wallpapering Services (Annual Contract with 2  
Options to Renew): for use by the Departments of Facilities  
Management (FM), Recreation, Parks and Cultural Affairs (RPCA),  
and Watershed Management (DWM). These contracts consist of  
providing on-call painting and wallpapering services at County-owned  
facilities. This request is to increase contract funds and term through  
December 31, 2024. Awarded to: A&D Painting, Inc. and Cleanstar  
National, Inc. Total Amount Not To Exceed: \$1,865,000.00.

**MOTION was made by Michelle Long Spears, seconded by  
Mereda Davis Johnson, that this agenda item be recommended for  
approval. to the Board of Commissioners, due back on 4/23/2024.  
The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Ford, Facilitates Management*

*DF: \$30,000 is added for renovation project*

*Question MDJ: why does it need to be added and extended DF: I believe it needs  
to be rebid*

*-MLS: motion to approve*2024-0414

Commission District(s): All  
REN - Contract No. 1288050 Purchase, Inspection, Service, and  
Repair of Fire Extinguishers (Annual Contract - 2nd Renewal of 2  
Options To Renew): for use by the Departments of Facilities  
Management (FM) and Fire Rescue (FR). This contract consists of  
providing the purchase, inspection, service, and repair of fire  
extinguishers. This request seeks to exercise the 2nd renewal option  
through April 30, 2025. Awarded to All-Star Fire, LLC. Amount Not  
To Exceed: \$143,500.00.

**MOTION was made by Michelle Long Spears, seconded by  
Mereda Davis Johnson, that this agenda item be recommended for  
approval. to the Board of Commissioners, due back on 4/23/2024.  
The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Ford, Facilitates Management -MLS: motion to approve*

2024-0418 Commission District(s): All  
CO - Change Order No. 1 to Contract No. 1251271 Uninterruptible Power Supply (UPS) Systems (Annual Contract with 2 Options to Renew): for use by the Department of Facilities Management (FM). This contract consists of providing preventive maintenance services for UPS systems. This request is to increase contract funds and term through December 31, 2024. Awarded to: AC & DC Power Technologies LLC. Amount Not To Exceed: \$30,000.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears**

**Absent: 1 - Terry**

*Information provided by David Ford, Facilitates Management  
Question MLS: can you expand on the support for UPS  
Response provided by David Ford, Facilitates Management*

*-MLS: motion to approve*

2024-0471 Commission District(s): ALL  
REN - Contract Nos.: 1325124, 1325126, and 1325127 Landscape Maintenance Services for Public Grounds (Annual - 1st Renewal of 2 Options to Renew): for use by the Departments of Facilities Management (FM) and Public Works - Sanitation (Sanitation). These contracts consist of providing landscape maintenance services for public grounds. This request seeks to ratify a previously provided thirty (30) day contract term increase, effective as of April 1, 2024. Additionally, this request seeks to exercise the 1st renewal option through March 31, 2025 for all three(3) contracts. Lastly, this request seeks to reserve the right to transfer funds between contracts based on the needs of the County. Awarded to: Artscape, Inc., The Simmons Group, and Let Us Love Your Lawn. Total Amount Not To Exceed: \$861,996.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by David Ford, Facilitates*

*Management -MLS: motion to approve  
Innovation & Technology*

2024-0354 Commission District(s): ALL  
CO - Change Order No. 11 to Contract No. 1070267 Technology Solutions, Products and Services: for use by the Department of Innovation and Technology (DoIT) and to be used by various County Departments. This contract consists of purchasing off the competitively let Region 4 ESC/Omina Partners Contract No. R210401 for purchasing Apple computer hardware, tablets, peripherals, printers, network gear and other approved software. This request is to increase the contract funds and term through May 31, 2025. Awarded to CDW Government, LLC. Amount Not to Exceed \$1,700,000.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by Director Matelski, Innovation & Technology*

*Question MDJ: why is this a change order?*

*Response provided by Michelle Butler*

*-MLS: motion to approve*

[2024-0424](#)

Commission District(s): ALL

CA - Contract No. 2018011-01 Information Technology Solutions and Services (Lead agency City of Mesa, AZ/National Intergovernmental Purchasing Alliance Company (Mesa/NIPA)): for use by the Department of Innovation and Technology (DoIT). This request seeks to purchase from the competitively let Mesa/NIPA contract assist in the transition of the County's enterprise security software solution from McAfee/Trellix to CrowdStrike. Awarded to CDW Government, LLC. Amount Not To Exceed: \$340,461.65.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears**

**Absent: 1 - Terry**

*Information provided by Director Matelski, Innovation & Technology*

*Question MLS: can you expand on your description; how will this support more robust functionality?*

*Response provided by Director Matelski*

*Question MLS: and you feel the new vendor will help minimize new threats?*

*Matelski: it won't stop everything but it should help us reduce risk. Additional information provided.*

*Question MLS: Was the vendor present at the NACO legislative conference ?*

*Matelski: I believe they were at the annual not legislative. Additional information provided.*

*Question MLS: How will this help stop phishing emails?*

*Matelski: if they do click on it this software will kick in and put a block on the download.*

*-MLS: motion to approve*

### Fleet Management

[2024-0205](#)

Commission District(s): ALL

LB - Invitation No. 23-101619 Fourteen (14) Passenger Transport Bus (One Time Buy): for Public Works-Fleet Management to be used by the Department of Human Services. Consists of the purchase of one (1) 14 passenger transport bus to be used to transport seniors for activities, events, and appointments. Recommend award to Model 1 Commercial Vehicles, Inc. Amount Not To Exceed: \$104,933.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears**



**Absent:** 1 - Terry

*Information provided by Director Gordon, Fleet Management*

*Question MDJ: can you let us know which senior center this is going to?*

*Gordon: I'm not sure which one this is going too, your allocation is being processes for lou walker Question MLS: is the goal to have a van at each senior center; which ones already have a van?Gordon: I can review and let you know*

*COO Williams: I believe, north and central have vans and one is processing for east Atlanta Question MDJ: this one would not be designated, just general use?*

*COO Williams: they are typically designated. Additional comments provided.*

*MLS: motion to approve*

2024-0316

Commission District(s): ALL

REN - Contract Nos.: 1297373, 1297382, 1297392, 1297411, 1297397, 1297401, 1297403, 1297409, 1297473 and 1297474 Filters (Annual Contract - 2nd of 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of providing various filters for vehicles and equipment. This request seeks to exercise the 2nd renewal option through July 31, 2025. This request also seeks to reserve the right to transfer funds between contracts based on Department needs. Awarded to Interstate Truck Equipment, Inc., Napa Auto Parts, Truck Pro, O'Reilly Automotive Stores, Inc. dba O'Reilly Auto Parts, Fleetpride, Inc., Rush Truck Centers of GA, Inc. dba Rush Truck Center Atlanta, AgPro, LLC, Advance Stores Co., Inc. dba Advance Auto Parts, Tidewater Fleet Supply dba TNT Parts and Parts Authority, LLC. Total Amount Not To Exceed: \$460,000.00.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by Director Gordon, Fleet Management*

*MLS: motion to approve*

[2024-0405](#) Commission District(s): ALL  
REN - Contract Nos.: 1290820, 1290739, 1290740, 1290816, and 1290742 Tire Services (2nd of 2 Options to Renew): for use by Public Works-Fleet Management. These contracts consist of outside repair services to include foam filled tires with installation. This request seeks to exercise the 2nd renewal option through May 31, 2025. This request also seeks to reserve the right to transfer funds between contracts based on County needs. Awarded to Southern Tire Mart, LLC, Setco, Inc., Atlanta Commercial Tire, Action Tire, Co., and Nextire Commercial, Inc. Total Amount Not To Exceed: \$460,000.00.  
**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by Director Gordon, Fleet*

*Management -MLS: motion to approve*

[2024-0421](#) Commission District(s): ALL  
SWC - Statewide Contract (SWC) No. 99999-SPD-SPD0000155-0001 Truck Chassis and Truck Bodies: for use by Public Works-Fleet Management to be used by the Department of Watershed Management (DWM). This request consists of purchasing from the competitively let SWC for two (2) 2024 International CV515 crew cab chassis with valve truck service bodies. These trucks will be used to assist DWM as they exercise and maintain water valves throughout the County. Awarded to Rush Truck Centers of GA, Inc. Amount Not To Exceed: \$519,985.00.  
**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes:** 2 - Commissioner Davis Johnson, and Commissioner Long Spears

**Absent:** 1 - Terry

*Information provided by Director Gordon, Fleet Management*

*Question MDJ: how often do the trucks have to be services?Gordon: its about a 90 day cycle.*

*-MLS: motion to approve*

2024-0426

Commission District(s): ALL

CA - Sourcewell Contract No. 011723 Heavy Construction Equipment with Related

Attachments and Technology: for use by Public Works-Fleet Management to be used by the Department of Watershed Management (DWM). This request seeks to purchase from the competitively let Sourcewell contract for five (5) compact rubber track excavators with enclosed cabs. These excavators will assist DWM in digging trenches to repair and replace water and sewer pipes throughout the County.

Awarded to SANY America, Inc. Amount Not To Exceed: \$296,037.76.

**MOTION was made by Michelle Long Spears, seconded by Mereda Davis Johnson, that this agenda item be recommended for approval. to the Board of Commissioners, due back on 4/23/2024. The motion carried by the following vote:**

**Yes: 2 - Commissioner Davis Johnson, and Commissioner Long Spears**

**Absent: 1 - Terry**

*Information provided by Director Gordon, Fleet Management*

*-MLS: motion to approve*

*Additional comments*

*MLS: Have you had a chance to think about how to move the charter review discussion forward, could be have a plan by the next OPS*

*MDJ: yes we can discuss.*

Meeting Ended At: 10:14 AM

**MOTION was made by Michelle Long Spears, 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 Long Spears**

**Absent: 1 - Terry**

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Barbara H. Sanders-Norwood CCC, CMC