



Muscogee County Jail Update

**Presented By: Drale Short
Director
Public Works**

06/18/2024

Presenters



- Drale Short, Director of Public Works (Main. Cost Update)
- SLAM (Short Term Priorities & Options)
- Pam Hodge, Deputy City Manager (Funding Options & Timeline)

Agenda

- Plumbing Cost
- CGL Maintenance Cost
- Maintenance Recommendation



Plumbing Cost

- Since 2022 Facilities Maintenance has paid the below plumbing costs for CCG buildings:
- Muscogee County Jail: \$620,600.
- Public Safety/No Jail Cost: \$576,100.
- General Government: \$2,278,177.
- Outside Agencies: \$623,342.
- Total Spent on Plumbing since 2022: \$4,098,219.

CGL Maintenance Companies

- CGL is the Georgia Statewide Contract holder for Facility Maintenance Services.
- 30 years of experience in Facility Maintenance and Preventative Maintenance Programs.
- Currently managing the maintenance for 25M sf of facilities.
- Has over 400 plus staff working in facilities in Georgia and across the United States.

CGL COMPANIES

- Benefits:
 - Provide preventative maintenance and repairs for all building systems and equipment.
 - Provide Energy Management
 - Offer computerized maintenance management and reporting
 - On-site staff/route services/emergency services.
 - CGL is currently and has been working locally for the Department of Behavioral Health and Developmental Disabilities since 2012 and the Juvenile Justice Facility in Cols since 2000.

By partnering with CGL will improve our building performance and will substantially reduce our annual maintenance cost.

CGL Maintenance Activities



HVAC Systems/Chillers/Boilers – Preventative Maintenance & Inspections.

Kitchen Appliances – Preventative Maintenance

Fire Life Safety Equipment/Elevators/Kitchen Hoods – Preventative Maintenance & Annual Certifications

Generators – Preventative Maintenance & Load Testing

Water Treatment – Chillers, Boilers, & Associated Piping

Pest Control – Service & Treatment

Cooling tower – Quarterly & Annual Preventative Maintenance

Laundry Equipment – Preventative Maintenance

All Centrifugal and Circulating Pumps – Preventative Maintenance

Plumbing Fixtures & associated piping

Sewage Grinder – Preventative Maintenance

Transfer Switch – Preventative Maintenance

CGL COMPANIES

- Based on current labor market:
 - Skilled Trade Positions- \$35.00 per hour given current labor market.
 - Administrative Position - \$23.00 - \$25.00 per hour
 - Lead Roles & Regional Oversight –highest paid.
- Overall, salaries, benefits, and insurance comprise the largest portion of any contract.

CGL COMPANIES

- Estimated Cost Summary:
 - Salaries/Benefits/Insurance – approx. cost \$750K for the staff onsite and the regional support.
 - The materials/Auto portion – of the contract covers everything from vehicles, uniforms, tools, cell phones, preventative maintenance supplies like filters etc. estimated cost of \$250K
 - Subcontractor cost – Inspections of life safety equipment, elevators, suppression systems, pest control, etc. estimated cost \$200K.
 - Indirect cost – computers, office supplies, software, recruiting, etc. setup of a computerized maintenance system, estimated cost \$80K.

CGL Companies

Provide Maintenance & Preventative Maintenance:

- Recorders Court Bldg
- Muscogee County Jail
- Muscogee County Prison

Estimated Annual Cost: **\$1,500,000.**

CGL will provide 7 fulltime staff with Regional Oversight



Questions

