



Facility Maintenance Statewide Contract Save State Entities Millions Every Year!



Would you rather spend \$30 on an oil change or \$350 to repair your engine? When you factor in the time you lose getting the car fixed, the anger, the frustration, and the inconvenience to you and others, that \$30 preventive maintenance cost becomes more and more valuable.

Now apply the same idea to the preventive maintenance you may not be performing in your multi-million dollar facility. Putting off, or deferring preventive maintenance costs state entities millions of dollars every year.

DOAS Facility Maintenance SWC 90806, with CGL, is designed to help state entities perform necessary preventive maintenance in their facilities in order to limit the number of repairs, or *corrective maintenance*, required. Corrective maintenance is much more expensive to perform than preventive maintenance, because equipment failures cause losses in operation, force employees to adapt to the building, and must be corrected quickly.

Currently, SWC 90806 lowers costs for and protects the safety and security of more than 6 million square feet of mission-critical social infrastructure throughout Georgia.

Benefits to State Agencies

Lower Operating Costs – Properly performing preventive maintenance saves state entities an average of \$1.50 per-square-foot per year. By providing the right type and number of personnel and by distributing management over several accounts, CGL is able to provide state entities a much higher level of service at a lower cost than self-performed maintenance.

Better Efficiency and Responsiveness – In typical public entity self-performed maintenance programs, less than 60 percent of an eight-hour day is devoted to actual, hands-on wrench time. CGL's best practices ensure a 75 to 85 percent utilization rate; in other words, *more work actually gets completed each day*.

Higher Levels of Service and Improved Client Satisfaction – CGL utilizes a computerized maintenance management system (CMMS) that tracks all maintenance work performed under SWC 90806. The CMMS tracks all facility data, including equipment type, who does the work, when work is done, how often work is done, and what type of maintenance or repair is performed. By

holding our employees accountable for building performance through this very sophisticated system, we are able to provide our clients with the highest quality maintenance services available.

Cost Control – Well-maintained buildings perform more efficiently and reliably. CGL’s preventive maintenance program dramatically reduces unexpected repair costs and avoids deferred maintenance, allowing buildings to operate as intended while extending facility life with fewer surprises. Effective use of the CMMS can actually predict potential equipment failure, allowing entities to budget for future replacement.

Better Risk Management – When preventive maintenance is deferred, facilities do not perform as intended. When buildings perform poorly, the risks to visitors, staff, and personnel increase. State entities may incur added repair costs, risk to personnel, downtime, interruptions in service, unnecessary repairs, lawsuits, etc.

Avoids/Corrects Deferred Maintenance - SWC 90806 requires the maintenance contractor to complete 95 percent of preventive work orders while simultaneously completing repairs or corrective work orders during normal business hours. The corrective labor hours not charged to the State in one year alone represent approximately 71,000 hours, or about \$3.5 million in labor, that the State would have paid maintenance personnel if the entities self-performed maintenance.

Flexibility and Convenience – Being a Statewide contract, the procurement process is simplified to choosing which services you need and adding an addendum to SWC 90806.

What Services Are Offered in SWC 90806?



- Facility management
- Boilers and chillers
- Electrical systems and lighting
- Plumbing, sewer and water control systems
- Central utility plant and hot and chilled water systems
- Kitchen and laundry equipment
- Natural gas and LP distribution
- Security and alarm systems
- Fire alarm, fire sprinkler, and fire suppression
- Energy management
- Generators
- Grounds and landscaping

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