



**FULTON
COUNTY**

TASK ORDER #1

#22ITB134621K-JAJ(B)

**ROOF MAINTENANCE, REPAIR AND
REPLACEMENT SERVICES
COUNTYWIDE**

**DEPARTMENT OF REAL ESTATE AND ASSET
MANAGEMENT**

TASK ORDER NO. 1 TO FORM OF CONTRACT

Contractor: **Ideal Building Solutions, LLC**

Contract No. **22ITB134621K-JAJ (B), Roof Maintenance, Repair, Replacement Service Countywide**

Address: **2578 Old Rockbridge Road**
City, State **Norcross, GA 30092**

Telephone: **(770) 451-7183**

E-mail: jfinney@ibsroofing.com

Contact: **Jason Finney**
Vice President

WITNESSETH

WHEREAS, Fulton County ("County") entered into a Contract with **Ideal Building Solutions, LLC** to provide Roof Maintenance, Repair, Replacement Services Countywide, dated 1st day of January 2023, on behalf of the Department of Real Estate and Asset Management; and

WHEREAS, the purpose for this task order is to cover the cost to provide replacement and installation of new roof system at the Cascade Library and

WHEREAS, the Contractor has performed satisfactorily over the period of the contract; and

WHEREAS, this task order was approved by the Fulton County Board of Commissioners on **July 12, 2023, BOC Item #23-0458**.

NOW, THEREFORE, the County and the Contractor agree as follows:

This Task Order No. 1 to Form of Contract is effective as of the 12th day of July 2023, between the County and Ideal Building Solutions, LLC, who agree that all Services specified will be performed in accordance with this Task Order No. 1 to Form of Contract and the Contract Documents.

1. **SCOPE OF WORK TO BE PERFORMED:** To furnish all management, labor, materials, tools, equipment, and appurtenances necessary to provide replacement and installation of new roof system at the Cascade Library located at 3665 Cascade Road, Atlanta, GA 30312.

The Scope of Work shall consist of, but not limited to:

- Membrane Roofing and Insulation
 - Perform an infrared scan prior to re-roof to identify any areas of wet insulation
 - Wet insulation to be removed and replaced
 - Install a new cricket plan
 - Install a new ½ in high-density cover board over loose-laid cricket
 - Install new 60 mil TPO
 - Flash all drains and penetrations with new pre-fabricated pipe boots

- Wall and Curb Flashings
 - Remove the existing modified bitumen and cant strip at all walls
 - Install a new ¼ in separator board over all wall substrates
 - Flash all walls and curbs with new 60 mil TPO
 - Curbs will be terminated in white skirt flashing
 - Install new pre-fab corners

- Coping and Counter Flashings and Metal Specialties
 - Remove the existing coping to allow the wall flashing to be extended
 - Reinstall the existing coping
 - Prior to the award, the Contractor will verify the coping will still fit once the membrane is wrapped over the nailer

- Additional Roof Specialties
 - Install new roof hatch
 - Install the manufacturer's walking pads

- Additional Scopes
 - Remove and replace sealant at internal metal gutter caps
 - Install wet sealant at existing clearstory gaskets

- Additional Service Items
 - Daily clean-up of generated waste
 - Clean roof debris
 - Warranty- membrane manufacturer's 20-year NDL w/ Contractor's one-year labor
 - Includes 10% Owner Contingency (will be affected by adds or deducts)
 - Includes \$20,000.00 consulting fees

2. **COMPENSATION:** The services described under Scope of Work herein shall be performed by Contractor for a total amount not to exceed **\$494,624.40** (Four Hundred Ninety-Four Thousand Six Hundred Twenty-Four Dollars and Forty Cents).
3. **LIABILITY OF COUNTY:** This Task Order No. 1 to Form of Contract shall not become binding on the County and the County shall incur no liability upon same until such agreement has been executed by the Chair to the Commission, attested to by the Clerk to the Commission and delivered to Contractor.
4. **EFFECT OF TASK ORDER NO. 1 TO FORM OF CONTRACT:** Except as modified by this Task Order No. 1 to Form of Contract, the Contract, and all Contract Documents, remain in full force and effect.

[INTENTIONALLY LEFT BLANK]

IN WITNESS THEREOF, the Parties hereto have caused this Contract to be executed by their duly authorized representatives as attested and witnessed and their corporate seals to be hereunto affixed as of the day and year date first above written.

OWNER:

CONSULTANT:

FULTON COUNTY, GEORGIA

**IDEAL BUILDING SOLUTIONS,
LLC**

DocuSigned by:

Robert L. Pitts

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

DocuSigned by:

Jason Finney

Jason Finney,
Vice President

ATTEST:

ATTEST:

DocuSigned by:

Tonya R. Grier

Tonya R. Grier
Clerk to the Commission

(Affix Court Seal)



APPROVED AS TO FORM:

Mabior Yai

Secretary/
Assistant Secretary

(Affix Corporate Seal)



ATTEST:

DocuSigned by:

Patrick O'Connor

Patrick O'Connor
Office of the County Attorney

APPROVED AS TO CONTENT:

W-00561569

Notary Public

County: DeKalb

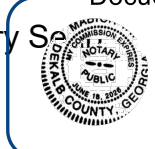
DocuSigned by:

Joseph N. Davis

Joseph N. Davis, Director,
Real Estate and Asset Management

Commission Expires: 6/18/2026

(Affix Notary Seal)



ITEM#: _____ RCS: _____	ITEM#: <u>2023-0458</u> RM: <u>7/12/2023</u>
RECESS MEETING	REGULAR MEETING

PROPOSAL



SAFE | CLEAN | DRY

June 1, 2023
Michelle Cox
Fulton County Government

RE: VE Cascade Library Roof Proposal

Thank you for your interest in our products and services. Upon reviewing the project requirements have the following proposal for your review.

Disclaimer:

Only what is listed in our Scope of Work is included. Please notify us if any changes need to be made to our scope of work.

BASE BID SCOPE OF WORK

Set up and Safety:

1. Install fencing at material storage areas and at the front door location per the staging map.
2. Install overhead protection at 1 employee door location per the staging map.
3. Install warning flags at roof working areas. Flags are to be staged 6' from all walls under 39".
4. Deliver PJ and Dumpster to site.

Membrane roofing and insulation scope:

1. Existing Roofing to remain in place.
 1. Ideal to perform an infrared scan prior to the re-roof to identify any areas of wet insulation.
 2. Wet insulation to be removed and replaced at the unit price provided below.
2. Install a new cricket plan, per the secondary page provided. This will be loose-laid.
3. Install a new 1/2" High-Density cover board over the loose-laid cricket insulation attached through the existing roofing system to the metal deck with fasteners.
 1. please note, this will cause vibrations and noise inside the library.
4. Install new 60 mil TPO - white in color over the newly installed cover board. The new membrane will be attached to the metal decking with new fasteners through all layers of cover board.
5. Flash all drains with new membrane and sealant. existing drains to remain.
6. Flash all penetrations with new pre-fabricated pipe boots.

Wall and Curb Flashings:

1. At all walls, remove the existing modified bitumen and cant strip.
2. Install a new 1/4" separator board over all wall substrates.
3. Flash all walls and curbs with new 60 mil TPO adhered with the manufacturer's standard TPO bonding adhesive.
4. Curbs will be terminated in white skirt flashing to match the membrane.
5. Install new pre-fab corners at all curb locations.
6. Low to high roof transition wall locations, install new termination bar to terminate membrane.
7. At all parapet wall locations wrap the membrane to completely cover the existing wood nailer.
 1. The existing nailer will be inspected, rotted wood nailer will be replaced at the unit price provided below.
8. At the standing seam roof transition, install tpo clad metal flashing to extend under metal panels.

Copings and Counter flashings and metal specialties:

1. Remove the existing coping to allow for the wall flashings to be extended up and over the parapet wall.
2. Reinstall the existing coping.
 1. Please note, some coping may be damaged during the removal process. We would need to replace damaged coping utilizing the owner's contingency.

PROPOSAL



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2. **Prior to the award of the scope, Ideal to verify that the coping will still fit once the membrane is wrapped over the nailer.**
3. This does not include the internal gutter cap, this will remain in place.
 1. Seams of the internal gutter cap will be cleaned and re-sealed.
4. Provide new counter flashing to cover the termination bar at the low to high-roof transitions. This will be fabricated from a standard color from 24 GA material.
5. Provide all new scuppers at the existing locations to include a new metal flashing, 3" wide to be fabricated from a standard color 24 GA metal. .

Additional Roof Specialties

1. Install a new roof hatch at the existing location.
 1. The ladder at this location will not be moved due to existing location restrictions.
2. Install the manufacturer's walk-way pads at the existing location layout.
 1. Limited to the roofing section with the roof hatch only.

Additional Scopes

1. Remove and replace sealant at internal metal gutter caps.
2. Install wet sealant at existing clearstory gaskets. Gaskets may have to be replaced at an undetermined unit cost at this time.
 1. The cost for this section only includes the installation of sealant.

Additional Items:

1. Daily clean up of generated waste.
2. Site to be left neat and clean of Roof debris
3. Warranty - Membrane Manufacturer's 20 yr NDL with Contractor's 1-year Labor.
4. Includes 10% Owner contingency (Please owner contingency will be affected by adds or deducts)
5. Includes \$20,000.00 for consulting services.

Base Bid Price -----\$412,187.00

Due to the current state of the market, the COVID-19 Pandemic, and global raw material shortages, the above price is subject to change. Owner/ Contractor should understand that the above Base Bid Price is based on the current market pricing and FOB Job Site. Actual pricing is based on the material ship date. Current lead times are 12 to 60 weeks depending on the material type. To assist you with calculating contingency amounts and managing material escalation, we presented an estimated escalated cost. Please understand we cannot guarantee prices or ship dates. But, we can be transparent and fair about cost increases. In order to get the best price possible, we encourage early contract awards and communication so that material can be ordered as soon as possible. Please note that our Bid Price assumes it is the Owner/Contractors' responsibility to incur any and all costs related to providing a suitable laydown area or storage facility, additional transportation, additional material handling, and builders risk insurance for any material delivered before the roofing scope begins. Finally, pricing does not include mandatory vaccination or COVID19 testing requirements unless otherwise specified.

Adds:

1. To install new **24 GA standard color Fascia** in lieu of the existing coping at all coping locations. -----
\$7,972.00 to the base bid price
2. To install new **.040 Aluminum Post Painted Custom Color Fascia and Custom Color metal flashings** --
-----\$ 50,571.00 to the base bid price.

Deducts:

none

Unit Prices:

1. To replace existing wood nailers per ln ft per row:
 1. 2x4 = \$5.00 ln ft

PROPOSAL



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2. 2x6 = \$6.00 ln ft
 3. 2x8 = \$6.50 ln ft
 4. 2x10 = \$7.00 ln ft
 5. 2x12 = \$8.00 ln ft
2. To Replace we 2" Insulation:
 1. \$6.50 sq ft
 3. To repair/ replace decking:
 1. Paint and Prime rusted deck = \$4.50 sq ft
 2. To remove and replace steel decking = \$30.00 sq ft

Notes and Exclusions:

The Base Bid Price above including; Tax, Insurance, Warranties, Hoisting, and all Safety Equipment are included in this proposal. Unless noted elsewhere, permitting, dumpsters, and portable restrooms are an assumed responsibility of the General Contractor, and are not included in the price above.

Exclusions: OCIP/ CCIP, BIM Modeling, Adjacent Roof Repairs, Temporary Roofing, Interior Protection, Overnight Work, Vertical Control Joints, Vapor Barriers, Window Flashing, Wood Nailers, Wall Sheathing, Curbs, Soffit, Exterior Ladders, Vents, Lightning Protection, and Low-Voltage Electrical Conductance Testing are excluded unless otherwise stated above.

Ideal Building Solutions is not responsible for Plumbing, Electrical, or HVAC work which may be necessary to complete the project, unless otherwise stated above. Please also note that depending on how or if Lightning Protection has been installed (by other trades) onto the new coping, it may void the coping warranty. Ideal Building Solutions is not responsible for Interpretation of Local Building Code.

This proposal is based upon current, applicable Design Standards and a Suitable Decking System for the above Roof System proposed on this Project. Due to material shortages and pricing volatility, this Proposal price is subject to change

If there are any questions, please don't hesitate to call me at or email me at cfinney@ibsroofing.com.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Finney", written over a white background.

Carson Finney
Director - Sales & Service Team
2578 OLD ROCKBRIDGE ROAD
NORCROSS, GA 30071



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Frank H. Furman, Inc. 1314 East Atlantic Blvd. P. O. Box 1927 Pompano Beach FL 33061	CONTACT NAME: PHONE (A/C No. Ext): (954)943-5050 FAX (A/C, No): (954)942-6310 E-MAIL ADDRESS: jhaase@furmaninsurance.com														
INSURED Ideal Building Solutions LLC 2578 Old Rockbridge Road Norcross GA 30071	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: National Fire Ins of Hartford</td> <td style="text-align: center;">20478</td> </tr> <tr> <td>INSURER B: Continental Insurance Co</td> <td style="text-align: center;">35289</td> </tr> <tr> <td>INSURER C: American Casualty Co of Reading PA</td> <td style="text-align: center;">20427</td> </tr> <tr> <td>INSURER D: Valley Forge Ins</td> <td style="text-align: center;">20508</td> </tr> <tr> <td>INSURER E: Columbia Casualty Company</td> <td style="text-align: center;">31127</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: National Fire Ins of Hartford	20478	INSURER B: Continental Insurance Co	35289	INSURER C: American Casualty Co of Reading PA	20427	INSURER D: Valley Forge Ins	20508	INSURER E: Columbia Casualty Company	31127	INSURER F:	
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COVERAGES CERTIFICATE NUMBER: May 23 w/L&R & Prof REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Included <input checked="" type="checkbox"/> No XCU Exclusion GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: Zero Deductible	X		6046370308	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X		6046370289	5/1/2023	5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		X	6050309281 Excess over GL, AL, EL	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	6046370292	5/1/2023	5/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Leased/Rented Equip 2500 Ded			6050311032	5/1/2023	5/1/2024	Per Item/Per Occurrence 120,000/300,000
E	Professional/Pollution			6050311046	5/1/2023	5/1/2024	Each Claim and Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Fulton County Government is included as Additional Insured for General Liability and Auto Liability on a Primary and Noncontributory basis as required by written contract. Umbrella is following over General Liability & Auto Liability.

CERTIFICATE HOLDER

CANCELLATION

Fulton County Government Attn: Purchasing Department 130 Peachtree Street, S.W. Suite 1168 Atlanta, GA 30303	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Tina Mangum/IB <i>Tina Mangum</i>
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