



Fulton County Board of Commissioners
Agenda Item Summary

20-0695

BOC Meeting Date
10/7/2020

Requesting Agency

Real Estate and Asset Management

Commission Districts Affected

All Districts

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Request approval to renew existing contracts - Department of Real Estate and Asset Management, Bid#19ITB312987K-JAJ, Roof Maintenance, Repair and Replacement Services Countywide in the total amount of \$1,469,115 with: (A) Ideal Building Solutions, LLC (Norcross, GA) in the amount of \$800,000.00; (B) RYCARS Construction, LLC. (Atlanta, GA) in the amount of \$334,557.50; and (C) Ben Hill Roofing and Siding Co., Inc. (Douglasville, GA) in the amount of \$334,557.50, to provide standby roof maintenance, repair and replacement services for County-wide facilities on an "as needed" basis. This action exercises the first of two renewal options. One renewal option remains. Effective dates: January 1, 2021 through December 31, 2021.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

In accordance with Purchasing Code Section 102-394(6), the Purchasing Department shall present all renewal requests to the Board of Commissioners at least 90 days prior to the contract renewal date or 60 days if the contract term is six (6) months or less.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes Open and Responsible Government

Is this a purchasing item?

Yes

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Scope of Work: These standby contracts consist of the following major elements: providing roof maintenance, repair and replacement services for all Fulton County facilities on an "as needed" basis. The work includes all labor, materials, equipment, removing and disposing of existing roofing systems; permits and licenses necessary to complete projects.

FY2021 Roof Replacement Projects Forecast:

	Project Description	Estimated Cost	Status
1	Milton Ave Warehouse Roof Replacement	\$350,000.00	
2	10 th Floor Government Center (County Mgr. Patio) Scupper Enclosure & Downspouts (5)	\$40,000.00	
3	Central Maintenance- Roof Drain Replacement (sections)	\$175,000.00	

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

4	Public Safety Training (@ Wolf Creek) Roof Replacement	\$427,700.00	
5	North Fulton Training Center Roof Replacement	\$275,000.00	
6	Gordon Joyner Bridge Cutter Replacement (4)	\$125,000.00	
7	Sheriff's Dept. Staff Admin/Intake (across from Drug Court) Roof Replacement	\$140,000.00	
8	East Point Cooperative Extension Water Intrusion	\$200,000.00	
	Total	\$1,732,700.00	

Community Impact: These contracts impact the community in having the ability to provide and maintain sustainable roofing systems on Countywide facilities.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval to renew existing contracts to provide standby roof maintenance, repair and replacement services for all Fulton County facilities on an "as needed" basis, as determined by the Department of Real Estate and Asset Management (DREAM), Building Construction Team for fiscal year 2021.

These Countywide standby contracts are necessary to address aging roofing systems that have reached the end of their life cycle. It is in the County's best interest to have multiple contractors in order to provide the maximum flexibility in accomplishing these repairs on a timely and efficient basis.

These are time and materials contracts that require covering the cost for maintenance repairs/ replacement materials and labor rates.

Historical Expenditures:

- FY2020: The County expenditure as of 9/2/20, \$650,917.00
- FY2019: The County has spent \$1,076,249.32
- FY2018: The County has spent \$941,359.32
- FY2017: The County has spent \$1,107,528.82

Project Implications: To provide timely and efficient repairs/ replacements of the roofing systems that is beyond industry life cycles.

Community Issues/Concerns: Not able to have adequate roof covering could affect community members when visiting the public buildings including Libraries and Health Clinics.

Department Issues/Concerns: If these renewal contracts are not approved, the Department's ability to address the needs for roof repairs /replacement for Fulton County facilities.

History of BOC Agenda Item: Yes, see charts below:

(A) Ideal Building Solutions, LLC

Continued

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0923	11/6/19	\$800,000.00
1st Renewal			\$800,000.00
Total Revised Amount			\$1,600,000.00

(B) RYCARS Construction, LLC

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0923	11/6/19	\$334,557.50
1st Renewal			\$334,557.50
Total Revised Amount			\$669,115.00

(C) Ben Hill Roofing and Siding Co., Inc.

CURRENT CONTRACT HISTORY	BOC ITEM	DATE	DOLLAR AMOUNT
Original Contract Amount	19-0923	11/6/19	\$334,557.50
1st Renewal			\$334,557.50
Total Revised Amount			\$669,115.00

Contract & Compliance Information	<i>(Provide Contractor and Subcontractor details.)</i>
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Total Contract Value: \$1,469,115.00**(A)**

Contract Value: \$800,000.00
Prime Vendor: Ideal Building Solutions, LLC
Prime Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Prime Value: \$800,000.00 or 100.00%
Subcontractor: None

Total Contract Value: \$800,000.00 or 100.00%**Total M/FBE Value: \$-0-****(B)**

Contract Value: \$334,557.50
Prime Vendor: RYCARS Construction, LLC
Prime Status: African American Male Business Enterprise-Non-Certified
Location: College Park, GA
County: Fulton County
Prime Value: \$267,646.00 or 80.00%

Subcontractor: Cross Roofing & Home Repairs
Subcontractor Status: African American Male Business Enterprise- Non-Certified
Location: Atlanta, GA
County: Fulton County

Subcontractor Value: \$66,911.50 or 20.00%

Total Contract Value: \$334,557.50 or 100.00%

Total M/FBE Value: \$334,557.50 or 100.00%

(C)

Contract Value: \$334,557.50

Prime Vendor: Ben Hill Roofing & Siding Co.

Prime Status: Non-Minority

Location: Douglasville, GA

County: Douglas County

Prime Value: \$334,557.50 or 100.00%

Subcontractor: None

Total Contract Value: \$334,557.50 or 100.00%

Total M/FBE Value: \$ -0-

Grand Contract Value: \$1,469,115.00 or 100.00%

Grand M/FBE Value: \$334,557.50 or 22.77%

.

Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				

Total Contract Value	\$1,469,115.00 or 100.00%
Total M/FBE Values	\$334,557.50 or 22.77%
Total Prime Value	\$1,402,203.50 or 95.45%

Fiscal Impact / Funding Source *(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

533-520-5200-K004: FCURA-2019, Real Estate and Asset Management, Exterior Courthouse-\$469,115

533-520-5200-K017: FCURA-2019, Real Estate and Asset Management, Emergency Generators-\$1,000,000

"This is a Countywide standby contract that provide roof maintenance, repair and replacement services for facilities on an "as needed" basis"

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Exhibit 1: Contract Renewal Agreements

Exhibit 2: Contractor's Performance Reports

Exhibit 3: Contract Renewal Evaluation Form

Source of Additional Information *(Type Name, Title, Agency and Phone)*

Joseph N. Davis, Director, Department of Real Estate and Asset Management, (404) 612-3772

Agency Director Approval		County Manager's Approval
Typed Name and Title Felicia Strong-Whitaker, Director	Phone (404) 612-5800	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Procurement**Contract Attached:**
Yes**Previous Contracts:**
Yes**Solicitation Number:**
19ITB312987K-JAJ**Submitting Agency:**
Department of Real
Estate and Asset
Management**Staff Contact:**
Harry Jordan**Contact Phone:**
(404) 612-5933**Description:** Approval to renew existing contracts to provide standby roof maintenance, repair and replacement services countywide on an "as needed" basis for FY2021.**FINANCIAL SUMMARY****Total Contract Value:**

Original Approved Amount: \$1,469,115.00
 Previous Adjustments: .
 This Request: \$1,469,115.00
 TOTAL: \$2,938,230.00

MBE/FBE Participation:

Amount: . %: .
 Amount: . %: .
 Amount: \$334,557.50 22.77%: .
 Amount: . %: .

Grant Information Summary:

Amount Requested: . ☐ Cash
 Match Required: . ☐ In-Kind
 Start Date: . ☐ Approval to Award
 End Date: . ☐ Apply & Accept
 Match Account \$: .

Funding Line 1:

533-520-5200-K004:
 \$469,115.00
 "Countywide standby
 contract on an as
 needed basis"

Funding Line 2:

533-520-5200-K017:
 \$1,000,000.00.
 "Countywide standby
 contract on an as
 needed basis"

Funding Line 3:

.

Funding Line 4:

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KEY CONTRACT TERMS**Start Date:**
1/1/2021**End Date:**
12/31/2021**Cost Adjustment:**

.

Renewal/Extension Terms:

One renewal options remains.

ROUTING & APPROVALS

(Do not edit below this line)

X	Originating Department:	Davis, Joseph	Date: 9/4/2020
X	County Attorney:	Stewart, Derval	Date: 9/9/2020
X	Purchasing/Contract Compliance:	Strong-Whitaker, Felicia	Date: 9/17/2020
X	Finance/Budget Analyst/Grants Admin:	Jones, Monica	Date: 9/8/2020
.	Grants Management:	.	Date: .
X	County Manager:	Gillespie, Alana	Date: 9/18/2020



DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 19ITB312987K-JAJ (A)

BID/RFP# TITLE: Roof Maintenance, Repair and Replacement Services Countywide

ORIGINAL APPROVAL DATE: 11/6/2019

RENEWAL PERIOD: FROM: 1/1/2021 **THROUGH** 12/31/2021

RENEWAL OPTION #: 1 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$800,000.00

COMPANY'S NAME: Ideal Building Solutions, LLC

ADDRESS: 6753 Jones Mill Court, Suite F

CITY: Norcross

STATE: GA

ZIP: 30092

This Renewal Agreement No. ____ was approved by the Fulton County Board of Commissioners on BOC DATE: BOC NUMBER:

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications for Bid/RFP# 19ITB312987K-JAJ

(Person signing must have signature authority for the company/corporation)

NAME: _____ **(Print)**
(CEO, President, Vice President)

VENDOR'S SIGNATURE: _____ **DATE:** _____

ATTEST:

_____ **NOTARY PUBLIC:** _____

TITLE: _____ **COUNTY:** _____

SEAL (Affix) **MY COMMISSION EXPIRES:** _____

FULTON COUNTY, GEORGIA

_____ **DATE:** _____
ROBERT L. PITTS, CHAIRMAN
FULTON COUNTY BOARD OF COMMISSIONERS

ATTEST:

_____ **DATE:** _____
TONYA R. GRIER
INTERIM CLERK TO THE COMMISSION

SEAL (Affix)

DEPARTMENT AUTHORIZES RENEWAL OPTION ON THE AFOREMENTIONED BID/RFP:

DEPARTMENT HEAD: Joseph N. Davis, Director, DREAM (Print)

DEPARTMENT HEAD SIGNATURE: _____ **DATE** _____

ITEM#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
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DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 19ITB312987K-JAJ (B)

BID/RFP# TITLE: Roof Maintenance, Repair and Replacement Services Countywide

ORIGINAL APPROVAL DATE: 11/6/2019

RENEWAL PERIOD: FROM: 1/1/2021 **THROUGH** 12/31/2021

RENEWAL OPTION #: 1 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$334,557.50

COMPANY'S NAME: RYCARS Construction, LLC

ADDRESS: 3450 Buffington Center, Suite B

CITY: Atlanta

STATE: GA

ZIP: 30349

This Renewal Agreement No. ____ was approved by the Fulton County Board of Commissioners on BOC DATE: BOC NUMBER:

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications for Bid/RFP# 19ITB312987K-JAJ

(Person signing must have signature authority for the company/corporation)

NAME: _____ **(Print)**
(CEO, President, Vice President)

VENDOR'S SIGNATURE: _____ **DATE:** _____

ATTEST:

_____ **NOTARY PUBLIC:** _____

TITLE: _____ **COUNTY:** _____

SEAL (Affix) **MY COMMISSION EXPIRES:** _____

FULTON COUNTY, GEORGIA

_____ **DATE:** _____
ROBERT L. PITTS, CHAIRMAN
FULTON COUNTY BOARD OF COMMISSIONERS

ATTEST:

_____ **DATE:** _____
TONYA R. GRIER
INTERIM CLERK TO THE COMMISSION

SEAL (Affix)

DEPARTMENT AUTHORIZES RENEWAL OPTION ON THE AFOREMENTIONED BID/RFP:

DEPARTMENT HEAD: Joseph N. Davis, Director, DREAM (Print)

DEPARTMENT HEAD SIGNATURE: _____ **DATE** _____

ITEM#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
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DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACT RENEWAL AGREEMENT

DEPARTMENT: Real Estate and Asset Management

BID/RFP# NUMBER: 19ITB312987K-JAJ (C)

BID/RFP# TITLE: Roof Maintenance, Repair and Replacement Services Countywide

ORIGINAL APPROVAL DATE: 11/6/2019

RENEWAL PERIOD: FROM: 1/1/2021 **THROUGH** 12/31/2021

RENEWAL OPTION #: 1 OF 2

NUMBER OF RENEWAL OPTIONS: 2

RENEWAL AMOUNT: \$334,557.50

COMPANY'S NAME: Ben Hill Roofing and Siding Co., Inc.

ADDRESS: 6811 West Bankhead Highway

CITY: Douglasville

STATE: GA

ZIP: 30134

This Renewal Agreement No. ____ was approved by the Fulton County Board of Commissioners on BOC DATE: **BOC NUMBER:**

SIGNATURES: SEE NEXT PAGE

SIGNATURES:

Vendor agrees to accept the renewal option and abide by the terms and conditions set forth in the contract and specifications for Bid/RFP# 19ITB312987K-JAJ

(Person signing must have signature authority for the company/corporation)

NAME: _____ **(Print)**
(CEO, President, Vice President)

VENDOR'S SIGNATURE: _____ **DATE:** _____

ATTEST:

NOTARY PUBLIC: _____

TITLE: _____ **COUNTY:** _____

SEAL (Affix) **MY COMMISSION EXPIRES:** _____

FULTON COUNTY, GEORGIA

ROBERT L. PITTS, CHAIRMAN
FULTON COUNTY BOARD OF COMMISSIONERS

DATE: _____

ATTEST:

TONYA R. GRIER
INTERIM CLERK TO THE COMMISSION

DATE: _____

SEAL (Affix)

DEPARTMENT AUTHORIZES RENEWAL OPTION ON THE AFOREMENTIONED BID/RFP:

DEPARTMENT HEAD: Joseph N. Davis, Director, DREAM (Print)

DEPARTMENT HEAD SIGNATURE: _____ **DATE** _____

ITEM#: _____ RCS: _____ RECESS MEETING	ITEM#: _____ RM: _____ REGULAR MEETING
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DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT
CONSTRUCTION SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
1/1/2020	6/30/2020	1/1/2020	12/31/2020
PO Number			PO Date
Department	Real Estate and Asset Management		
Bid Number	19ITB312987-K-JAJ		
Service Commodity	New Roof Construction & Maintenance/Repair		
Contractor	Ideal Building Solutions		

0 = Unsatisfactory	<i>Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.</i>
1 = Poor	<i>Achieves contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.</i>
2 = Satisfactory	<i>Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.</i>
3 = Good	<i>Achieves contract requirements 90% of the time. Usually responsive, effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.</i>
4 = Excellent	<i>Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.</i>

1. Project Development (-Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification)

Comments:

☐ 0

☐ 1

☐ 2

☐ 3

☒ 4

Contractor's has brought in additional field supervision that is receptive to seeking solutions for unique problems and technical experts to ensure requirements are met. Contractor remains responsive to requests of all kinds.

2. Design (-Were Milestones Met Per Contract – Reliability – Responsiveness to Direction/Change – On Time Completion – Liquidated Damages)

Comments:

☐ 0

☐ 1

☐ 2

☐ 3

☒ 4

Contractor has made all efforts to meet milestones. Contractor has cooperated with numerous changes and provided additional supervision of their teams which has resulted in more successful completions.

3. Award - Proposal Development (-Met Timeless/Due Dates - Reasonable/Cooperative - Flexible/Motivated - Prompt Problem Notification)

Comments:


<input type="radio"/> 0 <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input checked="" type="radio"/> 4	Contractor's preparation of proposals is efficient and succinct with the exception of a few instances. They provided a fast return for all requested items. Upon request, most issues were resolved in a timely manner. Overall, our User Groups were very pleased with this contractor's workforce's knowledge and professionalism at our locations. This contractor has continually responded on weekends during cold or heavy rain event days and provided resolution to the condition.
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4. Construction (-Mobilization Timely – Were Milestones Met – Met/Exceeded Specifications – Within Budget Performance – Proper Invoicing – Quality of Work – Responsive to Owner)

<input type="radio"/> 0 <input type="radio"/> 1 <input type="radio"/> 2 <input checked="" type="radio"/> 3 <input type="radio"/> 4	Comments: Contractor has expanded their specialty into waterproofing and general contracting. They could however benefit from greater review of their subcontractors proposals for accuracy...
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5. Closeout Action and Contractors Key Personnel (-Effective Management - Credentials/Experience - Ability to Accomplish Mission - Conduct)

<input type="radio"/> 0 <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input checked="" type="radio"/> 4	Comments: Contractor's staff and supervision receive on-going training with attendance at individual Conferences, Conventions & Trainings that provide new and innovative products and approaches to the industry methods and techniques. Contractor consistently recommends new methodologies to Fulton County that are more cost effective. Time saving and less intrusive to our User groups.
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Overall Performance Rating: 3.8		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No) <input checked="" type="radio"/> Yes <input type="radio"/> No		Rating completed by: Michelle.Cox
Department Head Name	Department Head Signature	Date
Joseph N. Davis		6/17/2020

DEPARTMENT OF PURCHASING & CONTRACT COMPLIANCE

CONTRACTORS PERFORMANCE REPORT
CONSTRUCTION SERVICES

Report Period Start	Report Period End	Contract Period Start	Contract Period End
1/1/2020	6/30/2020	1/1/2020	12/31/2020
PO Number			PO Date
			4/20/2020
Department	Real Estate and Asset Management		
Bid Number	19ITB312987K-JAJ		
Service Commodity	Roof Construction, Maintenance & Repair		
Contractor	Ben Hill Roofing		

0 = Unsatisfactory	<i>Achieves contract requirements less than 50% of the time, not responsive, effective and/or efficient, unacceptable delay, incompetence, high degree of customer dissatisfaction.</i>
1 = Poor	<i>Achieves contract requirements 70% of the time. Marginally responsive, effective and/or efficient; delays require significant adjustments to programs; key employees marginally capable; customers somewhat satisfied.</i>
2 = Satisfactory	<i>Achieves contract requirements 80% of the time; generally responsive, effective and/or efficient; delays are excusable and/or results in minor programs adjustments; employees are capable and satisfactorily providing service without intervention; customers indicate satisfaction.</i>
3 = Good	<i>Achieves contract requirements 90% of the time. Usually responsive, effective and/or efficient; delays have not impact on programs/mission; key employees are highly competent and seldom require guidance; customers are highly satisfied.</i>
4 = Excellent	<i>Achieves contract requirements 100% of the time. Immediately responsive; highly efficient and/or effective; no delays; key employees are experts and require minimal directions; customers expectations are exceeded.</i>

1. Project Development (-Specification Compliance – Technical Excellence – Reports/Administration – Personnel Qualification)

Comments:

☐ 0

☐ 1

☐ 2

☒ 3

☐ 4

1-Supervision and work crews have required technical expertise to perform contract work. Contractor has been responsive to repairs and Preventative maintenance.

2. Design (-Were Milestones Met Per Contract – Reliability – Responsiveness to Direction/Change – On Time Completion – Liquidated Damages)

Comments:

☐ 0

☐ 1

☐ 2

☒ 3

☐ 4

2-Project completions have been on time thus far. Contractor has been proactive acclimating to Fulton County policies to ensure minimal interruptions to daily operations at the various Fulton County Facilities.

3. Award - Proposal Development (-Met Timeless/Due Dates - Reasonable/Cooperative - Flexible/Motivated - Prompt Problem Notification)

Comments:

20-0695

☐ 0
☐ 1
☐ 2
☒ 3
☐ 4

3-Contractor's preparation of proposals is efficient and clear. Contractor has provided a quick turn-around of requested items. Issues have been resolved in a timely manner. User Groups have been satisfied with contractor's work force knowledge and professionalism at our locations.

4. Construction (-Mobilization Timely – Were Milestones Met – Met/Exceeded Specifications – Within Budget Performance – Proper Invoicing – Quality of Work – Responsive to Owner)

Comments:

☐ 0
☐ 1
☐ 2
☒ 3
☐ 4


4-Contractor has met quality standards. Project proposals have kept within industry standards of pricing for similar types of work.

5. Closeout Action and Contractors Key Personnel (-Effective Management - Credentials/Experience - Ability to Accomplish Mission - Conduct)

Comments:

☐ 0
☐ 1
☐ 2
☒ 3
☐ 4

5-Contractor's staff and supervision receive on-going training for Safety.

Overall Performance Rating: 3.0		
Would you select/recommend this vendor again? (Check box for Yes. Leave Blank for No) <input checked="" type="radio"/> Yes <input type="radio"/> No		Rating completed by: Michelle Cox
Department Head Name	Department Head Signature	Date
Joseph M. Davis		6/17/2020

**INTEROFFICE MEMORANDUM**

TO: Felicia Strong-Whitaker, Director, Purchasing and Contract Compliance

FROM: Joseph Davis, Director, DREAM 

DATE: July 9, 2020

SUBJECT: Contractor's Performance Report – RYCARS, Construction, LLC

The Contractor listed below have not received an evaluation due to the project is still in progress and/or no professional services, products or any deliverables have been delivered to Fulton County's Department of Real Estate and Asset Management. Once services have been rendered/or project completed, then a complete performance evaluation will be done by the Department representative (Project Manager).

PROJECT: Roof Maintenance, Repair and Replacement Services Countywide

PROJECT NO.: 19ITB312987K-JAJ (B)

CONTRACTOR: RYCARS Construction, LLC
3450 Buffington Center, Suite B
Atlanta, GA 30349

POC: Mr. Ryan E. Burks, President

PHONE: (404) 209-9991

EMAIL: rburks@rycars.com

If you have any questions, please contact Harry Jordan at (404) 612-5933

JD/SB/MC/haj

C: Sam Bakare, Construction Manager, DREAM
Michelle Cox, Senior Project Manager, DREAM

Contract Renewal Evaluation Form

Date:	June 30, 2020
Department:	Real Estate and Asset Management
Contract Number:	19ITB312987K-JAJ
Contract Title:	Roof Maintenance, Repair and Replacement Services Countywide

Instructions:

It is extremely important that every contract be rigidly scrutinized to determine if the contract provides the County with value. Each renewal shall be reviewed and answers provided to determine whether services should be maintained, services/scope reduced, services brought in-house or if the contract should be terminated. Please submit a completed copy of this form with all renewal requests.

1. Describe what efforts were made to reduce the scope and cost of this contract.

This service cannot afford to be reduced because we do not have any alternative resources in-house to perform this type of service. This service provides roof maintenance, repair and replacement services for all Fulton County facilities on an as needed basis. The work includes all labor, materials, equipment, removing and disposing of existing roofing; permits and licenses necessary to complete projects.

2. Describe the analysis you made to determine if the current prices for this good or service is reflective of the current market. Check all applicable statements and provide documentation:

☐ Internet search of pricing for same product or service:

Date of search:	Click here to enter a date.
Price found:	Click here to enter text.
Different features / Conditions:	Click here to enter text.
Percent difference between internet price and renewal price:	Click here to enter text.

Explanation / Notes:

The existing prices for roof maintenance, repairs and replacement services reflect the current market rates as of today. This service was conducted in accordance with all applicable provisions of the Fulton County Purchasing Code Section 102-373, all Competitive Sealed Bids.

☐ **Market Survey of other jurisdictions:**

Date contacted:	Click here to enter a date.
Jurisdiction Name / Contact name:	Click here to enter text.
Date of last purchase:	Ongoing daily maintenance & service.
Price paid:	Click here to enter text.
Inflation rate:	Click here to enter text.
Adjusted price:	Click here to enter text.
Percent difference between past purchase price and renewal price:	Click here to enter text.
Are they aware of any new vendors?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are they aware of a reduction in pricing in this industry?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How does pricing compare to Fulton County's award contract?	Could not determine due to lack of information from City.

Explanation / Notes:

As is the case with our roof maintenance and replacement contracts, the City of Atlanta was unable to give specifics because we were unable to determine if we had the exact same buildings. As with our bids, vendors are required to visit sites before bidding.

☒ **Other (Describe in detail the analysis conducted and the outcome):**

Evaluated bids received from contractors for this service.

3. What was the actual expenditure (from the AMS system) spent for this contract for previous fiscal year?

The County spent \$1,076,249.32 in FY2019. The County expenditures as of 6/30/20 is \$800,000.00.

4. Does the renewal option include an adjustment for inflation? ☒ Yes ☐ No
(Information can be obtained from CPI index)

Was it part of the initial contract? ☒ Yes ☐ No

Date of last purchase:	November 6, 2019
Price paid:	\$1,469,115.00

Inflation rate:

Click here to enter text.

Adjusted price:

Click here to enter text.

Percent difference between past purchase price and renewal price:

Click here to enter text.

Explanation / Notes:

Click here to enter text.

5. Is this a seasonal item or service? ☐ Yes ☒ No6. Has an analysis been conducted to determine if this service can be performed in-house? ☒ Yes
☐ No If yes, attach the analysis.

This service cannot be done in house because there is not enough sufficient trained staff to perform this service. Additionally the contract includes materials as well as labor.

7. What would be the impact on your department if this contract was not approved?


If these contract renewals are not approved, the County will not be able to address the aging roofing systems throughout the County that have reached the end of their life cycle. The Department needs to have the ability to provide timely emergency repairs when leaking potentially exposing the County to the hazards of slips and falls.

Michelle Cox 

7/9/2020

Prepared by

Date

Joe Davis, Director Click here to enter a date. 

Department Head

Date