



Fulton County Board of Commissioners

Agenda Item Summary

Agenda Item No.: 24-0014

Meeting Date: 1/10/2024

Department

Real Estate and Asset Management

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

Request approval of the lowest responsible bidders - Department of Real Estate and Asset Management, 23ITB138741K-JAJ, Task Order Contract for Minor Construction in an amount not to exceed \$6,000,000.00 with (A) Brad Construction Company II, LLC (Fayetteville, GA) in an amount not to exceed \$1,200,000.00; (B) Hawk Construction Company, LLC (Ellenwood, GA) in an amount not to exceed \$1,200,000.00; (C) Complete Contracting Partners, LLC (Powder Springs, GA) in an amount not to exceed \$1,200,000.00; (D) Rubio and Sons Interior, Inc. (Hoschton, GA), in an amount not to exceed \$1,200,000.00; and (E) Osprey Management, LLC (Marietta, GA) in an amount not to exceed \$1,200,000.00, to provide standby repair, alteration, modernization, maintenance, and rehabilitation construction services. Effective January 1, 2024, through December 31, 2024, with three renewal options.

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

In accordance with the State of Georgia O.C.G.A. § 36-91, Georgia Local Government Public Works Construction Law, all competitive sealed bids costing \$100,000.00 or more for public works construction projects shall be forwarded to the Board of Commissioners for approval.

Strategic Priority Area related to this item *(If yes, note strategic priority area below)*

Open and Responsible Government

Commission Districts Affected

- All Districts ☒
- District 1 ☐
- District 2 ☐
- District 3 ☐
- District 4 ☐
- District 5 ☐
- District 6 ☐

Is this a purchasing item?

Yes

Summary & Background: This standby "Task Order Contract for Minor Construction Projects" allows the County to complete small construction projects in a timely manner on an "task order" basis

for the County for FY2024.

Scope of Work: The scope of work includes a collection of detailed repair and construction tasks and specifications that have established unit prices. It is placed with a general contractor for the accomplishment of repair, alteration, modernization, maintenance, rehabilitation, construction, etc. of buildings, structures, or other real property. Ordering is accomplished by means of issuance of a Work Order against the contract. The general contractors are to furnish all management, design, labor, materials, tools, equipment, architectural and engineering support, and appurtenances necessary to perform the work authorized by issued work orders.

Community Impact: The impact on the community is to provide repairs to facilities that have deteriorated due to deferred maintenance.

Department Recommendation: The Department of Real Estate and Asset Management recommends approval.

Procedure for Basis of Award:

The recommendation was based on the bidder's price for overall adjustment factor to be applied against the R.S. Means building construction cost data unit pricing to determine the lowest responsive and responsible bidders. This factor is applied against the total cost, which includes overhead and profit.

The recommendation was also based on the bidder's submittal of required professional certifications/licenses such as Georgia general contractor's license, statement of qualification and technical competence, experience and business operation, and the ability to provide an affirmation letter from a bonding agent or a surety company verifying the ability to obtain a bond contingent upon their successful approval of contract agreement with the County.

The Department received and evaluated nine (9) responses to the solicitation. Brad Construction Company II, LLC submitted the overall lowest responsible and responsive R.S. Means bid @ .89, Hawk Construction submitted the 2nd lowest R.S. Means bid @ 0.935, Complete Contracting Partners submitted the 3rd lowest R.S. Means bid @ 0.9500, Rubio and Sons Interior, Inc. submitted the 4th lowest R.S. Means bid @ 0.95915, Osprey submitted the 5th lowest R.S. Means bid @ 0.9949, Engineering Design Technologies, Inc. submitted the 6th lowest R.S. Means bid @ 1.065, Paryani Construction submitted the 7th lowest R.S. Means bid @ 1.155, BM&K Construction, Inc. submitted the 8th lowest R.S. Means bid @ 1.400, and Greenheart Construction, Inc. submitted the 9th lowest R.S. Means bid @ 1.650.

Having multiple general contractors provides the County with maximum flexibility and sufficient manpower resources in order to respond to the scope and complexity of the service needs.

These are time and materials contracts that require covering the cost for management, design, labor, building materials, and architectural and engineering support. The requested spending authority in the total amount of \$6,000,000.00 is sufficient to cover these anticipated costs for FY2024.

Project Implications: The intent of these standby task order contracts for minor construction projects service is to provide for upcoming construction related projects as a part of the County's pending bond funding for related projects for the County on an "as needed" basis. This contract will allow the Department to complete small construction projects on a timely basis.

Community Issues/Concerns: None of which the Department is aware.

Department Issues/Concerns: If these contracts are not approved, the County does not have the capacity, or the expertise, to perform these services in-house. Approval will enable us to complete small construction projects on a timely basis.

Contract Modification: This is a new procurement

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)*

Contract Value: \$6,000,000.00

(A)

Prime Vendor: Brad Construction Company II, LLC
Prime Status: African American Male Business Enterprise
Location: Fayetteville, GA
County: Fayette County
Prime Value: \$900,000.00 or 75.00%

Subcontractor: Best Rate Plumbing
Subcontractor Status: African American Male Business Enterprise
Location: Douglasville, GA
County: Douglas County
Subcontractor Value: \$120,000.00 or 10.00%

Subcontractor: Maintenance Unlimited HVAC
Subcontractor Status: African American Male Business Enterprise
Location: East Point, GA
County: Fulton County
Subcontractor Value: \$120,000.00 or 10.00%

Subcontractor: Forward Fire Protection
Subcontractor Status: African American Male Business Enterprise
Location: Buford, GA
County: Gwinnett County
Subcontractor Value: \$60,000.00 or 5.00%

Total Contract Value: \$1,200,000.00 or 100.00%
Total Certified Value: \$1,200,000.00 or 100.00%

(B)

Prime Vendor: Hawk Construction Company, LLC
Prime Status: African American Male Business Enterprise
Location: Ellenwood, GA
County: DeKalb County
Prime Value: \$720,000.00 or 60.00%

Subcontractor Value: TBD

Subcontractors: The Contractor must identify the subcontractors that will be utilized for this project.

Total Contract Value: \$1,200,000.00 or 100.00%
Total Certified Value: TBD

(C)

Prime Vendor: Complete Contracting Partners, LLC
Prime Status: African American Male Business Enterprise
Location: Powder Springs, GA
County: Cobb County
Prime Value: \$1,020,000.00 or 85.00%

Subcontractor: Bakop Construction
Subcontractor Status: African American Male Business Enterprise
Location: Douglasville, GA
County: Douglas County
Subcontractor Value: \$180,000.00 or 15.00%

Total Contract Value: \$1,200,000.00 or 100.00%
Total Certified Value: \$1,200,000.00 or 100.00%

(D)

Prime Vendor: Rubio and Sons Interior, Inc
Prime Status: Non-Minority
Location: Hoschton, GA
County: Jackson County
Prime Value: \$646,080.00 or 53.84%

Subcontractor: Quick Action Plumbers
Subcontractor Status: African American Female Business Enterprise
Location: Austell, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: TLS Electrical Contractors
Subcontractor Status: Small Business Enterprise
Location: Smyrna, GA

County: Cobb County
Subcontractor Value: TBD

Subcontractor: Noah Drywall
Subcontractor Status: Non-Minority
Location: Norcross, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: Acomfort By Design
Subcontractor Status: White Female Business Enterprise
Location: Griffin, GA
County: Spalding County
Subcontractor Value: TBD

Total Contract Value: \$1,200,000.00 or 100.00%
Total Certified Value: TBD

(E)

Prime Vendor: Osprey Management, LLC
Prime Status: African American Male Business Enterprise
Location: Marietta, GA
County: Cobb County
Prime Value: \$240,000.00 or 20.00%

Subcontractor: Engineered Solutions of Georgia
Subcontractor Status: Hispanic Male Business Enterprise
Location: Marietta, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: Airco
Subcontractor Status: White Female Business Enterprise
Location: Newnan, GA
County: Coweta County
Subcontractor Value: TBD

Subcontractor: Cleanstar National
Subcontractor Status: Non-Minority
Location: Marietta, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: Kodac Constuction
Subcontractor Status: African American Male Business Enterprise

Location: Birmingham, AL
County: Baldwin County
Subcontractor Value: TBD

Subcontractor: DH Pace, DBA Overhead Doors
Subcontractor Status: Non-Minority
Location: Peachtree Corners, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: First Atlanta
Subcontractor Status: African American Male Business Enterprise
Location: McDonough, GA
County: Henry County
Subcontractor Value: TBD

Subcontractor: J.R. Electrical
Subcontractor Status: Hispanic Male Business Enterprise
Location: Marietta, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: Paramount Cutting Contractors
Subcontractor Status: African American Male Business Enterprise
Location: Loganville, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: Raymond Engineering
Subcontractor Status: Hispanic Male Business Enterprise
Location: Conyers, GA
County: Rockdale County
Subcontractor Value: TBD

Subcontractor: Commercial Drywall Contractors, Inc
Subcontractor Status: Hispanic Male Business Enterprise
Location: Houston, TX
County: Harris County
Subcontractor Value: TBD

Subcontractor: SSD Contracting, Inc
Subcontractor Status: Hispanic Male Business Enterprise
Location: Chamblee, GA
County: DeKalb County
Subcontractor Value: TBD

Subcontractor: Lost Mountain Electrical - Mayer Electric
Subcontractor Status: White Female Business Enterprise
Location: Powder Springs, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: Ed Scott Trucking
Subcontractor Status: White Female Business Enterprise
Location: Kennesaw, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: DJJ Enterprise
Subcontractor Status: African American Female Business Enterprise
Location: Snellville, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: AJS Construction Inc
Subcontractor Status: African American Male Business Enterprise
Location: Marietta, GA
County: Cobb County
Subcontractor Value: TBD

Subcontractor: Cronos Contractors
Subcontractor Status: Hispanic Male Business Enterprise
Location: Norcross, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: Carnes Contract Floors Inc
Subcontractor Status: Non-Minority
Location: Tucker, GA
County: DeKalb County
Subcontractor Value: TBD

Subcontractor: DCO Commercial Floors Inc
Subcontractor Status: Non-Minority
Location: Lawrenceville, GA
County: Gwinnett County
Subcontractor Value: TBD

Subcontractor: Dusty Greer Roofing
Subcontractor Status: Non-Minority
Location: Monroe, GA
County: Walton County

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Subcontractor Value: TBD

Total Contract Value: \$1,200,000.00 or 100.00%

Total Certified Value: TBD

Grand Contract Value: \$6,000,000.00 or 100.00%

Grand Certified Value: TBD

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

Exhibit 1: Bid Tabulation Sheet

Exhibit 2: Contractor's Performance Reports

Exhibit 3: Department Recommendation Memo

Contact Information *(Type Name, Title, Agency and Phone)*

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

Contract Attached

No

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$0.00

Previous Adjustments: \$0.00

This Request: \$6,000,000.00

TOTAL: \$6,000,000.00

Grant Information Summary

Amount Requested:

Match Required:

Start Date:

End Date:

Match Account \$:

- ☐ Cash
- ☐ In-Kind
- ☐ Approval to Award
- ☐ Apply & Accept

Fiscal Impact / Funding Source

Funding Line 1:

500-520-5200-TBD: Capital, Real Estate and Asset Management, To-Be Determine -\$6,000,000.00.

This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/departmental operating/capital funding as identified adopted for FY2024. Purchase Order will be guided by the available adopted FY2024 Pay as you Go funding.

Key Contract Terms	
Start Date: 1/1/2024	End Date: 12/31/2024
Cost Adjustment:	Renewal/Extension Terms: Three renewal options

Overall Contractor Performance Rating:

Brad Construction Company II, LLC	82
Hawk Construction Company, LLC	85
Complete Contracting Partners, LLC	85
Rubio and Sons Interior, Inc.	91
Osprey Management, LLC	No service provided to evaluate

Would you select/recommend this vendor again?

Yes

Report Period Start:
7/1/2023

Report Period End:
9/30/2023

[illegible]

Performance Evaluation Details

ID	E6
Project	Standby Emergency Repair and Restoration Services
Project Number	20RFP127348C-CG
Supplier	CRM SERVICES LLC
Supplier Project Contact	Quincy Collins (preferred language: English)
Performance Program	Goods and Commodity Services
Evaluation Period	04/01/2023 to 06/30/2023
Effective Date	07/10/2023
Evaluation Type	Formal
Interview Date	Not Specified
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	07/10/2023 12:30 PM EDT
Completion Date	07/10/2023 12:30 PM EDT
Evaluation Score	85

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - GOODS AND COMMODITY SERVICES

Evaluation Score Range

Outstanding = 90-100%

Excellent = 80-89%

Satisfactory = 70-79%

Needs Improvement = 50-69%

Unsatisfactory = -50%

QUALITY OF PRODUCT OR SERVICE

17/20

Rating

Excellent: There are no, or very minimal, quality problems, and the Contractor has met the contract requirements.

Comments

Complete Contracting Partners has met contract requirements with very minimal quality problems.

TIMELINESS OF PERFORMANCE

17/20

Rating

Excellent: There are no delays and the contractor has exceeded the agreed upon time schedule.

Comments

There are minimal delays that impact achievement of contract requirements. Contractor needs to improve on delivery of estimates and invoices to administrator of Restoration & Mitigations.

BUSINESS RELATIONS

17/20

Rating

Excellent: Response to inquiries and/or technical, service, administrative issues exceeds Government expectation.

Comments

Response to inquiries and technical ,service administrative needs exceeds Government expectations.

CUSTOMER SATISFACTION

17/20

Rating

Excellent: Contractor representative communicates routinely with the User Department, professional and responsive to User Department's request for information.

Comments

Contractor representatives communicates routinely with the User Department professionally.

COST CONTROL

17/20

Rating

Excellent: Compliance with contract pricing, minor cost discrepancies identified by User Department that require explanation, quickly resolved cost/price issues; compliance with invoice submission, corrections resolved quickly.

Comments

Compliance with contracting pricing , minor cost discrepancies identified by User Department that require explanations and quickly resolves cost and price issues .

GENERAL COMMENTS

Comments

Overall , Complete Contract Partners have met and slightly exceeded expectations during this evaluation period. Due to lost of some key personnel and staff shortage the vendor has slightly regressed in performance but I am comfortable they will recharge and advance..

Performance Evaluation Details

ID	E1
Project	Task Order Contract for Minor Construction Projects
Project Number	19ITB432768K-JAJ(D)
Supplier	Hawk Construction Company LLC
Supplier Project Contact	Miles Traylor (preferred language: English)
Performance Program	Construction Services
Evaluation Period	07/01/2023 to 09/30/2023
Effective Date	11/29/2023
Evaluation Type	Formal
Interview Date	11/29/2023
Expectations Meeting Date	11/29/2023
Status	Completed
Publication Date	11/29/2023 12:43 PM EST
Completion Date	11/29/2023 12:43 PM EST
Evaluation Score	85

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range

Outstanding = 90-100%

Excellent = 80-89%

Satisfactory = 70-79%

Needs Improvement = 50-69%

Unsatisfactory = -50%

SCHEDULE

17/20

Rating

Excellent: Delivered ahead of original completion date with some effort by Consultant to meet or exceed project milestone dates, or on original schedule with increased scope. At times, proactive approach to monitoring and forecasting of project schedule.

Comments

Hawk Construction delivered ahead of the expected timetable and delivered a resolution when outside factors affected expectations by coordinating with key DREAM personnel and facility staff.

BUDGET MANAGEMENT

17/20

Rating

Excellent: Design within budget and exceeds in some areas. Changes in project scope are identified and are submitted with rational and fair costing.

Comments

Hawk Construction complied with the work plan to repair flooring for front reception desks at twelve (12) senior centers.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Responsiveness to inquiries has been prompt coming from their service manager and field technicians to the communications from their office managers were clear and transparent. Hawk was dedicated to delivering quoted work and craftsmanship.

COST CONTROL

17/20

Rating

Excellent: Claims process managed well and at times are expedited. At times actively sent documents to the User Department concerning potential cost overruns.

Comments

The office manager displayed a high level of professionalism and often went out their way to ensure that DREAM's key personnel were updated on their progress and responded reports. Hawk was reliable and amicable to repairing any issues with installation.

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

They independently manage their contract with little to no supervision required by County staff and continue to respond to any requests in a prompt and professional manner.

GENERAL COMMENTS

Comments

Not Specified



INTEROFFICE MEMORANDUM

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

FROM: Joseph Davis, Director, DREAM *JD*

DATE: November 29, 2023

SUBJECT: Contractor's Performance Report – Osprey Management, LLC

The Contractor listed below to our knowledge has never provided any professional goods or services to Fulton County's Department of Real Estate and Asset Management:

PROJECT: Task Order Contract for Minor Construction Projects

PROJECT NO.: ITB #23ITB138741K-JAJ

CONTRACTOR: Osprey Management, LLC
1640 Powers Ferry Road
Bldg. 26, Ste 200
Marietta, GA 30067

POC: Mr. Kelvin D. King, President/Owner

PHONE: (470) 726-2556

EMAIL: kking@contractosprey.com

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

JD/TD/SB/haj

C: Tim Dimond, Deputy Director, DREAM
Sam T. Bakare, Administrator, Building Construction
Dulce M. Guzman, Senior Construction Project Manager

Performance Evaluation Details

ID	E1
Project	Task Order Contract for Minor Construction Projects
Project Number	19ITB432768K-JAJ(F)
Supplier	Rubio and Son Interiors, Inc.
Supplier Project Contact	Victoria Rubio (preferred language: English)
Performance Program	Construction Services
Evaluation Period	07/01/2023 to 09/30/2023
Effective Date	11/29/2023
Evaluation Type	Formal
Interview Date	11/29/2023
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	11/29/2023 12:41 PM EST
Completion Date	11/29/2023 12:41 PM EST
Evaluation Score	91

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - CONSTRUCTION SERVICES

Evaluation Score Range
Outstanding = 90-100%
Excellent = 80-89%
Satisfactory = 70-79%
Needs Improvement = 50-69%
Unsatisfactory = -50%

SCHEDULE

17/20

Rating

Excellent: Delivered ahead of original completion date with some effort by Consultant to meet or exceed project milestone dates, or on original schedule with increased scope. At times, proactive approach to monitoring and forecasting of project schedule.

Comments

Contractor Met construction milestones as scheduled.

BUDGET MANAGEMENT

20/20

Rating

Outstanding: Reasonable pricing on Scope Changes and processed in an expedited manner. Outstanding cost control. Changes in project scope outside of the consultant's control are identified quickly, with consideration given to the financial and budget implications. Scope changes submitted quickly with thorough rational and fair costing.

Comments

Contractor maintained construction budget and submitted invoices as requested.

OVERALL CONSTRUCTION PROJECT MANAGEMENT

17/20

Rating

Excellent: Commendable Project Management that exceeds in some areas.

Comments

Contractor was attentive to customer request related to scope, schedule, quality of work and/or budget.

COST CONTROL

20/20

Rating

Outstanding: Proactive tracking and forecasting of the construction contract on a regular basis. This includes expedited and relevant input on Contractor claim submissions, with thorough justification and guidance on cost control of the construction contract. Proactively documents to the User Department potential cost overruns.

Comments

Contractor managed cost control of the construction budget very well without cost overruns.

OVERSIGHT OF CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS

17/20

Rating

Excellent: Proactive approach to oversight of Contract compliance. Compliance issues are resolved in a timely manner to the User Department's satisfaction and exceeds expectations in some areas.

Comments

Not Specified

GENERAL COMMENTS

Comments

Not Specified

Performance Evaluation Details

ID	E5
Project	Glass and Plexiglas Repair and Maintenance
Project Number	20ITB126868C-CG
Supplier	Brad Construction Company II
Supplier Project Contact	Neal Morrison (preferred language: English)
Performance Program	Goods and Commodity Services
Evaluation Period	04/01/2023 to 06/30/2023
Effective Date	07/03/2023
Evaluation Type	Formal
Interview Date	Not Specified
Expectations Meeting Date	Not Specified
Status	Completed
Publication Date	07/03/2023 08:46 PM EDT
Completion Date	07/03/2023 08:46 PM EDT
Evaluation Score	82

Related Documents

There are no documents associated with this Performance Evaluation

OVERALL RATING GUIDE - GOODS AND COMMODITY SERVICES

Evaluation Score Range

Outstanding = 90-100%

Excellent = 80-89%

Satisfactory = 70-79%

Needs Improvement = 50-69%

Unsatisfactory = -50%

QUALITY OF PRODUCT OR SERVICE

17/20

Rating

Excellent: There are no, or very minimal, quality problems, and the Contractor has met the contract requirements.

Comments

Vendor's performance on the contract was very good. Vendor has technicians and staff that are knowledgeable and experienced. Work performed always met requirements in the contract and quality standards

TIMELINESS OF PERFORMANCE

14/20

Rating

Satisfactory: There are no, or minimal, delays that impact achievement of contract requirements.

Comments

Met timelines and delivery requirements in most cases. There have been delays in some project, like the Juvenile Curtain wall glass replacement, but those were related to supply chain response. There was no serious impact to Department's functioning and quality of work

BUSINESS RELATIONS

17/20

Rating

Excellent: Response to inquiries and/or technical, service, administrative issues exceeds Government expectation.

Comments

Vendor takes effort to maintain good communication with Fulton County's representative. Vendor always responded to calls or returned all calls swiftly. Inquiries and request for information are responded promptly

CUSTOMER SATISFACTION

17/20

Rating

Excellent: Contractor representative communicates routinely with the User Department, professional and responsive to User Department's request for information.

Comments

Contractor met requirements of great customer satisfaction when their communication, response to quality issues and professionalism in carrying out work are evaluated. There was no occasion of any negative response from the vendor

COST CONTROL

17/20

Rating

Excellent: Compliance with contract pricing, minor cost discrepancies identified by User Department that require explanation, quickly resolved cost/price issues; compliance with invoice submission, corrections resolved quickly.

Comments

Prices are slightly high compared to market rates. However, the task assigned were ones that required high technical skill and unconventional logistics. Invoices were presented in time and the charges were accurate and as required in the contract.

GENERAL COMMENTS

Comments

This contractor has skills and experience beyond glass repair and therefore assists County in multiple ways.



INTEROFFICE MEMORANDUM

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

FROM: Joseph Davis, Director, DREAM *JD*

DATE: November 29, 2023

SUBJECT: Recommendation Award – ITB #23ITB138741K-JAJ,
Task Order Contract for Minor Construction Projects-
FY2024

Recommendation: We are recommending approval of the lowest responsible bidders for, ITB #23ITB138741K-JAJ, Task Order Contract for Minor Construction Projects in the total amount of \$6,000,000 with (A) Brad Construction Company II, LLC (Fayetteville, GA) in the amount of \$1,200,000; (B) Hawk Construction Company, LLC (Ellenwood, GA) in the amount of \$1,200,000; (C) Complete Contracting Partners, LLC (Powder Springs, GA) in the amount of \$1,200,000; (D) Rubio and Sons Interior, Inc. (Hoschton, GA), in the amount of \$1,200,000; and (E) Osprey Management, LLC (Marietta, GA) in the amount of \$1,200,000, to provide standby repair, alteration, modernization, maintenance, rehabilitation, construction, etc.... of buildings, structures, or other real property projects based upon on an “task order” basis for Fulton County. Effective dates: January 1, 2024, through December 31, 2024, with three one-year renewal options.

DISCUSSION: The recommendation was based on the bidder’s price for overall adjustment factor to be applied against the R.S. Means building construction cost data unit pricing to determine the lowest responsive and responsible bidders. This factor is applied against the total cost, which includes overhead and profit.

The recommendation was also based on the bidder’s submittal of required professional certifications/licenses such as; Georgia general contractors license, statement of qualification and technical competence, experience & business operation, and the ability to provide affirmation letter from a bonding agent or a Surety Company verifying the ability to obtain a bond contingent upon their successful approval of contract agreement with the County.

The Department received and evaluated nine (9) responses to the solicitation. Brad Construction Company II, LLC submitted the overall lowest responsible and responsive R.S. Means bid @ .89, Hawk Construction Company, LLC submitted the 2nd lowest R.S. Means bid @ 0.935, Complete Contracting Partners submitted the 3rd lowest R.S. Means bid @ 0.9500, Rubio and Sons Interior, Inc. submitted the 4th lowest R.S. Means bid @ 0.95915, Osprey Management, LLC submitted the 5th lowest R.S. Means bid @ 0.9949, Engineering Design Technologies, Inc. submitted the 6th lowest R.S. Means bid @ 1.065, Paryani

Construction submitted the 7th lowest R.S. Means bid @ 1.155, BM&K Construction, Inc. submitted the 8th lowest R.S. Means bid @ 1.400, and Greenheart Construction, Inc. submitted the 9th lowest R.S. Means bid @ 1.650.

After determining these factors, we recommend awarding contracts to Brad Construction Company II, LLC, Hawk Construction Company, LLC, Complete Contracting Partners, LLC, Rubio and Sons Interior, Inc., and Osprey Management, LLC for submitting the lowest responsible and responsive bids to provide standby task order contract for minor construction projects for Fulton County for FY2024. Four of the five recommended bidders; Brad Construction Company II, LLC, Hawk Construction Company, LLC, Complete Contracting Partners, LLC and Rubio and Sons Interior, Inc. have performed very good and highly competent as general contractors for Fulton County as stated in their performance reports.

Recommended Bidder	R.S. Means Base Bid	Award Authority
Brad Construction Company II, LLC	.89	\$1,200,000.00
Hawk Construction Company, LLC	0.935	\$1,200,000.00
Complete Contracting Partners, LLC	0.9500	\$1,200,000.00
Rubio and Sons Interior, Inc.	0.95915	\$1,200,000.00
Osprey Management, LLC	0.9949	\$1,200,000.00

This is a Standby Contract that is dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and end-user/departmental operating/capital funding as identified” adopted for FY2024.

Having multiple general contractors will provide the County with maximum flexibility and sufficient manpower resources in order to respond to the scope and complexity of the service needs.

These are time and materials contracts that require covering the cost for management, design, labor building materials, labor, architectural and engineering support. The requested spending authority in the total amount of \$6,000,000 is sufficient to cover these anticipated costs for FY2024.

Authorized Signature: *Joseph Davis*
Joseph N. Davis Date: 11/29/2023
(By Director/Deputy Director)

If you require additional information, contact Harry Jordan at (404) 612-5933.

Cc. Tim Dimond, Deputy Director, DREAM
Sam Bakare, Administrator, Building Construction, DREAM

Dulce M. Guzman, Senior Construct Project Manager, DREAM
Darlene Banks, CAPA, K Team, Purchasing & Contract Compliance
James Jones, APA, K Team, Purchasing & Contract Compliance
Harry Jordan, Contract Administrator, DREAM
Khandi Flowers, Contract Administrator, Purchasing & Compliance/DREAM
Joanna Hernandez, Contracting Officer, Purchasing & Compliance/DREAM