



## INTEROFFICE MEMORANDUM

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

**FROM:** Joseph Davis, Director, DREAM *JD*

**DATE:** November 8, 2022

**SUBJECT:** Recommendation Award – ITB #22ITB134621K-JAJ, Roof Maintenance, Repair and Replacement Services Countywide-FY2023

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**Recommendation:** We are recommending approval of the lowest responsible bidders for, ITB #22ITB134621K-JAJ, Roof Maintenance, Repair and Replacement Services Countywide in the total amount of \$2,500,000.00 with (A) solicitation RYCARS Construction, LLC (Atlanta, GA) in the amount of \$1,000,000.00, (B) Ideal Building Solutions, LLC Services (Norcross, GA) in the amount of \$800,000.00, and (C) Ben Hill Roofing and Siding Co, Inc.(Douglasville, GA) in the amount of \$700,000.00 to provide standby roof maintenance, repair, and replacement services on an “as-needed” basis for Countywide facilities. Effective dates: January 1, 2023 through December 31, 2023, with two renewal options.

**DISCUSSION:** The recommendation was based on the bidders’ prices for laborer, roof materials & supplies, and complete cost according to the three various sample roofing type projects (A- modified/flat roof, B modified/metal roof & C- PVC/TPO roof) provided by calculating the given square/or linear feet and quantity for each required repair services.

**Recommendation:**

The County received and evaluated four (4) bid responses to the solicitation. RYCARS Construction, LLC submitted the overall lowest bid in the total amount of \$198,808.10, Ideal Building Solutions, LLC submitted the next lowest bid at \$201,257.75, Ben Hill Roofing Siding Co, Inc. submitted the 3<sup>rd</sup> lowest bid at \$300,731.50, and Porter Roofing Contractor's Inc. submitted the 4<sup>th</sup> lowest bid at \$1,749,878.00.

Therefore, after careful review, we recommend RYCARS Construction, LLC, Ideal Building Solutions, LLC, and Ben Hill Roofing and Siding Co, Inc. as the lowest and next lowest responsible and responsive bidders for the awards, to provide standby roof maintenance, repair, and replacement services an “as-needed” basis for Fulton County for FY2023.

<b>Recommended Bidder</b>	<b>Base Bid Amount</b>	<b>Award Authority</b>
RYCARS Construction, LLC	<b>\$198,808.10</b>	\$1,000,000.00
Ideal Building Solutions, LLC	<b>\$201,257.75</b>	\$800,000.00
Ben Hill Roofing and Siding Co, Inc.	<b>\$300,731.50</b>	\$700,000.00

RYCARS Construction, LLC, Ideal Building Solutions, LLC. and Ben Hill Roofing and Siding Co, Inc. all have a current contract with Fulton County and have performed very good as Roof Maintenance, Repair and Replacement Contractors for Fulton County as stated in their performance report.

These are a time and materials contracts. The requested total spending authority of \$2,500,000.00 is covering the costs for maintenance repairs/ replacement materials and labor rates for FY2023.

Authorized Signature: *Joseph Davis*  
Joseph N. Davis Date: 11/8/2022  
**(By Director/Deputy Director)**

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

- Cc. Tim Dimond, Deputy Director, DREAM  
Sam Bakare, Building Construction Manager, DREAM  
Michelle Cox, Senior Construction Project Manager, DREAM  
Darlene Banks, CAPA, K Team, Purchasing & Contract Compliance  
James Jones, APA, K Team, Purchasing & Contract Compliance  
Harry Jordan, Contract Management Administrator, Purchasing/DREAM  
Joanna Hernandez, Contracting Officer, Purchasing/DREAM



## INTEROFFICE MEMORANDUM

**TO:** Joseph Davis, Director DREAM

**THROUGH:** Tim Dimond, Deputy Director, DREAM  
Sam Bakare, Construction Manager, DREAM

**FROM:** Michelle Cox, Senior Construction Project Manager

**DATE:** November 2, 2022

**SUBJECT:** Bid Evaluation Form – 22ITB134621K-JAJ  
Roof Maintenance, Repair and Replacement  
Services Countywide- FY2023

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The above mentioned ITB are being submitted for your evaluation. Please review it carefully and make your recommendation for award. You may retain this copy of the bid package. Annotate your information below:

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**Total Award Amount Requested:** \$ 2,500,000.00 (FY2023)

**Funding Line:** 500-520-5200-TBD Capital, Real Estate and Asset Management, To-Be Determine- "This is a Standby Contract" "The ability to commit funds will be dependent on the availability of resources provided as part of DREAM Pay as You Go capital program, FCURA bond, and enduser/departmental operating/capital funding as identified" for FY2023" Purchase Order will be guided by the available adopted FY2023 Pay as you Go funding.

**Contract Terms:** January 1, 2023 through December 31, 2023

### RECOMMENDATION/JUSTIFICATION:

Recommended Bidder	Award Authority	Notes
Rycars Construction, LLC* Y	\$1,000,000.00	
Ideal Building Solutions, LLC	\$800,000.00	
Ben Hill Roofing & Siding Co. Inc	\$700,000.00	

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## Jordan, Harry

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**From:** Cox, Michelle  
**Sent:** Wednesday, November 2, 2022 5:47 PM  
**To:** Jones, James; Bakare, Samuel  
**Cc:** Jordan, Harry  
**Subject:** RE: 22ITB134621K-JAJ Roof Maintenance, Repair & Replacement County-Wide

I am aware of that; however a contractor that does not pursue any of the licensing, generally tends to have less preparedness as it relates to our contracts. i.e staffing, invoicing capabilities, safety protocols, etc.  
M.

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**From:** Jones, James <James.Jones@fultoncountyga.gov>  
**Sent:** Wednesday, November 2, 2022 5:40 PM  
**To:** Cox, Michelle <Michelle.Cox@fultoncountyga.gov>; Bakare, Samuel <Samuel.Bakare@fultoncountyga.gov>  
**Cc:** Jordan, Harry <Harry.Jordan@fultoncountyga.gov>  
**Subject:** RE: 22ITB134621K-JAJ Roof Maintenance, Repair & Replacement County-Wide

FYI. There is no licensing requirement for roofing in Georgia. Roofing is considered a specialty trade.

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**From:** Cox, Michelle <Michelle.Cox@fultoncountyga.gov>  
**Sent:** Wednesday, November 2, 2022 4:21 PM  
**To:** Bakare, Samuel <Samuel.Bakare@fultoncountyga.gov>  
**Cc:** Jones, James <James.Jones@fultoncountyga.gov>; Jordan, Harry <Harry.Jordan@fultoncountyga.gov>  
**Subject:** FW: 22ITB134621K-JAJ Roof Maintenance, Repair & Replacement County-Wide

Good afternoon Sam:

I have reviewed the attached four(4) ITB solicitations submissions and have the following observations/comments:

The three (3) lowest bidders are:

Rycars Construction, LLC\* - \$198,808.10  
Ideal Building Solutions, LLC -\$201,257.75  
Ben Hill Roofing & Siding Co. - \$300,731.00

While there is more than a \$1 million difference in the submission from Porter Roofing Contractors, Inc. \$1,749,878.00

Additionally, none of the contractors have a Georgia Utility License; however Rycars Construction & Ideal Building Solutions have Georgia Professional Licenses; while Ben Hill Roofing has a Georgia General Contractors License.

Porter Roofing had none of the afore mentioned licenses.

It is my recommendation to award roofing contracts to the three lowest, responsible bidders:

Rycars Construction, LLC\* Y \$198,808.10 - 306780  
Ideal Building Solutions, LLC Y \$201,257.75 - 1569240  
Ben Hill Roofing and Siding Co. Inc. Y \$300,731.00 – 239270

Please let me know if you concur.

Thank you.

M.

**From:** Jones, James <[James.Jones@fultoncountyga.gov](mailto:James.Jones@fultoncountyga.gov)>

**Sent:** Wednesday, November 2, 2022 11:57 AM

**To:** Cox, Michelle <[Michelle.Cox@fultoncountyga.gov](mailto:Michelle.Cox@fultoncountyga.gov)>; Bakare, Samuel <[Samuel.Bakare@fultoncountyga.gov](mailto:Samuel.Bakare@fultoncountyga.gov)>

**Cc:** Jordan, Harry <[Harry.Jordan@fultoncountyga.gov](mailto:Harry.Jordan@fultoncountyga.gov)>

**Subject:** 22ITB134621K-JAJ Roof Maintenance, Repair & Replacement County-Wide

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FYI..



James A. Jones, MPA, CPPB  
Assistant Purchasing Agent  
Purchasing and Contract Compliance

404-612-5818 (office)

404-216-2242(cell)

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