

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

W I T N E S S E T H

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 21, 2023, BOC Item #23-**.

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

This Task Order No. 1 to Form of Contract is effective as of the 21st 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 **\$494,624.40.00** (Four Hundred and Twelve Thousand One Hundred and Eighty-Seven Dollars and Zero 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:

FULTON COUNTY, GEORGIA

Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST:

Tonya R. Grier
Clerk to the Commission

(Affix County Seal)

APPROVED AS TO FORM:

Office of the County Attorney

APPROVED AS TO CONTENT:

Joseph N. Davis, Director
Department of Real Estate and Ass
Management

CONSULTANT:

**IDEAL BUILDING SOLUTIONS,
LLC**

Jason Finney,
Vice President

ATTEST:

Secretary/
Assistant Secretary

(Affix Corporate Seal)

ATTEST:

Notary Public

County: _____

Commission Expires: _____

(Affix Notary Seal)

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| ITEM#: _____ RCS: _____ RECESS MEETING | ITEM#: _____ RM: _____ REGULAR MEETING |
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