



Fulton County

Legislation Text

File #: 21-0746, Version: 1

Department

Real Estate and Asset Management

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

Request approval to renew existing contracts - Department of Real Estate and Asset Management, 19ITB312987K-JAJ, Roof Maintenance, Repair and Replacement Services Countywide, in the total amount of \$1,469,115.00 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 second of two renewal options. No renewal option remains. Effective dates: January 1, 2022 through December 31, 2022. **(APPROVED)**

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

In accordance with Purchasing Code Section 102-394(6), all renewal requests shall be presented 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.

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 Renew existing contracts for Roof Maintenance, Repair and Replacement Services Countywide for FY2022.

Scope of Work: This contract consists 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.

Community Impact: This contract impacts the community by having the ability to provide and maintain sustainable roofing systems for facilities Countywide.

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 2022.

This standby contract is 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.

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 end-user/departmental operating/capital funding as identified for FY2022. Purchase Order will be guided by the available FY2022 Pay as you Go funding.

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

Historical Expenditures:

- FY2021: The County expenditure as of 8/23/2021, \$150,194.60
- FY2020: The County has spent \$652,486.73
- 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 are beyond industry life cycles.

Community Issues/Concerns: Not being 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 will be negatively impacted.

Contract Modification

(A) Ideal Building Solutions, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-0923	11/6/19	\$800,000.00
1st Renewal	21-0022	1/6/21	\$800,000.00

2nd Renewal			\$800,000.00
Total Revised Amount			\$2,400,000.00

(B) RYCARS Construction, LLC

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-0923	11/6/19	\$334,557.50
1st Renewal	21-0022	1/6/21	\$334,557.50
2nd Renewal			\$334,557.50
Total Revised Amount			\$1,003,672.50

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

Current Contract History	BOC Item	Date	Dollar Amount
Original Award Amount	19-0923	11/6/19	\$334,557.50
1st Renewal	21-0022	1/6/21	\$334,557.50
2nd Renewal			\$334,557.50
Total Revised Amount			\$1,003,672.50

Contract & Compliance Information *(Provide Contractor and Subcontractor details.)***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: Atlanta, 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 and Siding Co.
Prime Status: Non-Minority
Location: Douglasville, GA
County: Douglas
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%

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 Performance Reports
Exhibit 3: Contract Renewal Evaluation Form

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

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

Contract Attached

Yes

Previous Contracts

Yes

Total Contract Value

Original Approved Amount: \$1,469,115.00
Previous Adjustments: \$1,469,115.00
This Request: \$1,469,115.00

TOTAL: \$4,407,345.00

Grant Information Summary

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

Fiscal Impact / Funding Source

Funding Line 1:

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 end-user/departmental operating/capital funding as identified" for FY2022" Purchase Order will be guided by the available adopted FY2022 Pay as you Go funding.

Key Contract Terms	
Start Date: 1/1/2022	End Date: 12/31/2022
Cost Adjustment:	Renewal/Extension Terms: No renewal options remain

Overall Contractor Performance Rating:

Would you select/recommend this vendor again?

Yes

Report Period Start: 1/1/2022 Report Period End: 12/31/2022