COUNTY AGENDA REQUEST

Department:	Buildings and Grounds	Presenter(s):	Greg Ownby
Meeting Date:	Thursday, September 13, 2012	Type of Request:	New Business

Wording for the Agenda:

Consideration of staff's request to award Proposal #P842 to ABLE Contracting, Inc. to install an energy-efficient commercial roofing system for both the Fayette County Administrative Complex and the Fayette County Water System, at an aggregate cost of $153,249.00, and to authorize the Chairman to sign the contract or any related documents contingent upon the County Attorney's review.

Background/History/Details:

The roofs at both the Fayette County Administrative Complex and the Fayette County Water System building, which is located at 245 McDonough Road, are in need of repair. On July 12, the Purchasing Department requested proposals for the installation of an energy-efficient commercial roofing system for both buildings.

Invitations were direct mailed to twenty (20) contractors. Additionally, invitations were extended through Fayette County's legal organ--the Fayette Daily News; through the county's website, through Georgia Local Government Access Marketplace, and Channel 23. Six (6) vendors responded to the request for proposals.

The apparent lowest-priced proposal was submitted by Commercial Roof Solutions, LLC., for $152,910.00; however, they indicated they would charge an additional $1.25 per square foot to replace any wet insulation found at the Administrative Complex after commencing work. The second-lowest priced proposal was from ABLE Contracting, with the condition that they be awarded both roofing projects for the indicated aggregate cost. ABLE's proposal is $339 higher than the lowest-bidder's proposal, however, additional charges for insulation replacement may quickly substitute any savings the County can experience by awarding the proposal to the lowest-bidder.

What action are you seeking from the Board of Commissioners?

Approval of staff's request to award Proposal #P842 to ABLE Contracting, Inc. to install an energy-efficient commercial roofing system for both the Fayette County Administrative Complex and the Fayette County Water System, at an aggregate cost of $153,249.00, and to authorize the Chairman to sign the contract or any related documents contingent upon the County Attorney's review.

If this item requires funding, please describe:

The aggregate cost to complete these roofing projects is $153,249.00. This cost will be split between both the Water System who will pay $36,293.00 and the Buildings and Grounds Department who will pay $116,956.00. This project has been budgeted for FY2013.

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	No	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Yes	Reviewed by Legal	
Approved by Purchasing	Yes	County Clerk's Approval	Yes
Administrator's Approval	Yes		

Staff Notes:

Fayette County GEORGIA

Where Quality Is A Lifestyle

To: Jack Krakeel

From: Ted L. Burgess

Date: August 21, 2012

Subject: RFP #842 – Roof for County Administration & Water System

On July 12, 2012 the Purchasing Department released Request for Proposals (RFP) #842. The county requested proposals for installation of an energy-efficient commercial roofing system for the Fayette County Administration Building at 140 Stonewall Avenue (approximately 39,500 square feet), and the Fayette County Water System Building at 245 McDonough Road (approximately 10,800 square feet).

Invitations were direct-mailed to 20 contractors. In addition, invitations were extended via the Fayette News, the county website, Georgia Local Government Access Marketplace (www.glga.org), and Channel 23. Six vendors submitted proposals (please see attached).

The apparent lowest priced proposal was submitted by Commercial Roof Solutions, LLC. for $152,910. However, in the proposal they indicate that they would charge an additional $1.25 per square foot to replace any wet insulation they found at the Administrative Complex after commencing work.

The second-lowest priced proposal was submitted by ABLE Contracting, Inc. at $153,249, with the condition that they must be given both roofing projects at that price. This is $339 higher than Commercial Roof Solutions. However, additional charges for insulation replacement could quickly cost that amount or more.

Building and Grounds Maintenance concluded that the work proposed by ABLE Contracting was a better solution than that proposed by Commercial Roof Solutions. Because of that, and because of final price uncertainty of Commercial Roof Solutions, Building and Grounds Maintenance recommends awarding both re-roofing projects to ABLE Contracting. The Purchasing Department supports their recommendation.

Attachment

PROPOSAL NUMBER: #P842

PROPOSAL NAME: RE-ROOFING

	RESPONDENT NAME:	ADMIN. BUILDING TOTAL PROPOSED AMOUNT	WATER SYSTEM TOTAL PROPOSED AMOUNT	TOTAL AMOUNT	TOTAL AMOUNT IF AWARDED BOTH LOCATIONS
1.	COMMERCIAL ROOF SOLUTIONS, LLC	$121,600.00	$31,310.00	$152,910.00	$152,910.00
2.	ABLE CONTRACTING, INC.	$99,900.00	$53,349.00	$153,249.00*	$153,249.00*
3.	YODERS ROOFING CO., LLC	$135,500.00	$32,900.00	$168,400.00	$164,900.00
4.	WATERTIGHT ROOFING SERVICES, LLC	$139,900.00	$31,000.00	$170,900.00	$168,900.00
5.	PEACH STATE ROOFING, INC.	$182,700.00	$63,350.00	$246,050.00	$244,725.00
6.	BRAZOS URETHANE, INC.	$209,350.00	$57,240.00	$266,590.00	$266,590.00

*Note: The vendor offers the price of $153,249 only if awarded both roofing projects.