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**TULSA COUNTY**  
**PURCHASING**  
**DEPARTMENT**

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# MEMO

DATE: March 12, 2019

FROM: Matney M. Ellis  
Purchasing Director 

TO: Board of County Commissioners

SUBJECT: Addendum 1 – Election Board Storage Building

On February 11, 2019, the Notice to Bidders was mailed for the Election Board Storage Building. This bid is set to open on the 25<sup>th</sup> day of March, with bids to be received by the County Clerk's Office until March 22<sup>nd</sup>, 2019 at 4:00pm CST.

This addendum serves to provide:

- Answers to vendor submitted requests for information;
- Changes and clarifications to specifications and drawings; and
- Agenda and Sign-in sheet for the March 4<sup>th</sup> pre-bid meeting.

This addendum is respectfully submitted for your approval.

MME / mlb

ORIGINAL: Michael Willis, County Clerk, for the March 18, 2019 agenda.



## Purchasing Department

### A Department of the Tulsa County Budget Board

Tulsa County Administration Bldg.  
500 South Denver  
Tulsa, Oklahoma 74103-3832  
P: 918.596.5022  
F: 918.596.4647

**Matney M. Ellis**  
Purchasing Director

March 18, 2019

Board of County Commissioners  
Tulsa County Administration Building  
Tulsa, Oklahoma 74103

On February 11, 2019, the Notice to Bidders was mailed for the **Election Board Storage Building**. This bid is set to open on the 25<sup>th</sup> day of March, with bids to be received by the County Clerk's Office until March 22<sup>nd</sup>, 2019 at 4:00pm CST.

This letter is to serve as notice that Addendum 1 has been issued for this solicitation. This addendum serves to provide:

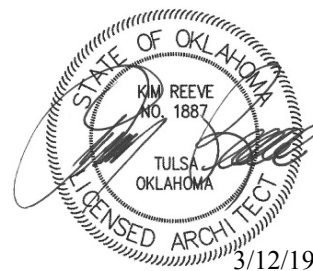
- Answers to vendor submitted requests for information;
- Changes and clarifications to specifications and drawings; and
- Agenda and Sign-in sheet for the March 4<sup>th</sup> pre-bid meeting.

Addendum 1 is available for review and/or download at the following:

- Tulsa County Purchasing Department
- <http://www.tulsacounty.org/purchasingvendors>

Respectfully Yours,

Matney M. Ellis  
Purchasing Director



**ADDENDUM NO. 1**  
**Tulsa County Election Board**  
**Storage Building**

BKL, Inc. - Project #735

March 18, 2019

**NOTICE TO BIDDERS**

This Addendum is issued to all registered plan holders pursuant to the Instructions to Bidders and Conditions of the Contract. This Addendum serves to clarify, revise, and supersede information in the Project Manual, Drawings, and previously issued Addenda. Portions of the Addendum affecting the Contract Documents will be incorporated into the Contract by enumeration of the Addendum in the Owner/Contractor Agreement. The date for receipt of bids is unchanged by this Addendum and is at same time and location. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Bid Form.

**CHANGES/CLARIFICATIONS TO SPECIFICATIONS**

1. **SPECIFICATION 133419 METAL BUILDING SYSTEMS**, Paragraph 2.1, Manufacturers:
  - Red Dot Buildings are approved as a manufacturer of metal buildings.
  - Pinnacle Structures are approved as a manufacturer of metal buildings.
2. **SPECIFICATION 133419 METAL BUILDING SYSTEMS**
  - **Revise** Section 2.2 Paragraph B.2.a as follows:
    - a. Wind Loads shall be in accordance with ASCE 7-10, Exposure B, Risk Category III and a wind velocity of ~~420~~ **115** MPH.

**CHANGES/CLARIFICATIONS TO DRAWINGS**

1. **SHEET C-2, Add** Silt Fence along west, south and east boundary of construction area.
2. **SHEET C-2, Add** Note 4 as follows:

“4) Contractor shall be responsible for damage to all structures, landscaping, paving, and any other items located within and outside the work area. Any damage to permanent items incurred by the contractor shall be repaired to original condition, by the contractor, at his own expense.”
3. **SHEET A-4, Add** Note near top of Wall Sections as follows:

“R-19 Vinyl Faced Insulation at Roof.”

4. **SHEET A-5**, At Details 1, 2, 4, 5 **Revise** R-19 Vinyl-faced Insulation to be **R-13**.

5. **SHEET S-1**, **Revise** Design Data Notes as follows:

1. Roof Live Loads 20 Psf Ibc (2015)
2. Floor Live Loads 100 Psf
3. Ground Snow Load 10 Psf Ibc (2015)
4. Risk Category II
5. Wind Load IBC (2015)
  - A. Ultimate Design Wind Speed  $V = 115\text{mph}$
  - B. Nominal Design Wind Speed  $V = 89\text{ Mph}$
  - C. Exposure Category ~~C~~ **B**
6. Seismic: Site Class C  
Design Category ~~B~~ **A**
7. Soil Allowable Bearing 2500 Psf In Engineered Fill  
And Native Soil
8. Structural Concrete:  $F'_c=4000$  Psf Slab & Footings

6. **SHEET S-1**, Slab Plan:

- **Revise** Fin. Fl. Elev. 730.00 to be **730.80**.

#### **ADDITIONAL QUESTIONS/RESPONSES**

QUESTION: Could you please tell me what the estimated cost range for the above project is?

RESPONSE: See attached Architect's estimate.

QUESTION: As per 133419 Section 2.2 Performance Requirements we are to follow the following design criteria:

Exposure B  
IBC 2015 Risk Category III  
Wind Speed 120 mph  
Auxiliary Load of 5 psf for fire protection systems, ceilings, and mechanical units  
Purlins and Rafters: Vertical Deflection  $L/240$   
Girts: Horizontal Deflection  $L/240$   
Metal Roof Panels: Vertical Deflection  $L/240$   
Metal Wall Panels: Horizontal Deflection  $L/240$   
Lateral Drift:  $L/200$

As per the construction drawings we are to follow the following design data and information:

Exposure C (Sheet S-1 Design Data)  
IBC 2015 Risk Category II (Sheet S-1 Design Data)  
Wind Speed 115 mph (Sheet S-1 Design Data)

The building loads specified per 133419 2.2 are more stringent than typically used given the building description per Sheet A-1 (Building Description), (A NON-SPRINKLED PRE-ENGINEERED METAL BUILDING USED AS STORAGE FOR ELECTION EQUIPMENT AND RECORDS. NO FLAMMABLE LIQUIDS, NO VEHICLES PARKED IN BUILDING.)

Can we use our standard PEMB Drift, Horizontal and Vertical deflection limits in lieu of those specified?

RESPONSE: Refer to clarifications to design loads above.

QUESTION: Is the F. F. elevation 730.80 or 730 as shown on S-1?

RESPONSE: **Revise** elevation on S-1 to be **730.80**.

QUESTION: Is the concrete apron included in Alternate #2?

RESPONSE: Yes.

QUESTION: Is the two feet of dirt removed from the existing grass grade or measured after the grass & topsoil are removed?

RESPONSE: The site is sloped. Remove and stockpile topsoil (6") then proceed with placement and compaction requirements per Spec 312000, Section 3.3 Excavation for Structures.

QUESTION: Is earthwork for alternate #2 included in this alternate. The specs say it is included in base bid. Plans say it is not. There is no earth work in base bid. Alternate three says ALL earthwork is in alternate #3.

RESPONSE: **Revise** Spec 012300, 3.1, B to state "1. Install concrete paving and sidewalk as noted on drawings. No earthwork is included in this alternate."

Drawing Sheet A-1, General Notes 3: **Delete** "Unless Alternate 3 is accepted."

QUESTION: What is the width of the walk between the two buildings? I see the 5' but not the other measurement.

RESPONSE: Concrete walk between buildings is **5'x5'**.

QUESTION: The AMENDED topsoil seems to be more than needed for this project. Do we AMEND topsoil according to the specs?

RESPONSE: Do not amend soil. Replace topsoil removed and stockpiled during earthwork. This is only included in Alternate 3.

QUESTION: Are we to include sod in this project? If so where and how much?

RESPONSE: Sod is required in Spec Division 329200, Turf and Grasses. Install at all areas disturbed by grading. This is only included in Alternate 3.

QUESTION: I would like a clarification of the alternates. Alternate #2 states that base bid includes the preparation of grading for the concrete paving and sidewalk unless alternate #3 is accepted. Alternate #3 is for all earthwork for the site including the building pad. How can the base bid include the site work for the concrete paving and sidewalk but also be Alternate #3?

RESPONSE: **Revise** Spec 012300, 3.1, B to state "1. Install concrete paving and sidewalk as noted on drawings. No earthwork is included in this alternate."

Drawing Sheet A-1, General Notes 3: **Delete** "Unless Alternate 3 is accepted."

QUESTION: I need some guidance on the bid form. Is the dollar amount requested the same as our bid, or is it the bid bond amount? If it is our bid, is it base bid or total bid? One of the alternates is a deduct. So if this represents total bid, it should probably be the base bid plus the additive alternates. This would give the highest potential amount.

RESPONSE: The dollar amount to be entered on Page 1 of the Construction – Bid Form (Item 7) is the base bid amount. Bid pricing for the requested alternates should be entered on Page 3 of the Construction – Bid Form. The amount of your Bid Bond should be for 5% of your total bid, which would include the base bid + all alternates (both add and deduct alternates).

QUESTION: Requesting a surety signature on anything other than a bid bond prior to bid opening seems really odd. However the dollar amount is determined, it will not be known until the bid is ready to turn in, which will undoubtedly be late Friday afternoon. I would have to go racing over to the surety's office, owner in tow (because the notary would need to witness his signature too) just before the bid is due. Can you re-think this form or tell me how I am supposed to make this happen and still get the bid turned in on time?

RESPONSE: We are unable to waive the notarial signature requirement on the Construction – Bid Form as this form requires attestation that the Bidder is submitting this offer to Tulsa County and will be legally bound by the offer if so awarded.

### **ATTACHMENTS**

Architect's Estimate

Pre-Bid Meeting Agenda

Pre-Bid Sign-In Sheet

Revised Drawing C-2

**END**

Tulsa County Storage Building						Architect's Estimate
BKL, Inc.						3/12/2019
	<b>Base Bid</b>					<b>\$102,663.00</b>
	Pre-engineered building, 50'x50'	2,500	SF	\$ 16.00	\$40,000.00	\$40,000.00
	6" concrete slab w rebar	2,500	SF	\$7.50	\$18,750.00	\$18,750.00
	6" Aggregate base	50	CY	\$60.00	\$3,000.00	\$3,000.00
	Vapor retarder	2,500	SF	\$1.10	\$2,750.00	\$2,750.00
	Concrete footings	10	CY	\$700	\$7,000.00	\$7,000.00
	Overhead door w electric operator	1	EA	\$ 3,200.00	\$3,200.00	\$3,200.00
	3' x 7' man door w hardware	1	EA	\$1,800	\$1,800.00	\$1,800.00
	Subtotal					\$76,500.00
	GC Overhead and Profit (22%)					\$16,830.00
	contingency (10%)					\$9,333.00
	TOTAL					<b>\$102,663.00</b>
	<b>Alternate 1</b>					<b>-\$13,285.80</b>
	Pre-engineered building, 50'x40'	2,000	SF	\$ 17.50	\$35,000.00	\$35,000.00
	6" concrete slab w rebar	2,000	SF	\$7.50	\$15,000.00	\$15,000.00
	6" Aggregate base	40	CY	\$60.00	\$2,400.00	\$2,400.00
	Vapor retarder	2,000	SF	\$1.10	\$2,200.00	\$2,200.00
	Concrete footings	10	CY	\$700	\$7,000.00	\$7,000.00
	Overhead door w electric operator	1	EA	\$ 3,200.00	\$3,200.00	\$3,200.00
	3' x 7' man door w hardware	1	EA	\$1,800	\$1,800.00	\$1,800.00
	Subtotal					\$66,600.00
	GC Overhead and Profit (22%)					\$14,652.00
	contingency (10%)					\$8,125.20
	TOTAL					\$89,377.20
	Deduct Price					<b>-\$13,285.80</b>
	<b>Alternate 2</b>					<b>\$21,834.34</b>
	8" P C concrete slab	1,000	SF	\$8.00	\$8,000.00	\$8,000.00
	12" Type "A" Aggregate base	37	CY	\$60	\$2,220.00	\$2,220.00
	Filter fabric	1,100	SY	\$ 2.50	\$2,750.00	\$2,750.00
	Grading and preparation	1,200	SF	\$ 2.75	\$3,300.00	\$3,300.00
	Subtotal					\$16,270.00
	GC Overhead and Profit (22%)					\$3,579.40
	contingency (10%)					\$1,984.94
	TOTAL					\$21,834.34

		<b>Alternate 3</b>				<b>\$12,950.30</b>
		Imported fill material	160	CY	\$40.00	\$6,400.00
		Grading and preparation	1,000	SY	\$ 3.25	\$3,250.00
		Subtotal				\$9,650.00
		GC Overhead and Profit (22%)				\$2,123.00
		contingency (10%)				\$1,177.30
		TOTAL				\$12,950.30



# Pre-Bid Meeting Agenda

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**Bid Name:** Election Board Storage Building

**Meeting Date & Time:** Monday, March 4th, 2019  
2:00pm CST

**Meeting Location:** Tulsa County Election Board  
555 N. Denver Avenue  
Tulsa, Oklahoma 74103

## **TOPICS**

1. Introduction of Architect and Owner Team
2. Bid Process
  - a. Upcoming Deadlines
  - b. Question / Substitution Request Process
  - c. Bid Submission Process
3. Project Overview
4. Questions and Discussion

## **NOTES**



**TULSA  
COUNTY  
ELECTION  
BOARD**

STORAGE  
BUILDING

TULSA, OK

**GRADING  
PLAN**

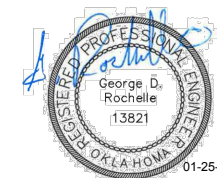


PROJECT NUMBER: 735  
DATE: JANUARY 2019

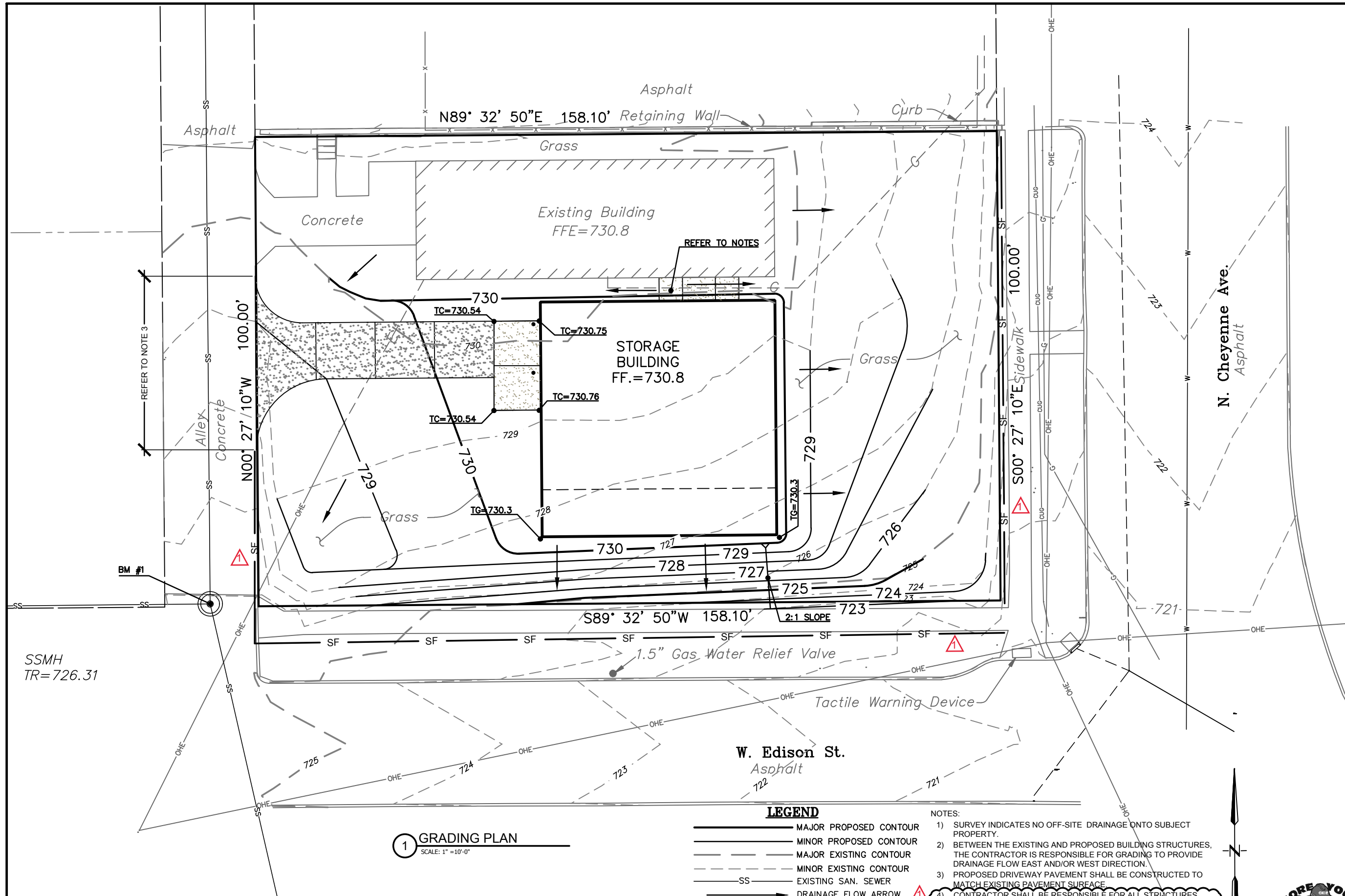
ARCHITECT: KDR  
PROJECT MGR: JWB  
INTERIORS: ~  
STRUCTURE: SAL  
M.E.P.: ~  
SITE: GDR  
DRAWN BY:

REVISIONS:

No.	Description	Date
1	ADD. #1	3-18-19



**C-2**



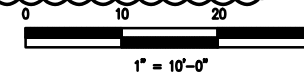
**LEGEND**

- MAJOR PROPOSED CONTOUR
- MINOR PROPOSED CONTOUR
- MAJOR EXISTING CONTOUR
- MINOR EXISTING CONTOUR
- SS EXISTING SAN. SEWER
- DRAINAGE FLOW ARROW
- SF TEMP. SILT FENCE
- TEMP. SILT DIKE
- PROPOSED CONCRETE DRIVE/ APRON

TC= TOP OF CONCRETE  
TG= TOP OF GROUND

**NOTES:**

- 1) SURVEY INDICATES NO OFF-SITE DRAINAGE ONTO SUBJECT PROPERTY.
- 2) BETWEEN THE EXISTING AND PROPOSED BUILDING STRUCTURES, THE CONTRACTOR IS RESPONSIBLE FOR GRADING TO PROVIDE DRAINAGE FLOW EAST AND/OR WEST DIRECTION.
- 3) PROPOSED DRIVEWAY PAVEMENT SHALL BE CONSTRUCTED TO MATCH EXISTING PAVEMENT SURFACE.
- 4) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURES, LANDSCAPING, PAVING AND OTHER ITEMS LOCATED WITHIN AND OUTSIDE THE WORK AREA. ANY DAMAGE TO PERMANENT ITEMS INCURRED BY THE CONTRACTOR SHALL BE REPAIRED TO ORIGINAL CONDITION, BY THE CONTRACTOR, AT HIS OWN EXPENSE.



**Bench Mark #1**

MIDDLE OF SAN. SEWER  
MANHOLE  
N= 428823.37  
E= 2559208.76  
ELEV. 726.31

VERTICAL CONTROL  
NAVD 1988

HORIZONTAL CONTROL  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM  
NAD 1983 (2011)

TOTAL DISTURBED AREA	ACRES	0.25
PRESENT IMPERVIOUS AREA	SQUARE FEET	0.00
INCREASED IMPERVIOUS AREA	SQUARE FEET	3379.48
TOTAL IMPERVIOUS AREA	SQUARE FEET	3379.48

**1 GRADING PLAN**  
SCALE: 1" = 10'-0"