
TULSA COUNTY

PURCHASING
DEPARTMENT

MEMO

DATE: April 24, 2019

FROM: Matney M. Ellis
Purchasing Director



TO: Board of County Commissioners

SUBJECT: Bid Award Recommendation – Tulsa City-County Health Department Roof Replacement

It is the recommendation of the Tulsa County Purchasing Department, the Tulsa City-County Health Department, and Roof Consultants, LLC to award the bid for the Tulsa City-County Health Department Roof Replacement to the following vendor:

Coontz Roofing, Inc. in the total amount of \$853,000.00
which includes the Base Bid and Alternates 1, 2, and 3

In addition to the Base Bid and Alternates, we also award all unit pricing submitted by the vendor. This was the lowest and best bid received.

This recommendation is respectfully submitted for your approval.

MME / mlb

ORIGINAL: Michael Willis, County Clerk, for the April 29, 2019 agenda.

TRANSMITTAL

TO: Tulsa County Purchasing
500 S. Denver Ave.
Tulsa, OK 74103

DATE: April 15, 2019
PROJECT No.: 201832
PROJECT: Roof Replacement
Tulsa County Health Dept
5051 South 129th E. Ave.
Tulsa, Oklahoma

(918) 596-5022

ATTN.: Mr. Matney Ellis ✓
e-mail:

No. of PAGES __ INCLUDING COVER

WE TRANSMIT: (x) herewith () under separate cover
() in accordance with your request () facsimile
FOR YOUR: () approval (x) information
() records (x) comments
(X) review () Signature & Return

THE FOLLOWING: () drawings () submittals
() specifications () shop drawings
(x) documents (X) photos

Copy	Date	Description
1	4/15/2019]	Bid Tabulation for this Project
1	4/15/2019]	Recommendation for Award of Contract for this Project

REMARKS: Attached please find our Bid Tabulation and Recommendation for Award of a Construction Contract to Coontz Roofing, Inc. for the Tulsa County Health Department Roof Replacement Project.

Copy: Megan L. Blackford, Assistant Purchasing Director, Tulsa County

By: R. Edward Owen, RRC, AIA, CCS, CCCA
Registered Architect & Registered Roof Consultant
redwardowen@tulsacoxmail.com

ROOF CONSULTANTS

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April 15, 2019

Mr. Matney Ellis, Director
Tulsa County Purchasing
500 S. Denver Ave.
Tulsa, OK 74103

PROJECT: Roof Replacement
Tulsa County Health Dept
5051 South 129th E. Ave.
Tulsa, Oklahoma
PROJECT No.: 201832

Dear Mr. Ellis:

On February 25, 2019 Tulsa County Purchasing Department Advertised the Tulsa County Health Department Roof Replacement Project for Bids. On March 19, 2019 19 contractors were represented at a Pre-Bid Conference held at the Project Site. There were 2 Addenda issued to answer Bidders questions and requests for consideration of substitutions. On April 12, 2019 the Tulsa County Clerk received Bids from 4 Contractors. On April 15, 2019 The Tulsa County Board of Commissioners opened Bids for this Project and rejected one submittal.

We have received a copy of the Tulsa County Purchasing Department Bid Tabulation for this Project and have reviewed copies of the Bids that were forwarded to us for review. Attached please find our Bid Tabulation for this Project. We find that Coontz Roofing, Inc. is the Lowest Responsive Bidder with a BASE BID Price of \$772,500.00. This is below our Architect's Estimate of \$1,033,000.00. Alternate Bids were requested for Roof Replacement of the Shop Building on the same site. Coontz Roofing, Inc. again was the Lowest Responsive Bidder with a price of \$76,500.00. Our Architect's Estimate was \$100,000.00. Prices for 2 additional Alternates were requested for extended Hail Resistance Warranties on both buildings.

If funds are available, we recommend Award of a Construction Contract for this Project to Coontz Roofing, Inc. in the amount of \$853,000.00 to include the BASE BID plus all Alternates. In the past 6 years we have had the opportunity to work with Coontz Roofing, Inc. on projects for Canadian County, The University of Tulsa, Christ United Methodist Church, Tulsa and the Tulsa Allergy Clinic and have always had great performance and top quality management from this company. We believe that they will provide good service for Tulsa County on this Project.

Yours Truly,

ROOF CONSULTANTS

R. Edward Owen, RRC, AIA, CCS, CCCA

Registered Roof Consultant #0089

Registered Architect OK #1302

Oklahoma Certificate of Authority #911 expires 7-30-2019

Bid Evaluation for

ROOF REPLACEMENT PROJECT FOR THE TULSA COUNTY HEALTH DEPARTMENT BUILDING-2019

Bids Received 4-12-2019 Opened 4-15-2019
ITEM DESCRIPTION AND SIZE
Number of Days For Base Bid Completion
Lump Sum BASE BID Price
Roof Manufacturer & Spec Name

Alternate #1 Shop Roof Replacement
Additional Days
Roof Manufacturer & Spec Name
Alternate #2 Extended Hail Warranty Main Bldg.
Roof Manufacturer & Spec Name
Alternate #3 Extended Hail Warranty Shop Bldg.

Roof Manufacturer & Spec Name

TOTAL BASE BID PLUS ALL ALTERNATES

UNIT PRICES:
1. TREAT RUST FOUND ON ROOF-PER SQUARE FOOT
2. OVERLAY PIN HOLE RUST AT DAMAGED STEEL DECK WITH NEW FLAT SHEET METAL-PER SF
3. OVERLAY STRUCTURALLY DAMAGED METAL ROOF DECK WITH MATCHING METAL DECK-PER SQUARE FOOT
4. REMOVE & REPLACE STRUCTURALLY DAMAGED METAL ROOF DECK W/NEW METAL DECK-PER SQUARE FOOT
5. REMOVE & REPLACE DAMAGED WOOD NAILERS WITH TREATED LUMBER-PER LF
6. PATCH & REPAIR STRUCTURALLY DAMAGED CONCRETE ROOF DECK.
6b. REMOVE & REPLACE DAMAGED GYPSUM BOARD FIRESTOP

FURNISH LABOR & MATERIALS FOR ANY ADDITIONAL WORK AS PER OWNER'S

LIST OF SUBCONTRACTORS

Check List Items:

Bidder Information Form
Construction - Bid Form
Construction - Bid Affidavits
Bid Bond / Security
W-9 Form
2 Addenda Acknowledged

Other:

Additional Notes / Comments

Architect's Estimate	Coontz Roofing	Scissor Tail Construction	American Roofing	Southeast Tulsa Construction
(918) 660-6844	(580) 541-3155	(918) 884-7107	(580) 762-7705	(918) 341-5060
	100	105	60	Bid Rejected-Did not provide required documentation
\$1,033,000.00	\$772,500.00	\$806,791.00	\$822,000.00	
	Carlisle TPO 135 FB	Carlisle	Carlisle TPO 135 FB	
\$100,000.00	\$76,500.00	\$68,800.00	\$68,750.00	
	30	15	10	
	Carlisle TPO 135 FB	Carlisle TPO 135 FB	Carlisle	
\$0.00	\$2,500.00	\$3,100.00	\$0.00	
	Carlisle TPO 135 FB	Carlisle TPO 135 FB	Carlisle	
\$0.00	\$1,500.00	\$1,500.00	\$0.00	
	Carlisle TPO 135 FB	Carlisle TPO 135 FB	Carlisle	
\$1,133,000.00	\$853,000.00	\$880,191.00	\$890,750.00	

\$5.00	\$1.00	/sf	\$3.50	/sf	\$3.50	/sf
\$7.50	\$2.50	/sf	\$5.00	/sf	\$4.75	/sf
\$10.00	\$5.00	/sf	\$8.50	/sf	\$7.50	/sf
\$14.50	\$7.00	/sf	\$12.00	/sf	\$8.50	/sf
\$11.00	\$4.00	/LF	\$6.00	/sf	\$7.00	/sf
\$10.00	\$15.00	/sf	\$12.00	/sf	\$12.00	/sf
\$3.00	\$2.00	/sf	\$3.00	/sf	\$7.50	/sf
	15%		15%		20%	
	No Response		No Response		Stolhand Wells Plumbing	
	Yes		Yes		Yes	
	Yes		Yes		Yes	***
	Yes		Yes		Yes	
	Yes		Yes		Yes	
	Yes		Yes		Yes	
	Yes		Yes		Yes	
					No Additional Charge for	*** Bid rejected - Bid was not signed

MEMORANDUM

Tulsa-City-County Health Department

TO: Todd Autry, CPO, Purchasing Specialist

FROM: Dr. Bruce Dart, Executive Director



CC: Reggie Ivey, Chief Operating Officer
Clem Rodriguez, Manager, Facilities Maintenance

DATE: April 22, 2019

Re: Roof Project - James Goodwin Health Center

We accept the recommendation from Ed Owen regarding Kuntz Roofing replacing the roof at the James Goodwin Health Center. Kuntz Roofing is the suitable vendor for this project based on the bid process.

The funding is secured to proceed with this roofing project.