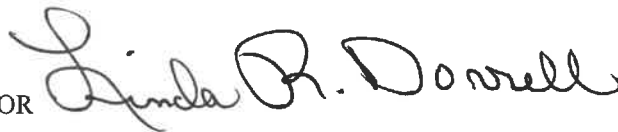

TULSA COUNTY

**PURCHASING
DEPARTMENT**

MEMO

DATE: JUNE 7, 2017

FROM: LINDA R. DORRELL
PURCHASING DIRECTOR



TO: BOARD OF COUNTY COMMISSIONERS

SUBJECT: BID AWARD RECOMMENDATION—THE TULSA COUNTY COURTHOUSE 3RD FLOOR ROOF
REPLACEMENT PROJECT AND THE TULSA COUNTY CARPENTER SHOP ROOF
REPLACEMENT PROJECT

IT IS THE RECOMMENDATION OF THE TULSA COUNTY PURCHASING DEPARTMENT, THE TULSA COUNTY BUILDING OPERATIONS AND ROOF CONSULTANTS, THE REGISTERED ARCHITECT, TO AWARD THE BID FOR THE CONSTRUCTION OF THE ROOF REPLACEMENT FOR THE TULSA COUNTY COURTHOUSE AND THE CARPENTER SHOP TO THE FOLLOWING VENDOR:

SOUTHEAST TULSA CONSTRUCTION, INC. IN THE AMOUNT OF \$ 249,354.98

THIS IS THE LOWEST AND BEST OVERALL BID RECEIVED AND HAS ELECTED TO ACCEPT THEIR BASE BID PLUS ALTERNATES #2, 3, 4, & 6 IN THE AMOUNT OF \$249,354.98.

THIS RECOMMENDATION IS RESPECTFULLY SUBMITTED FOR YOUR APPROVAL.

LRD/skb

ORIGINAL: MICHAEL WILLIS, COUNTY CLERK, FOR THE JUNE 13, 2017 AGENDA.

COPIES: COMMISSIONER JOHN M. SMALIGO.
COMMISSIONER KAREN KEITH
COMMISSIONER RON PETERS
JOHN FOTHERGILL, CHIEF DEPUTY
VICKI ADAMS, CHIEF DEPUTY
DAN BELDING, DIRECTOR, BUILDING OPERATIONS



Dan Belding, Director

Building Operations

A Department of the Board of County Commissioners

Tulsa County Administration Bldg. 500 South Denver

Tulsa, OK 74103-3832 (918) 596-5000

DATE: June 7, 2017

TO: Linda Dorrell, Purchasing Director

FROM: Dan Belding

RE: Bid Recommendation

It is the recommendation of Tulsa County Building Operations to award the bid for the Roof Replacement for Tulsa County Courthouse 3rd floor and the Tulsa County Carpenter Shop to:

Southeast Tulsa Construction, Inc.

Base bid plus alternate number 2, 3, 4, and 6 in the amount of \$249,354.98.

DB: pf

TRANSMITTAL

TO: Tulsa County Purchasing Department
500 South Denver Avenue
Tulsa, Oklahoma 74103-3832

DATE: June 6, 2017
PROJECT No.: 201648 & 201649
PROJECT:
Roof Bids & Recommendations
Roof Replacement
Tulsa County Carpentry Shop
& Tulsa County Courthouse 3rd Floor
Tulsa, Oklahoma

(918) 596-5022

ATTN.: Mrs. Linda Dorrell, Purchasing Director

Number of Pages _____ Including Cover

e-mail:

WE TRANSMIT: (☒) herewith () under separate cover
(☒) in accordance with your request () facsimile

FOR YOUR: () approval (☒) information
(☒) records (☒) comments
(☒) use () Signature & Return

THE FOLLOWING: () drawings () submittals
() specifications () shop drawings
(☒) documents () _Photos_____

Copy	Date	Description
1	6/2/2017	Roof Bid Tabulation
1	6/6/2017	Recommendation for Award of Contract for Construction

REMARKS: For your information. Please advise of any decision by the Tulsa County Board of Commissioners.

COPY TO: ✓ Dan Belding, Tulsa County Manager Fleet & Building Operations

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

ROOF CONSULTANTS

5350 East 46th Street, Suite 116
Tulsa, Oklahoma 74135

tele. (918) 660-6844
cell phone (918) 630-9555

ROOF CONSULTANTS

5350 East 46th Street, Suite 116
Tulsa, Oklahoma 74135
tele. (918) 660-6844 cell (918) 660-6881

June 6, 2017

Mrs. Linda Dorrell, Purchasing Director
Tulsa County
500 South Denver Avenue
Tulsa, OK 74103

Reference: Bid Review & Recommendation for Award of Contract
Tulsa County Carpentry Shop Roof Replacement
541 North Denver Avenue
Tulsa, OK
&
Tulsa County Courthouse 3rd Floor Roof Replacement
541 North Denver Avenue
Tulsa, OK
PROJECT No.: 201648 & 201649

Dear Mrs. Dorell:

Per your request and authorization, we have received a photocopy of the Roof Replacement Bids that were received by The Tulsa County Board of Commissioners for the County Carpentry Shop and Tulsa County Courthouse 3rd Floor on June 2, 2017 and opened June 5, 2017. Please find attached our Bid Tabulation Spreadsheet. On May 16, 2017 representatives of 7 roofing contractors and 2 general contractors met with our firm and Tulsa County representatives in a Mandatory Pre-Bid Conference and roof walk at each building site.



Aerial View of the Tulsa County Carpentry Shop



Aerial View of the Tulsa County Courthouse

Our findings and recommendation for Award are as follows:

There were Bids received from 2 roofing contractors and one general contractor on June 2, 2017. One roofing contractor Bid was rejected due to some of the required supporting affidavits were found incorrectly completed in his Bid Package. On June 5 we received a copy of the remaining two bids for review and preparation of the attached Bid Tabulation and Recommendation.

**Reference: Bid Review & Recommendation for Award of Contract
Tulsa County Carpentry Shop Roof Replacement
& Tulsa County Courthouse 3rd Floor Roof Replacement
PROJECT No.: 201648 & 201649**

June 6, 2017

The roofs at each building site consist of 80 mil FleeceBack TPO Single Ply installed with foam adhesive providing a 30 year water tightness warranty from the manufacturer. Three roof prices were requested for each site requiring 2", 3" or 4" hail warranties in order to attract Bids from each of the manufacturers of FleeceBack TPO roofing. The difference in the three roof prices represents the difference in the cost of the adhesive and warranty charge.

Tulsa County Carpentry Shop Roof Replacement

The BASE BID was for replacement of the Tulsa County Carpentry Shop roof and installation of supplemental wood framing to repair the broken roof joist. Tapered and non-tapered Expanded Polystyrene foam insulation (EPS) was specified in an effort to minimize insulation cost while meeting the slope and "R Value" requirements of the Building Code due to the long distance to the gutter.

Accepted Bids ranged from \$108,784.01 from Southeast Tulsa Construction, Inc. to \$128,972.00 from Oklahoma Roofing & Sheet Metal, LLC. The BASE BID included a 30 year water tightness manufacturer's warranty plus a 2" hail resistance warranty. Our Architect's Estimate was \$76,000.00. The Apparent Low BASE BID submitted by Southeast Tulsa Construction, Inc. Southeast Tulsa Construction, Inc.'s price is approximately 43% higher than our estimate from our November 26, 2016 Report. Our estimate was based on recent historical bid prices submitted by Roofing Contractors as "Prime Contractors", not by general contractors for similar size projects. The Apparent Low Bid was submitted by a general contractor and includes the cost of Allwine Roofing and Construction as a roofing sub-contractor plus the general contractor's mark-up for supervision and management of both project sites according to comments from Southeast Tulsa Construction, Inc. We did not include a general contractor's mark-up in our 2016 estimate. The roof and site access limitations at the Courthouse site may have caused some of the roofing contractors to drop out of the bidding.

Alternate No.1 was submitted for increasing the hail warranty from 2" to 3" ranging in price from \$1,500.00 to \$1,622.57 additional price. Alternate No.2 was submitted for increasing the hail warranty from 2" to 4" ranging in price from \$2,100.00 to \$3,245.13 additional price. Alternate #3 was received for adding walk pads at the Carpentry Shop to protect the roof from service traffic to mechanical equipment with prices ranging from \$2,423.03 to \$4,602.00 for additional cost. Unit Prices were received for replacement of damaged wood deck at the Carpentry Shop ranging from \$4.80 to \$12.98 per board foot and replacement of damaged wood nailers ranging from \$2.75 to \$12.98 per board foot. These unit prices were requested to correct possible damage of "Unknown Quantities" that may be revealed during the roof demolition. Therefore, an "Owner's Contingency Fund" should be included in the Project Budget to deal with a possibility of replacement of rot damaged wood decking and nailers.

Tulsa County Courthouse 3rd Floor Roof Replacement

Alternate No.4 was for replacement of the 3rd Floor Roof of the Tulsa County Courthouse with tapered Isocyanurate foam roof insulation and FleeceBack 80 mil thick TPO roofing providing a 30 year manufacturer's warranty and 2" hail resistance warranty. The accepted Bids for Alternate No.4 ranged from \$131,657.68 from Southeast Tulsa Construction, Inc. to \$261,211.00 from Oklahoma Roofing & Sheet Metal, LLC. Our Architect's Estimate was \$138,000.00 which is \$13,000.00 higher than our estimate in our Report dated November 26, 2016 because the cost of two temporary construction access stairs was not included in that estimate. The Apparent Low Bid submitted by Southeast Tulsa Construction, Inc. is approximately 4.6% below our estimate.

**Reference: Bid Review & Recommendation for Award of Contract
Tulsa County Carpentry Shop Roof Replacement
& Tulsa County Courthouse 3rd Floor Roof Replacement
PROJECT No.: 201648 & 201649**

June 6, 2017

Alternate No.5 was submitted for increasing the hail warranty from 2" to 3" with prices ranging from \$1,500.00 to \$1,622.57 additional price. Alternate No.6 was submitted for increasing the hail warranty from 2" to 4" with prices ranging from \$2,850.00 to \$3,245.13 additional price.

Code Design Requirements

The 2015 International Building Code adopted by the State of Oklahoma and the City of Tulsa requires 1/4" per foot slope and R=25 roof insulation above the roof deck by the 2015 Energy Code when replacement of a roof system is required. The Bids for both of these Projects includes compliance with these requirements.

Contractor Qualifications and Experience

We have had good construction experience with both of the Roofing Contractors represented by the accepted Bids and by South East Construction, Inc., who is the general contractor that submitted the Apparent Low Bid for each building. We have found that both of these roofing contractors are registered with the State of Oklahoma and Certified to perform Commercial Roofing in the State of Oklahoma.

Recommendation for Award

If sufficient funds are available for these projects, we recommend Award of a Construction Contract to Southeast Tulsa Construction, Inc. as the Apparent Low Bidder for any of the following combinations of Awards:

	<u>Roof Cost</u>	<u>Add Walk Pads</u>	<u>Alternate #3</u>	<u>Total</u>
BASE BID.....	\$108,784.01	\$2,423.03	=	\$111,207.04
BASE BID plus Alternate #1.....	\$110,406.58	\$2,423.03	=	\$112,829.61
BASE BID plus Alternate #2.....	\$112,029.14	\$2,423.03	=	\$114,452.17
BASE BID plus Alternate #4.....	\$240,441.69	\$2,423.03	=	\$242,864.72
BASE BID plus Alternate #1 & 4.....	\$242,064.26	\$2,423.03	=	\$244,487.29
BASE BID plus Alternate #2 & 4.....	\$243,686.82	\$2,423.03	=	\$246,109.85
BASE BID plus Alternate #4 & 5.....	\$242,064.26	\$2,423.03	=	\$244,487.29
BASE BID plus Alternate #4 & 6.....	\$243,686.82	\$2,423.03	=	\$246,109.85
BASE BID plus Alternate #1, 4 & 5..	\$243,686.83	\$2,423.03	=	\$246,109.86
BASE BID plus Alternate #2, 4 & 6..	\$246,931.95	\$2,423.03	=	\$249,354.98

The Carpentry Shop Project could be awarded with Contract amounts ranging from \$108,784.01 to \$114,452.17. Both projects could be awarded for Contract amounts ranging from \$240,441.69 to \$249,354.98. An additional Owner's Contingency fund of \$2,600.00 might be needed for replacement of 200 board feet of damaged wood roof decking and wood nailers.

We apologize for submitting so many prices, but the attempt was to have an "Open Specification" and attract bids from all of the major manufacturers and not limit the specification to one manufacturer. All of the accepted Bids were based on Carlisle as the manufacturer of the roof membrane. This is the same roof membrane and manufacturer that was installed on the roof of the Tulsa County Administration Building completed in 2013 directly south of the Courthouse Tower in the same building complex and on the new Tulsa County Annex Building roof located at 633 West 3rd Street, Tulsa completed in July 2014. It is our understanding that the roofs on each of these buildings is providing good service.

Mrs. Linda Dorrell, Purchasing Director

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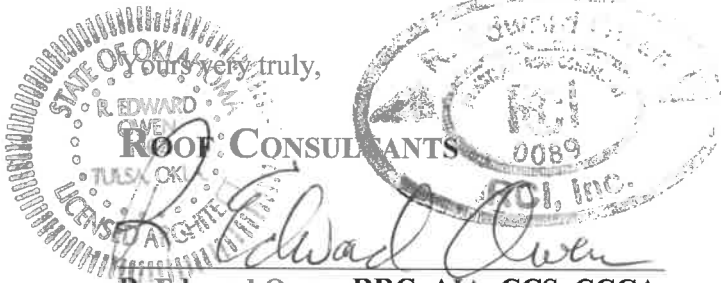
Tulsa County

**Reference: Bid Review & Recommendation for Award of Contract
Tulsa County Carpentry Shop Roof Replacement
& Tulsa County Courthouse 3rd Floor Roof Replacement
PROJECT No.: 201648 & 201649**

June 6, 2017

Therefore, we expect that any award selected from the Bids that were accepted will also provide good service for a long period of time for Tulsa County.

Please advise us of any decision for award of this work and what Alternate work will be included in the Contract and we will notify the Bidders and begin preparation of the AIA form A101, Agreement form between the Owner and Contractor for a Stipulated Sum. Please let us know if the Tulsa County Board of Commissioners has any questions about our design, specifications or Bid Tabulation findings and recommendations or the systems that were bid. We can be reached at (918) 660-6844 or cell phone (918) 630-9555.



R. Edward Owen, RRC, AIA, CCS, CCCA
Registered Roof Consultant #0089
Registered Architect OK #1302
Oklahoma Certificate of Authority #911 expires 7-30-2017

Attachment

Bid Tabulation for Bids dated June 2, 2017

Roof Consultants
5350 East 46th Street, Suite 116
Tulsa, Oklahoma 74155
tele. (918) 660-6844 fax. (918) 660-6881

Bid Date:

Friday June 2, 2017

Project:

**Roof Replacement for
The Tulsa County Carpentry Shop**
541 North Denver Avenue
Tulsa, Oklahoma
&
The Tulsa County Courthouse 3rd Floor Roof
500 South Denver Avenue
Tulsa, Oklahoma

BID ITEMS	Architect's Estimate Roof Consultants	Apparent Low Bidder Name for Southeast Tulsa Const., Inc. 11304 E. 530 Rd, Ste B Claremore, OK 74019 Shane Tittle (918) 341-5060 Fax (918) 341-8237 setulsa@sbcglobal.net	BASE BID Okiahoma Roofing & Sheet Metal, LL 1708 S. Lowery Oklahoma City, OK 73129 Arturo Merino (405) 670-1429 FAX (405) 670-6053 amerino@okroofing.com
Start Date	30 days	10 days	10 days
Addenda	0	1	1
BASE BID	\$76,000.00 \$13.58	\$108,784.01	\$128,972.00
Carpentry Shop	5,597 s.f.	30 days Carlisle	15 days Carlisle SP FB 80 TPO
30 yr Warranty with 2" Hail		\$19.44 /s.f.	\$23.04 /s.f.
ALTERNATE No.1	\$78,798.50 \$14.08	\$110,406.58	\$130,472.00
Carpentry Shop		30 days Carlisle	15 days Carlisle
30 yr Warranty with 3" Hail		19.73 /s.f.	\$23.31 /s.f.
ALTERNATE No.2	\$81,597.00 \$14.58	\$112,029.14	\$131,072.00
Carpentry Shop		35 days Carlisle	15 days Carlisle
30 yr Warranty with 4" Hail		\$20.02 /s.f.	\$23.42 /s.f.
ALTERNATE No.3	\$5,597.00 \$1.00	\$2,423.03	\$4,602
Carpentry Shop		+4 days Carlisle	16 days Carlisle
Add Walk Pads		\$0.43 /s.f	\$0.82 /s.f
ALTERNATE No.4	\$138,000.00 \$17.76	\$131,657.68	\$261,211.00
Courthouse 3rd Floor Roof	7,770 s.f.	45 days Carlisle	35 days Carlisle
30 Yr Warranty with 2" Hail		\$16.94 /s.f.	\$33.62 /s.f.
ALTERNATE No.5	\$141,885.00 \$18.26	\$133,280.25	\$262,711
Courthouse 3rd Floor Roof		45 days Carlisle	35 days Carlisle
30 Yr Warranty with 3" Hail		\$17.15 /s.f	\$33.81 /s.f
ALTERNATE No.6	\$145,770.00 \$18.76	\$134,902.81	\$264,061.00
Courthouse 3rd Floor Roof		55 days Carlisle	35 days Carlisle
30 Yr Warranty with 4" Hail		\$17.36 /s.f	\$33.98 /s.f
UNIT PRICES			
1. Remove & Replace damaged wood deck	\$5.00	\$12.98 /b.f.	\$4.80 /b.f.
2. Remove & Replace damaged wood nailers	\$4.00	\$12.98 /b.f.	\$2.75 /b.f.
Mark Up for OH&P for Change Order Work	15%	15%	15%
List of Subcontractors		Allwine Roofing & Construction Brown Mechanical Services	Hardesty Team
List of Proposed Substitutions		None Stated	None Stated