

YORI CONSTRUCTION

Design-Build Roof Replacement

Oklahoma County Sheriff's Office – Midwest City Substation

RFQ No. P26285-09 · 8029 SE 29th Street, Midwest City, OK · July 28, 2026

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Southwestern Roofing & Metal

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Metal Roof Contractors

We build it like it's ours.

Four Priorities, and Where We Answer Each of Your Questions

WHAT WE HEARD MATTERS MOST

- 1 Keep the substation operating**
24/7 law enforcement facility – no interruption
- 2 Don't open the building**
Weather, security, and public exposure
- 3 Hold the budget**
Transparent cost, no open-ended design
- 4 Hold the schedule**
180 days, mobilize within 30 of award

YOUR ELEVEN QUESTIONS — ANSWERED ON THESE SLIDES

Q	COUNTY QUESTION	SLIDE
1	Pricing & technical proposal	4, 6, 7, 8, 9
2	Bonding capacity	15
2	Errors & Omissions insurance	15
3	OSHA violations	15
4	Temporary waterproofing	11
5	Disconnects / EE, MPE, Architect	5, 12
6	Working days and times	12
7	Value engineering	10
8	Design-build projects completed	14
9	Materials and warranty	6, 8
10	Fall protection design	13
11	Foreseeable obstacles	3, 4, 16

One Building, Five Roof Systems, and No Drawings

1

Pre-engineered metal building, two panel types

Standing seam and R-panel — on a PEMB the panel IS the deck

2

Single-ply and built-up sections

Added across multiple building expansions

3

Skylights are translucent R-panels

About 20 already covered in fiberglass — they have been leaking

4

Mansard, parapet coping, ridge vents

Ridge vents passive today, stay passive (Item 13)

5

Attached and detached canopies

Attached included; parking canopies excluded (Items 14, 15)

NO EXISTING ROOF PLANS

Amendment No. 1, Items 2 and 11

"The roof is of various types and old."

— County response, Item 3

WHAT THAT MEANS

This roof cannot responsibly be treated as one uniform system, and it cannot be priced from a drawing that does not exist.

Every number we give you today rests on a field walk — and we tell you which numbers are firm and which are not.

We Did Not Bid Removing Your Roof — Here Is Why

REMOVE AND REPLACE

County base bid — not proposed

- **Removing the panels removes the deck**
- Nothing between your operations and the weather
- Interior protection through dispatch, holding, evidence, and electronics
- Open framing multiplies the fall hazard
- Longest duration, highest disposal volume
- No performance gain over an engineered over-roof

THREE OVER-ROOF SYSTEMS

What we did bid

- **Your existing roof stays in place**
- It remains your weather barrier from mobilization to closeout
- No tear-off, no open deck, no interior protection
- Three priced systems, all fully warranted
- Item 29 confirms removal is not mandatory
- Item 4 invites the alternative

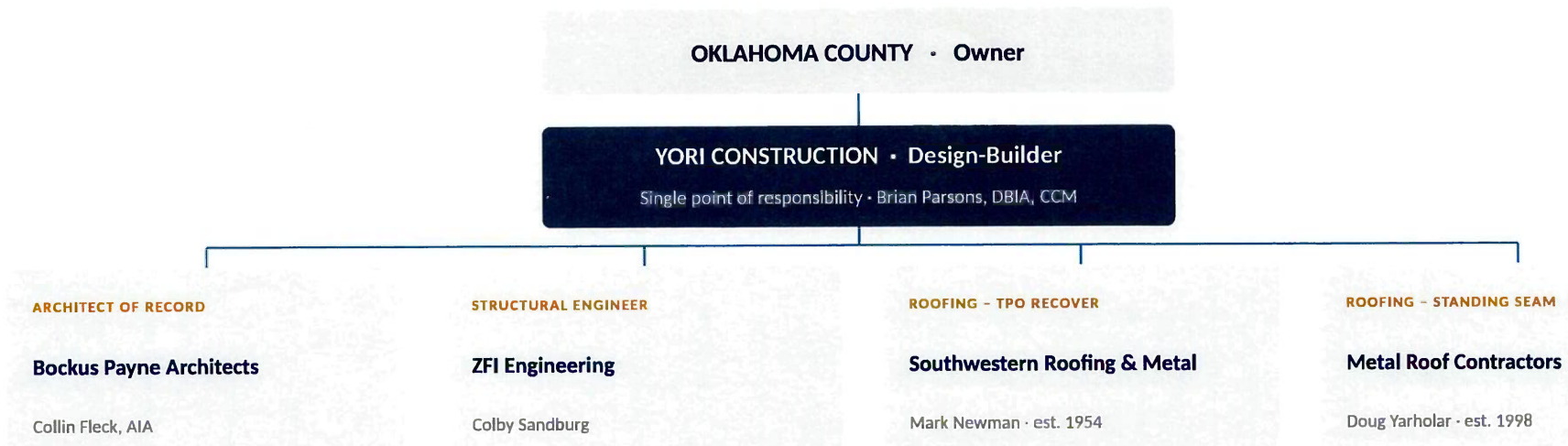
ON THE RECORD

Amendment No. 1, Item 6 asked us to price tear-off and overlay separately.

We are bringing you three over-roof prices and no tear-off price. We wanted to say that before you asked.

If the County wants a removal number for comparison, we will develop it during preconstruction at no additional fee. We just don't think you should buy it.

One Contract, One Point of Responsibility



The design team is proposed. We have standing relationships with Bockus Payne and ZFI across multiple completed projects. As part of open-book design-build, YORI bids the design scope competitively and makes the final selection jointly with the County.

ELECTRICAL AND MECHANICAL / PLUMBING ENGINEERING

Engaged under our contract only where the selected system and verified rooftop conditions require it. Both roofing proposals exclude RTU and antenna disconnect and reconnect — YORI carries that scope with licensed mechanical and electrical subcontractors.

TITLE 61 O.S. § 62 — WE HOLD THE REGISTRATION OURSELVES

Brian Parsons is an Oklahoma Certified Construction Manager — CMCI No. 15287, valid to February 8, 2028 — and YORI holds OMES registrations M254-3513427525 and MA-0517. Our eligibility rests on our own certification, not on an exception.

Three Priced Over-Roof Systems — All Quoted, All Different

OPTION 1 • LOWEST COST

Standing Seam Overlay

Metal Roof Contractors · budget 7/15/26

\$500,000

20-year weathertightness

excludes internal gutters

- Engineered overlay framing over the existing roof
- New 24-gauge standing seam panels, Kynar
- EPDM lining at internal gutters
- Reflective insulation moisture barrier
- Localized panel replacement around the Office

OPTION 2 • BEST LIFECYCLE VALUE

Retrofit Framing, New 3:12 Pitch

Metal Roof Contractors · budget 7/15/26

\$625,000

30-year weathertightness

longest warranty of the three

- 16-gauge engineered retrofit framing
- New 3:12 roof pitch — drainage permanently corrected
- New 24-gauge standing seam panels, Kynar
- R-panel fascia where the new eave clears the parapet
- Requires ZFI structural verification

OPTION 3 • HIGHEST COST

Flute-Fill TPO Recover

Southwestern Roofing & Metal · proposal 7/27/26

\$810,400

20-year No Dollar Limit

Carlisle NDL — no cap on repair cost

- Existing standing seam becomes the roof deck
- EPS flute-fill, ½" cover board, adhered 60 mil TPO
- Existing slope preserved — no drainage change
- New curbs built for new skylights
- No panel removal anywhere

All three quotes exclude bonds, permits, sales tax, RTU and antenna disconnect and reconnect, and new roof curbs. Scope footprints differ and are reconciled to a common basis before you choose.

We Design One System, Not Three — You Choose First

PHASE 1 — VALIDATION

Weeks 1–5

Field measure and as-built documentation · core cuts, infrared moisture survey, fastener pull tests · ZFI assessment of the existing frames and purlins · reconcile all three roofing proposals to one common scope · Basis of Design developed with Bockus Payne

MILESTONE 1 — BASIS OF DESIGN AND SYSTEM SELECTION · Oklahoma County selects one system

OWNER OFF-RAMP

PHASE 2 — DESIGN

Weeks 5–11

Abbreviated SD / DD / CD for the ONE selected system, per Items 27 and 28 · Bockus Payne as Architect of Record · ZFI structural design if Option 2 is selected · permit and code review · open-book subcontractor bidding and Control Estimate

MILESTONE 2 — DESIGN DEVELOPMENT APPROVAL

MILESTONE 3 — GMP ACCEPTED, AIA A133 AMENDMENT NO. 1

OWNER OFF-RAMP

PHASE 3 — CONSTRUCTION

Weeks 11–25

Phased execution around Sheriff's Office operations · daily quality and safety oversight · manufacturer inspections to preserve the warranty · milestone schedule reporting · punch, O&M, attic stock, and the roof plan of record the County does not have today

MILESTONE 4 — SUBSTANTIAL COMPLETION, EXECUTED WARRANTY DELIVERED, RETAINAGE RELEASED

Why the order matters: you select the system before we design it. That means you pay for one design, not three, and the Guaranteed Maximum Price is built against a system you already approved.

Side by Side — Including Where Each One Is Weaker

	1 • STANDING SEAM OVERLAY	2 • RETROFIT, NEW 3:12 PITCH	3 • FLUTE-FILL TPO RECOVER
Quoted price	\$500,000	\$625,000	\$810,400
Warranty	20-yr weathertightness	30-yr weathertightness	20-yr No Dollar Limit
Expected service life	40+ years	40+ years	20–25 years
Drainage	Existing slope kept	New 3:12 pitch — fixed	Existing slope kept
Structural work	Overlay framing	Retrofit framing — ZFI required	None — minimal added load
Hail resistance	24-ga metal — higher	24-ga metal — higher	60 mil membrane — lower
Panel removal	Localized, around Office	Localized, around Office	None anywhere
Known weak point	Internal gutters excluded from warranty	Raises roof profile; permit and structural review	Highest price, shortest life
Field duration	Shorter	Longest — framing plus panels	Short

Footprints differ: Metal Roof Contractors priced the Office and Shop areas; Southwestern priced the main building's low-slope areas. Neither includes bonds, permits, sales tax, new roof curbs, or RTU and antenna disconnect and reconnect. Reconciling all three to one common scope is Phase 1 work — which is exactly why we are not asking you to choose tonight.

Expected Guaranteed Maximum Price — by System

OPTION 1 • STANDING SEAM OVERLAY

\$1.02M – \$1.21M

midpoint = \$1.11M

Roofing subcontract \$500,000 quoted

OPTION 2 • RETROFIT, NEW 3:12 PITCH

\$1.17M – \$1.36M

midpoint = \$1.27M

Roofing subcontract \$625,000 quoted

OPTION 3 • FLUTE-FILL TPO RECOVER

\$1.40M – \$1.58M

midpoint = \$1.49M

Roofing subcontract \$810,400 quoted

COST OF THE WORK — OPEN BOOK

Roofing subcontract	\$500,000 / \$625,000 / \$810,400	QUOTED
Skylight units — 20 to 25 at \$6,500 each (Item 8)	\$130,000 – \$162,500	BUDGET
MEP — disconnect, reconnect, RTU and antenna pick-up, new equipment curbs	\$57,000 – \$140,000	ALLOWANCE
Workshop and garage coverage (Item 19)	\$20,000	BUDGET
Design, investigation and permits — project is sales tax exempt	\$40,000 – \$75,000	BUDGET
Concealed conditions — structural, wet insulation, interior patching	Pre-agreed unit prices	NOT CARRIED
Contingency — 5% ours, 5% yours	10% of Cost of the Work — first recourse	RETURNS UNSPENT

OUR SERVICES

\$99,935

FIXED AND CAPPED
before scope is settled

- Preconstruction — \$19,500 fixed lump sum
- General Conditions — capped at \$80,435; savings return to the County

PLUS, SCALING WITH THE COST OF THE WORK

- CM fee — 9% of Cost of the Work plus General Conditions
- Payment and performance bonds, insurance — at cost

TOTAL OUR SERVICES \$200K – \$256K

The roofing quotes are roughly half the project. Both roofers excluded the skylight units, MEP, curbs, permits, bonds and all design. Four unknowns drive the remaining range and all four close in Phase 1 — before you choose. Owner options in Items 9, 12 and 14 are priced separately.

Value Engineering We Will Bring You — Including One That Costs More

Q7

OPPORTUNITY	VALUE AND IMPACT	INVESTIGATION NEEDED?
Over-roof instead of removal, with selective removal only where cores show wet insulation	Largest single saving — no tear-off, no disposal, no interior protection, shorter duration. We pay for removal only where it is actually needed	Cores and infrared
North building — the skylights there are translucent R-panels, not curb-mounted units	Over-roofing buries them, so daylight costs \$6,500 a curb-mounted unit. Two cheaper paths: go opaque under Item 12, or replace the R-panel in-plane with new translucent R-panels. In-plane keeps daylight without curbs, but opens that roof and carries temporary protection	Yes — count, area, daylight need
Reduce the skylight count rather than replace all (Item 8)	At \$6,500 per unit, every skylight taken out of the scope is \$6,500 back. Ten fewer is \$65,000 — plus fewer curbs, penetrations and long-lead items	Which spaces need daylight
Replace translucent panels with opaque (Item 12)	Removes a recurring leak source and a fall hazard; better R-value. Costs you daylight in those bays	Your call on daylight
Targeted parapet, coping, and mansard replacement (Items 20–22)	The County said “as necessary” — we won’t replace sound metal	Condition survey
Canopies and awnings as separable packages (Items 9, 14)	Defer or add without repricing the roof	No
Hail-resistance upgrade — heavier membrane or cover board	ADDS COST. Central Oklahoma hail exposure. Presented as lifecycle value, not savings	No

We Designed the Water Risk Out Instead of Managing It

WHAT WE DID NOT BID

Removal and replacement

On a pre-engineered metal building the panel is the deck. Removing it wholesale leaves nothing between your operations and the weather.

Amendment No. 1, Item 29: removal is not mandatory.

WHAT WE DID BID

Three over-roof systems

Your existing roof stays in place and remains the building's weather barrier from the day we mobilize to the day we hand you the warranty.

No wholesale tear-off. The roof is never open across an area.

THE ONLY OPENINGS WE CREATE

- Localized panel replacement around the Office — both metal options
- Skylights and translucent panels (Items 8, 12)
- Existing penetrations and equipment curbs
- Terminations at parapet, coping, mansard (Items 20-22)

Sequenced area by area and dried in the same shift.

ONE RULE: NOTHING IS LEFT OPEN AT THE END OF A SHIFT

Superintendent and roofing foreman walk the work jointly • signed close-out log • every termination photographed • morning interior walk below the previous day's work with a Sheriff's escort • County contact holds a 24/7 number • emergency dry-in kit on site from day one

Working Around Your Operations, Not Through Them

HOURS

- Monday–Friday, 7:00 AM – 3:30 PM
- Saturday used only to make up weather days
- We want your input on shift change and any restricted windows

SECURITY

- Single controlled roof access point from a secured area
- Escorted access where you require it
- End-of-day tool and material counts
- Crew briefed on facility protocol

PUBLIC AND SITE

- Ground exclusion zones under every pick
- Deliveries and crane picks scheduled outside shift change and public counter hours
- Staging inside an agreed, secured footprint

ROOFTOP EQUIPMENT

- Communications, antennas, and cameras stay live
- Disconnect and reconnect by licensed mechanical and electrical subcontractors under YORI
- Any outage pre-scheduled in writing with the Sheriff's Office

Fall Protection Built for a Metal Roof With Skylights

Q10

Perimeter

OSHA-compliant warning line system — rope, wire, or chain on stanchions, 34–39 inches, flagged at six feet or less

Skylights and openings

Every skylight and translucent panel covered, screened, or guarded before any work above it — 1926.501(b)(4)

Leading edge

Personal fall arrest with manufacturer-rated standing-seam clamp anchorage; restraint preferred over arrest where feasible

Access

Single controlled roof access point from a secured area; ladders secured and inspected daily

Ground level

Exclusion zones under every pick, coordinated with public parking and vehicle circulation

Rescue

Written rescue plan before the first crew goes up; daily competent-person inspection

CONCEPTUAL FOR THIS INTERVIEW

Final means and methods are set at pre-construction. Any engineered anchorage or lifeline is designed and stamped before use.

WHO PAYS FOR WHAT

Site-wide skylight and opening protection is carried in our General Conditions. Trade crew harnesses and lifelines sit in the roofing subcontracts — you are not billed twice.

Occupied Facilities Are Most of What We Do

Q8

YORI CONSTRUCTION — our projects

Oklahoma Federal Credit Union

CMAR • \$1.2M • completed April 2026

Phased renovation and expansion inside an operating financial institution — daily operations maintained throughout, trades sequenced around staff and customers.

Epworth Villa Campus

CMAR • elevator addition completed 2024

Five-story elevator tower built into an occupied wing of a retirement community, plus apartment renovations — residents in place the entire time.

Henderson Hills Baptist Church

Design-Builder • ~85% complete

Building envelope and roofing on an active campus, phased around weekly services with no disruption to operations.

OUR ROOFING PARTNERS — their projects, not ours

Metal Roof Contractors

- Timberlake Public Schools — engineered retrofit framing over existing roofs at two campuses, both in session (26,200 and 33,500 SF)
- White Eagle Health Clinic — retrofit framing across a multi-building campus (23,700 SF)
- Tower Crossing — PEMB standing seam replacement (20,900 SF)

Southwestern Roofing & Metal

- Operating statewide since 1954 • OK Reg. 80000070
- Integris Health Enid Hospital • Oklahoma Medical Research Foundation • CSL Plasma
- Downtown OKC high-rise reroofing: Continental Resources, Arvest Tower, Braniff Building

Bonding, Coverage, Safety Record, and Available Capacity

BONDING CAPACITY

\$5M

single project

\$15M

aggregate

Bonding approval letter can be provided on request.

PROFESSIONAL LIABILITY — ERRORS AND OMISSIONS

\$3M

YORI Construction

- Bockus Payne Architects — carried
- ZFI Engineering — carried

Certificates for all three provided on request.

OSHA AND SAFETY

No OSHA violations in the past five years

- YORI Construction
- Southwestern Roofing & Metal
- Metal Roof Contractors [CONFIRM]
- YORI is ISN-registered

CAPACITY FOR THIS WORK

- Assigned staff and field crews are available within your timeline
- Current Oklahoma County contracts: none
- Both roofing partners confirm schedule capacity
- Brian Parsons: 15 years, \$108M+ completed volume
- Corkey Hine: 30+ years, \$250M+ field volume

Nine Obstacles We Expect — and What We Do About Each

OBSTACLE	HOW WE MANAGE IT
No existing roof drawings (Items 2, 11)	Field measure and as-built documentation before design; core cuts at every roof type
Several generations of additions and systems	One coordinated system with engineered transitions, detailed by the Architect of Record
Concealed moisture, deck, or insulation	Infrared survey and cores before the GMP is set; repairs paid against verified quantities
Unknown structural capacity for an overlay	ZFI verifies the existing frames and purlins before any overlay design is finalized
Occupied 24/7 law enforcement operation	No roof removal; hours and access coordinated weekly; crews briefed on facility protocol
Roof access is a security exposure, not just a safety one	One controlled access point, escorted access, end-of-day tool and material counts
Rooftop communications and equipment	Inventoried before design; communications stay live; outages pre-scheduled in writing
Skylight and translucent panel lead times	Released at design development, ahead of construction; opaque substitution available (Item 12)
180 days and Oklahoma weather	The over-roof takes tear-off off the critical path; long-lead release early; Saturday makeup

180 Days, Four Decisions, One Accountable Party



Amber steps are the four decision milestones Oklahoma County owns — with an off-ramp at Milestone 1 and Milestone 3.

THREE QUESTIONS FOR YOU

- Are there rooftop communications or antenna systems that cannot go out of service, and who coordinates that?
- Are there access restrictions, background check requirements, or hours we should design around from day one?
- Is daylighting in the workshop and garage functionally needed, or may we bring you an opaque option under Item 12?

WHAT WE ARE ASKING YOU TO BUY

- A new, fully warranted roof without ever opening your building
- Three priced systems and an honest comparison, not one recommendation
- \$99,935 of our cost capped before scope is settled, with savings coming back to you
- One accountable party from investigation through the 20-year warranty

We build it like it's ours.

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Questions

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Field operations, sequencing, daily coordination

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Cost tracking, subcontractor management, reporting

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Metal Roof Contractors

405.359.6111 · retrofit framing and standing seam

Appendix available on request: detailed general conditions schedule · preconstruction rate card · unit price schedule · warranty comparison · fall protection plan · team resumes · insurance and surety documentation · milestone schedule

Attachment A

