



P26285-09 DESIGN-BUILD

ROOF REPLACEMENT FOR THE OKLAHOMA COUNTY SHERIFF'S OFFICE

SUPER ROOFS INC.



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PROJECT TEAM



DESIGN-BUILDER:

SUPER ROOFS INC.

OKLAHOMA CITY, OK

CIB OK ROOFING REG. NO. 80002537

TEAM EXPERIENCE: 7 YEARS; \$6.7M

CARLISLE AUTHORIZED APPLICATOR SINCE 2018



ARCHITECT:

MIDL ARCHITECTS, LLC.

NORMAN, OK

OK CERTIFICATE OF AUTHORITY NO. CA04002

ASSOC. DBIA PROFESSIONAL SINCE 8/6/2024

OMES REGISTERED DESIGN-BUILD ENTITY SINCE 10/28/2024

STRUCTURAL ENGINEERING: WALLACE DESIGN COLLECTIVE

MEP ENGINEERING: SALAS O'BRIEN

PROJECT TEAM EXPERIENCE



Team Past Performance - Super Roofs as Design-Builder with MIDL as Architect

Project	Original Contract Sum	Change Orders	CO (%)	Final Acceptance
Oklahoma County 7401 NE 23rd Street Reroof	\$ 899,984.40	\$ 71,405.21	7.9%	7/7/2025





PROJECT TEAM EXPERIENCE

Team Past Performance - Super Roofs as Contractor & MIDL as Architect						
Project	Design Estimate	Original Contract Sum	Delta (%)	Change Orders	CO (%)	Final Acceptance
2019 NPS Norman North High School	\$ 1,417,500.00	\$ 869,000.00	-39%	\$ 23,260.85	2.7%	10/7/2020
2021 NPS Alcott Middle School	\$ 771,286.00	\$ 849,500.00	10%	\$ (74,599.86)	-8.8%	7/12/2023
2022 NPS Norman High School	\$ 1,649,580.00	\$ 1,296,200.00	-21%	\$ 35,708.97	2.8%	2/7/2024
2022 NPS Jackson Elementary School	\$ 935,133.28	\$ 995,000.00	6%	\$ 78,439.77	7.9%	3/18/2024
2024 NPS Roosevelt & Truman Elem.	\$ 615,620.41	\$ 599,850.00	-3%	\$ (5,063.40)	-0.8%	2/28/2025
2024 NPS Irving South Gym	\$ 470,850.00	\$ 393,150.00	-17%	\$ (3,931.10)	-1.0%	2/28/2025
Average			-10%		0.4%	

SYSTEM RECOMMENDATION - COST PROPOSAL



Base Price	Area (SF)	\$/SF	Price
Remove and replace the existing metal roofing system in-kind, including both the trapezoidal metal panel sections and the R-panel section, along with the existing blanket insulation. The scope of work also includes the replacement of all translucent panels, internal and external gutters, downspouts, parapet wall panels, metal coping, standing-seam roofing on the mansards, and exposed fastener corrugated panel on the northern canopy. The new roofing system will include R-5 thermal blocks and R-19 blanket insulation in accordance with the 2006 IECC as adopted by Oklahoma County	LS		\$499,500
Remove and replace Mansard roofing standing seam panels, with accessories and underlayment	LS		Included Above
A/E Professional fees (6%)			Included Above

Standard 20-year finish warranty from the manufacturer.

Alternates	Area (SF)	\$/SF	Price
1- 60-mil Single-Ply TPO retrofit roof system manufactured by Carlisle adhered over 1.5" Polyisocyanurate rigid insulation, and EPS flute-fill insulation. The rigid insulation will be gang-fastened to the existing metal roof. TPO base flashing will continue up the parapet walls and terminate at new 24-gauge metal coping, drip edge at Rakes and new Box gutters and downspouts. 20 New Curbs Mount skylights 3'x8'. Remove and replace Mansard roofing standing seam panels, with accessories and underlayment	LS		\$425,950
2-Substitute 60-mil TPO with 115-mil Fleeceback TPO Adhered system for the additional cost of	LS		\$49,950
3- Add 1/2" HD coverboard for the additional cost of	LS		\$54,500
Sub Total			\$530,400.00
A/E Professional Fees (6%)			Included Above

Advantages of the Proposed Retrofit Roofing System
 Minimal Disruption throughout construction.
 Improved Energy Efficiency by adding (R-15ci) in addition of the existing
 Long-Term Warranty Protection with 20-year No Dollar Limit (NDL) manufacturer's
 (advantage 3" hail manufacturer warranty)
 (advantage 3" hail & 90 MPH wind rider manufacturer warranty)

Unit Price	\$/SF
Replace R-Panels	22.5
Replace Blanket Insulation	12.5

VALUE ENGINEERING OPTIONS

Advantages of the Proposed Retrofit Roofing System

- **Minimal Disruption:** The retrofit roofing system is installed over the existing roof, significantly reducing disruption to the facility's daily operations and allowing normal business activities to continue throughout construction.
- **Improved Energy Efficiency:** The system provides a minimum of R-15 continuous insulation (R-15ci) in addition to the existing roof insulation, improving the building's thermal performance and helping reduce energy costs.
- **Long-Term Warranty Protection:** The completed roofing system will be backed by a 20-year No-Dollar-Limit (NDL) manufacturer's warranty, providing comprehensive coverage and long-term peace of mind.

SCHEDULE

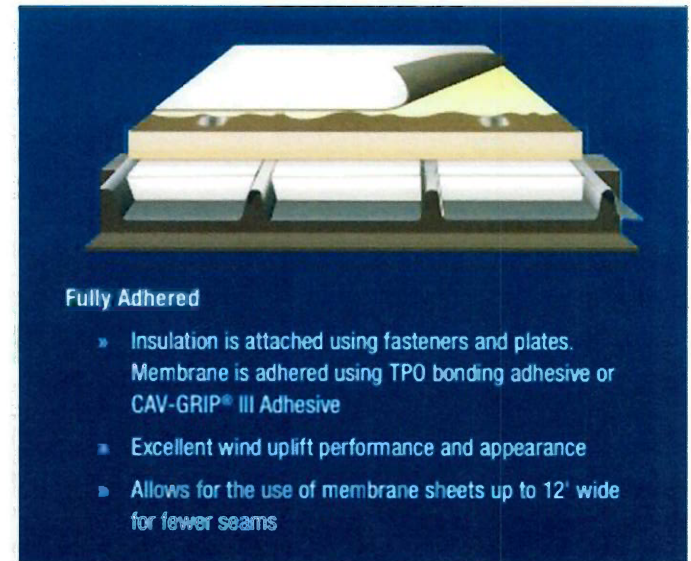
Ready to begin work immediately

Preliminary Design: 4 weeks

Final Design: 2 weeks

Substantial Completion within 120 days of Notice to Proceed to Construction

Alternative #1



SATELLITE VIEW



This proposal includes only the building outlined in blue and excludes the adjacent building/area outlined in red

SITE SECURITY & SAFETY



OSHA Record

- 2 citations in last 5 years, without injury or shut-down - no additional training required
- Voluntarily implemented OSHA-10 annual training program for roofers and OSHA-30 for administrators

Fall Protection Design

- Install temporary safety railing and mat protection at the perimeter of all the roofing sections where the parapet wall does not meet 48" guard height

Base bid: Temporary Waterproofing Procedures

Tear off the area that we can cover daily and install the new roofing. We install the new panels overlapping 6" to 8" over the existing roof, secure and seal the laps

Alternative Bid: Temporary Waterproofing Procedures

Overlay the area that we can cover daily, install new roofing with new insulation, and new membrane. We install the new membrane overlapping 6" to 8" over the existing roof, secure with termination bar, and seal the laps

Working Days & Times

- Monday to Friday 7:00am to 5:00pm

Mechanical & Electrical Contractors (all licensed & insured)

- Patrick Electric, Heat & Air
- Arthur's Heat & Air
- VIP Electric



PROJECT REQUIREMENTS



Bonding Capacity

\$3.5M single project/ \$4M aggregate

Can be increased

Errors & Omissions Insurance

AIA B143 Standard Form of Agreement Between Design-Builder and Architect

Flow-through Liability to Architect

MIDL Standard Coverage: \$1M per claim/ \$1M aggregate

Can be increased