

# BID RECOMMENDATION

**Rice & Gardner Consultants Incorporated**

## BELLVILLE ISD

West End Elementary Roof and RTU replacement

**RICE & GARDNER**  
CONSULTANTS INCORPORATED

6-10-2020

## TABLE OF CONTENTS

1.0	COVER PAGE . . . . .	<i>page 1</i>
2.0	TABLE OF CONTENTS . . . . .	<i>page 2</i>
3.0	RICE AND GARDNER BID RECOMMENDATION . . .	<i>pages 3 thru 4</i>
4.0	EXHIBIT 'A' TALKING POINTS . . . . .	<i>pages 5 thru 6</i>
5.0	EXHIBIT 'B' BID TABULATION AND SUMMARY . . . . .	<i>page 7</i>

JORGE A. HUERTA  
Rice & Gardner Consultants, Inc.  
6161 Savoy Drive, Suite 1212  
Houston, TX 77036  
713-482-2300

June 10, 2020

Mr. Dennis Jurek  
Assistant Superintendent of Schools  
Bellville Independent School District  
518 S. Mathews  
Bellville, TX. 77418

Re: **West End Elementary Roof and Mechanical Roof Equipment replacement**

Dear Dennis,

I am writing to inform you that our project team has concluded the review and evaluation of bid proposals submitted on Friday June 5, 2020. To procure the best value contractor for the job, advertisements soliciting CPS bid proposals were published on Thursday May 14, 2020, and Thursday May 21, 2020 respectively. A pre-bid conference to further clarify project scope and requirements was held on Tuesday May 26, 2020; thirty one (31) contractors and vendors were in attendance. A total of eight (8) bids were subsequently received by the advertised deadline. RGCI's review process concluded on Tuesday June 9, 2020 and we are pleased to present you with a recommendation.

**BID RECOMMENDATION**

After careful review of documents submitted with CSP bid proposals, and multiple conversations with owners, AE teams and contractors, RGCI feels that the contractor with the best value to the project is **Sea Breeze Roofing, Inc.** This company was ranked #1 overall with a weighted score of **93.51**. The base bid submitted for the work was **\$551,904.00**; this includes an Owner contingency allowance of \$40,000.00.

**THE WORK DEFINED**

The scope of work associated with base bid proposals includes **(a)** 19,000 sf roof tear out and replacement, and **(b)** mechanical roof top equipment removal and replacement (9 roof top units). The type of roof system selected for the new application is the TPO (thermoplastic polyolefin) 80 mil, fully adhered single-ply membrane over insulation boards. The selected manufacturer for the new RTUs replacement is Carrier systems – see exhibit 'A' for additional talking points

**BID TURN OUT AND EVALUATION CRITERIA**

As previously noted, a total of eight (8) CSP bid proposals were submitted ranging in dollar value from **\$496,566.25** (lowest), to **\$899,500** (highest). The spread was significant, a difference of **\$402,933.75**. All eight bidders were evaluated on criteria weighted on price, experience, references, financial standing, construction timelines and personnel - see exhibit 'B' for bid evaluation matrix

June 10, 2020

Mr. Dennis Jurek

Bellville Independent School District

518 S. Mathews

Re: West End Elementary Roof and Mechanical Roof Equipment replacement

RGCI trusts that the information provided above illustrates our due diligence in procuring the best value contractor for the project as outlined in the scope of work. We are confident that our recommendation will serve the needs of Bellville ISD and look forward to assisting in the continued success of your district.

Sincerely,



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Jorge A. Huerta, Deputy Director  
Rice & Gardner Consultants, Inc.

## **Exhibit 'A' - Talking Points**

### **EXISTING TAR AND GRAVEL ROOF SYSTEM**

#### **Advantages**

**Of all the flat roofing options** - a tar and gravel roof is the most economical. It provides excellent protection against UV rays and is an attractive option for windows and decks that overlook the roof. Gravel is an excellent fire retardant. Also, a tar and gravel roof is very rugged and safe to walk on. A tar and gravel roof will generally last around 20 years, although if they are well maintained and properly installed, this kind of roofing has been known to last almost 40 years.

#### **Disadvantages**

**A tar and gravel roof is very heavy** - joists, or the supports for your roof, may have to be strengthened before application. This kind of roofing is also very smelly and messy to install, and it is not recommended to install this roof on occupied homes. A tar and gravel roof is not suitable for a DIY installation, as its installation is potentially very dangerous (under the wrong conditions, hot tar can burst into flames cause severe burns or serious damage to your home).

**Roof leak detection** - another major disadvantage of a tar and gravel roof is that, with this kind of roof, it is difficult to locate the source of leaks. Water can travel many feet from the original defect across the different layers of roofing. Gravel can clog gutters and scuppers.

**Not considered a LEED certified application** - a tar and gravel roof is also one of the least green options, and none of the materials are recyclable. For these reasons, many roofing contractors have moved away from tar and gravel roofing to more modern styles such as modified bitumen and **rubber roofing**.

### **THERMOPLASTIC POLYOLEFIN (TPO) ROOF SYSTEM**

#### **Advantages**

**Ideal for flat roof applications** – extremely light system and easy to install. Sloped surface cover sheds water effectively eliminating any chances of ponding

**Energy efficient** – performs well under high heat conditions. Often referred to as a “cool roof” because membrane remains cool during hot day light hours; the white finish surface reflects solar rays. The finished product meets and exceeds energy code requirements. The finished product installation has an R-value measured at R25, and is considered a LEED certified product

**Cost efficient and easy to maintain** – the overall cost to install and maintain the TPO roofing system is lower when compared to other applications. A cooler roof surface means less heat is getting into our indoor environment, which equates to reduced cooling loads and reduced HVAC operation costs

**TPO roof system life expectancy** – has been known to last for a minimum of 20-25 years

**TPO roof system warranty** – the installed product comes with a standard 20 year warranty

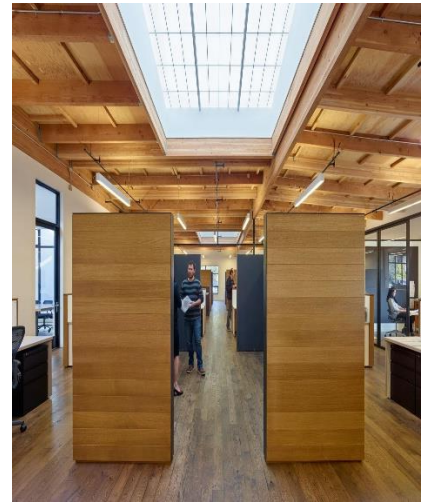
#### **Disadvantages**

**Single ply membrane installation** – punctures on thinner 60 mil applications have been known to occur

## **Exhibit 'A' - Talking Points**

### **Installed system appearance on existing flat roof**

**There will be very little change in the feel and look of the flat roof appeal** – while circulating in and around the building, the change in appearance will be minimal. Aesthetically speaking, when standing 50 ft or more away from the building, the white roof surface will become noticeable. The raised skylights from this distance will also be very apparent. The translucent panel specified for the skylight will only be noticeable from the interior corridor side (see examples in other buildings)



### **Alterations to existing roof structure**

**There will be no structural alterations to existing roof structure** – the existing tar and gravel system will be removed to existing wood deck. The existing wood plank roof deck will be cleaned and prepped for the new TPO roof system install. The roof line will be approximately 4 inches higher along the edges to allow for required drainage slope on all four sides. The only alterations will be related to metal roof components – i.e., roof edge trim, downspouts and gutters – which will be replaced with new.

### **RTU replacement units (Carrier)**

**Will the required number of units be less** – the overall number of units (9) will remain the same. The required cooling load in tons however will be less for two units

**Estimated energy savings** – an energy model study is necessary for a detailed savings analysis. However, the run time of new roof top equipment will be less due to the improved roof insulation value (R25). The existing single pane windows will need to be replaced with 1 inch, double pane insulated windows to achieve optimal energy savings



**Exhibit 'B' - BID TABULATION AND SUMMARY**  
RFP RGCI 20.007: Roof and RTU Replacement at West End Elementary School  
Bellville Independent School District  
BISD Administration Building; 518 S. Mathews, Bellville, TX  
Proposals Due Friday, June 5th, 2020 @ 12:00 PM (Noon)



BASE PROPOSAL	PROPOSE D	REMEDY ROOFING	SEA BREEZE ROOFING, INC.	SLI GROUP	TRIDOM ROOFING	STRATEGIC ROOFING	CS ADVANTAGE	MONTGOMERY CONSTRUCTION	ARGIO ROOFING & CONSTRUCTION
<b>QUANTITATIVE CRITERIA</b>									
Did GC Acknowledge Addendum #1	Yes/No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Did GC Acknowledge Addendum #2	Yes/No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Did GC Include (5%) Surety Bond?	Dollars	\$24,828.31	\$27,595.20	\$28,297.60	\$34,000.00	\$34,750.00	\$37,350.00	\$39,300.00	\$44,975.00
Proposed Duration (Construction Time Period in Days)	Days	40 Days	31 Days	46 Days	52 Days	90 Days	80 Days	45 Days	53 Days
Project Duration Points	10%	10.00	10.00	5.00	2.00	1.00	1.00	3.00	3.00
Project Bid (Roof Replacement & MEP Scope)	Dollars	\$496,566.25	\$551,904.00	\$565,952.00	\$680,000.00	\$695,000.00	\$747,000.00	\$786,000.00	\$899,500.00
Project Bid Points	40%	40.00	34.51	33.11	21.79	20.30	15.14	11.27	0.00
Did GC Include References?	Yes, #	Yes, 5	Yes, 10	Yes, 3	Yes, 6	Yes, 3	Yes, 3	Yes, 4	Yes, 6
<b>QUALITATIVE CRITERIA</b>									
A. Proposed Materials/ Warranty/ Maintenance Equipment/Safety	15%	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
B. Qualifications (Successful Delivery, on time and within budget, communications, responsiveness, record of claims and reference responses)	10%	8.00	10.00	10.00	8.00	8.00	8.00	8.00	8.00
C. Relevant Experience (Experience with projects of similar scope, scale, complexity, and type)	10%	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
D. Experience of similar type projects, scope, scale, and complexity, while staying within budget and schedule	10%	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
E. Proposed Personnel (Qualification and relevant experience of proposed personnel for the project and level of commitment)	5%	4.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
<b>TOTAL POINTS</b>		<b>93.00</b>	<b>94.51</b>	<b>88.11</b>	<b>71.79</b>	<b>69.30</b>	<b>64.14</b>	<b>62.27</b>	<b>51.00</b>
<b>RANKINGS PER WEIGHTED CRITERIA</b>		<b># 2</b>	<b># 1</b>	<b># 3</b>	<b># 4</b>	<b># 5</b>	<b># 6</b>	<b># 7</b>	<b># 8</b>