

CITY OF WARRENSBURG
PUBLIC WORKS

Council Letter No.

January 23, 2023

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members

SUBJECT: An Ordinance Authorizing the City Manager and City Clerk to Execute a Contract with The Quality Roofing Company for the 2022 Fire Station #2 Roof Project, in the City of Warrensburg, Missouri

BACKGROUND:

Bids were received for the 2022 Fire Station #2 & Municipal Center Roof Project on December 29, 2022. This project was bid with two alternates for the west roof of Fire Station #2, total replacement of the west wing roof of the Municipal Center, and replacement of the gutters and downspouts at both the Municipal Center and Fire Station #2. The Fire Station #2 roof alternates are; #1, a new overlay of the existing roof covering if less than 25% of the total underlying roof insulation is wet or damaged (with replacement of the wet or damaged areas), #2, a tear off and total replacement of all the insulation and a new roof covering if greater than or equal to 25% of the existing underlying insulation is wet or damaged. To determine which alternate the City will move forward with, the awarded contractor will first conduct a moisture survey of the entire west half of the roof at Fire Station #2 upon receipt of the Notice to Proceed.

The Quality Roofing Company was the lowest and best bidder with either alternate for the west roof of Fire Station #2 plus the gutter and downspout replacement as they bid no mobilization cost.

ISSUE:

Per city contracting policy, City Council approval is needed to enter into a contract for any budgeted project in excess of \$100,000.00. Staff is requesting authorization to execute a contract with The Quality Roofing Company. for the Roofing Project with gutter & downspout replacement at Fire Station #2 only, not to exceed a total of \$112,700.00.

STRATEGIC PLAN:

This is will be included in Focus I: Investment in Infrastructure.

FISCAL IMPACT:

The approved budget includes \$50,000.00 for the Roof West Wing Municipal Center and \$75,000.00 West Side Roof Station 2 in the Capital Improvements Fund. These two amounts will be combined to cover the cost of the new roof with gutter & downspout replacement at Fire Station #2. The west wing of the Municipal Center will not be done at this time.

The Fiscal Impact will be \$112,700.00 from the Capital Improvements Fund.

ECONOMIC BENEFITS/IMPACT:

Total replacement of the roof and appurtenances will reduce operations costs for maintenance and potentially for heating and cooling of the building.

RECOMMENDATION:

Staff recommends approval as submitted.

Sincerely,

Enrico Villegas
Assistant City Manager

cc: City Manager

Attachments: Ordinance
Agreement
Bid Forms
Bid Tab

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE A CONTRACT WITH THE QUALITY ROOFING COMPANY FOR THE 2022 FIRE STATION #2 ROOF PROJECT, IN THE CITY OF WARRENSBURG, MISSOURI

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WARRENSBURG, MISSOURI, AS FOLLOWS:

Section 1. That the City Manager and City Clerk are hereby authorized to execute a contract with The Quality Roofing Company, for the 2022 Fire Station #2 Roof Project.

Section 2. That the contract amount shall not exceed \$112,700.00.

Section 3. That this ordinance shall be in full force and effect after its passage by the City Council.

Read two times and passed in open session this 23rd day of January, 2023.

Jim Kushner, Mayor

ATTEST:

Jodi Schneider, City Clerk

AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 20____, by and between the City of Warrensburg, Missouri, hereinafter call "CITY" and _____ hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements herein after mentioned:

1. The CONTRACTOR will commence and complete the construction of 2022 FIRE STATION #2 & MUNICIPAL CENTER ROOF PROJECT as fully described in the CONTRACT DOCUMENTS.

2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment labor, and other services necessary for the construction and completion of the PROJECT described herein, including all excavation, backfill, compaction and barricading.

3. The CONTRACTOR will commence the WORK required by the CONTRACT DOCUMENTS within ten (10) calendar days and will complete the work no later than **SEPTEMBER 29, 2023**, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of _____ Dollars (\$_____).

5. The term "CONTRACT DOCUMENTS" means and includes the following:

- A. Advertisement for BIDS
- B. Instructions to BIDDERS and all BID DOCUMENTS, including INVITATIION TO BID and REQUEST FOR BID
- C. BID RESPONSE
- D. BID BOND
- E. This AGREEMENT
- F. GENERAL CONDITIONS
- G. Payment BOND
- H. Performance BOND
- I. Maintenance BOND
- J. NOTICE OF AWARD
- K. NOTICE TO PROCEED
- L. TECHNICAL SPECIFICATIONS AND DRAWINGS

- M. PREVAILING WAGE ORDER
- N. ALL ADDENDA AND CHANGE ORDERS

The CONTRACT DOCUMENTS will be construed in harmony whenever possible, but in the event of conflict shall be considered in the following hierarchy:

- Change Orders
- Contract Amendments
- Field Orders
- Addenda
- General Conditions
- Specifications
- Bid Instructions
- Bid Response

6. The CITY will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this Agreement in Three (3) copies each of which shall be deemed an original on the date first above written.

ATTEST: THE CITY OF WARRENSBURG, MISSOURI

Jodi Schneider, City Clerk

By: Danielle Dulin, City Manager

ATTEST: CONTRACTOR:

By: *J.P. Boland*
James P. Boland

By: _____

Address:
1315 W. 8th Street

Kansas City, MO 64101

Employer Identification Number: 44-0400020



FIRE DEPARTMENT

102 S. HOLDEN ST.
WARRENSBURG, MO. 64093
(660-747-9135)

**2022 FIRE STATION #2 & MUNICIPAL CENTER ROOF PROJECT
BID FORM**

The undersigned agrees to provide the services in conformance with the Bid Proposal, General Requirements, and Technical Specifications due **December 29, 2022** at 10:00 a.m.

Note: Bidder is required to take own measurements of roof area.

60 mil Fleece-backed TPO Membrane (White)

ALTERNATE 1

FD #2 West Roof – Less than 25% wet/damaged insulation

Overlay – Sq. Ft. 6,000 Unit Cost \$ 10.82 Total Cost \$ 64,920.00

Wet/Damaged Insulation Replacement – Per Sq. Ft. Unit Cost \$ 7.82

ALTERNATE 2

FD #2 West Roof – Equal to/greater than 25% wet/damaged insulation

Total Tear off & Replacement –

Sq. Ft. 6,000 Unit Cost \$ 18.00 Total Cost \$ 108,000.00

Municipal Center (200 S Holden) West Roof

Total Tear off & Replacement -

Sq. Ft. 3,200 Unit Cost \$ 20.37 Total Cost \$ 65,184.00

New Gutters & Downspouts

FD#2 West Roof – L. Ft. 79 Unit Cost \$ 97.32 Total Cost \$ 7,688.00

Municipal West Roof – L. Ft. 102 Unit Cost \$ 66.32 Total Cost \$ 6,764.00

Mobilization

Not to exceed five (5%) percent of total bid price. Total Cost \$ 9,381.00



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BID FORM

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60 mil Fleece-backed TPO Membrane (White)

ALTERNATE 1 Mechanically fasten HD ISO cover board and 60 mil TPO, 20 year NDL warranty

FD #2 West Roof - Less than 25% wet/damaged insulation

Overlay - Sq. Ft. Unit Cost Total Cost \$71,000.00

Wet/Damaged Insulation Replacement - Per Sq. Ft. Unit Cost \$2.50 per board foot

ALTERNATE 2 Mechancially fasten R30 ISO and 60 mil TPO, 20 year NDL warranty

FD #2 West Roof - Equal to/greater than 25% wet/damaged insulation

Total Tear off & Replacement -

Sq. Ft. Unit Cost Total Cost \$106,200.00

Municipal Center (200 S Holden) West Roof Mechancially fasten R30 ISO and 60 mil TPO, 20 year NDL warranty

Total Tear off & Replacement -

Sq. Ft. Unit Cost Total Cost \$75,400.00

New Gutters & Downspouts

FD#2 West Roof - L. Ft. Unit Cost Total Cost \$6,500.00

Municipal West Roof - L. Ft. Unit Cost Total Cost \$6,500.00

Mobilization

Not to exceed five (5%) percent of total bid price. Total Cost

OFFICIAL BID TAB
2022 FIRE STATION #2 & MUNICIPAL CENTER ROOF PROJECT
BIDS OPENED DECEMBER 29, 2022 @ 10:00 a.m.

Bidder	Delta Innovative Services			The Quality Roofing Co		
Alternate #1	Sq. Ft.	Unit Cost	Total Cost	Sq. Ft.	Unit Cost	Total Cost
FD #2 West Roof Overlay	6,000	\$10.82	\$64,920.00			\$71,000.00
Insultion Replacement	Per	\$7.82	--	Per B. Ft.	\$2.50	--
Alternate #2	Sq. Ft.	Unit Cost	Total Cost	Sq. Ft.	Unit Cost	Total Cost
FD #2 West Roof Tear Off	6,000	\$18.00	\$108,000.00			\$106,200.00
Municipal Center	Sq. Ft.	Unit Cost	Total Cost	Sq. Ft.	Unit Cost	Total Cost
West Roof Tear Off	3,200	\$20.37	\$65,184.00			\$75,400.00
Gutters & Downspouts	L. Ft.	Unit Cost	Total Cost	L. Ft.	Unit Cost	Total Cost
FD #2 West Roof	79	\$97.32	\$7,688.28			\$6,500.00
Municipal Center	102	\$66.32	\$6,764.64			\$6,500.00
Mobilization	TOTAL		\$9,381.00	TOTAL		\$0.00

Alt #1 + Gutters + Mob	\$81,989.28	\$77,500.00
Alt #2 + Gutters + Mob	\$125,069.28	\$112,700.00
Muni Center + Gutters + Mob	\$81,329.64	\$81,900.00