

TO: MAYOR AND CITY COUNCIL

FROM: NEIL JENSEN, City Administrator

SUBJECT: Replacement Roof on Vehicle Building at WWTP

MEETING DATE: October 6, 2020

BACKGROUND:

The roof on the vehicle building at the Waste Water Treatment Plant is in dire need of a roof replacement. I was out there when it was raining and it leaks extremely bad. The roof was replaced in 2009 but was a poor job and it need to be completed again. We received 3 quotes from area contractors and Chandler roofing was the low quote at \$26,160.00. The roof will meet building code and have an insulation R rating of 30. This quote includes all new flashing and material to build up the sidewalls.

STAFF RECOMMENDATION

It is important that the roof to the vehicle building be completed this fall so staff is recommending the low quote of Chandler Roofing for \$26,160.00 to replace the roof on the vehicle building at the WWTP.

REQUESTED COUNCIL ACTION

Please make a motion to approve the low quote of \$26,160.00 to replace the vehicle building roof at the WWTP from Chandler Roofing of Red Wing.

CHANDLER **ROOFING & CONSTRUCTION**

COMMERCIAL/RESIDENTIAL

PROPOSAL

Date: September 15, 2020

Bid No. 434

City of Cannon Falls
Attention: Neil Jensen
918 River Road
Cannon Falls, MN 55009

We are pleased to provide the following proposal for the above referenced project. Please note this proposal assumes the following scope of work and the qualifications/exclusions as noted.

RE: Re Roof at Wastewater Treatment Plant (Garage). 1,640 Square Feet

Base Bid: Fully Adhered TPO Roof

Prevailing Wage Rates Not Included

Project Setup

1. Prior to job start, conduct a preconstruction meeting between owner's onsite representative and Chandler Roofing and Construction's supervisor and project manager. Topics to be discussed:
 - a. Safety procedures. As required by OSHA.
 - b. Equipment and material coordination and placement
 - c. Dumpster placement
 - d. Working hours
2. Secure required building permits.
3. Provide temporary toilet onsite.

Demolition

1. Remove all roofing plus insulation down to concrete decking.
 - a. Includes all flashings and accessories associated with existing systems.
 - b. Includes removal of existing coping metal trim.
 - c. Downspouts to remain.
2. Haul away all debris and clean site to pre-site conditions.

Concrete Decking

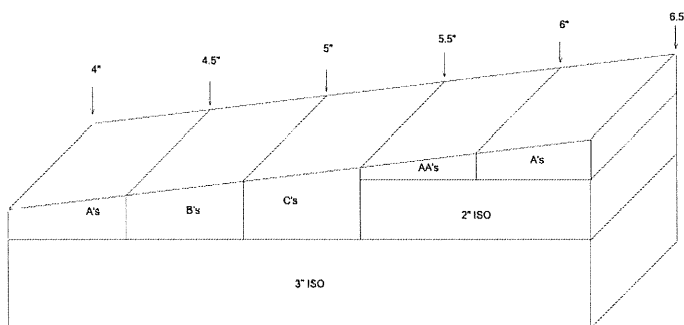
1. If damaged concrete decking is found, it will be reported to "owner" or "owner's representative". The repair will be done on a time and material basis.

Carpentry

1. If necessary, sewer pipes will be extended a minimum of 12" above new roof system if necessary.
2. Furnish and install wood blocking as necessary to accommodate new insulation height.

Insulation

1. Furnish and install (1) layer of 3" poly iso flat insulation
 - a. All sheets to be 4' x 4'.
2. Furnish and install poly iso tapered insulation with a slope rate of 1/8" per foot. Low points will begin at scupper drain locations. Maximum height to be in the middle of the roof section. Please see below.



Total R-Value: 30.00

3. Furnish and install poly iso tapered crickets between scupper drains to prevent ponding water along edge.
4. All insulation to be attached with insulation adhesive. No anchors will penetrate concrete decking. Fastening patterns to satisfy manufacture requirements.
5. New insulation R-Value: 30.0

Note: New insulation system will meet or exceed MN State Energy Code Requirements of R-30 or greater.

TPO-60-mil Fully Adhered System

1. Furnish and install new 60-mil TPO reinforced membrane and allow to relax. Bonding adhesive will be applied to back of membrane and insulation. Once insulation becomes "tack dry", membrane will be pressed firmly over insulation.
 - a. Sheets to be 10' wide.
2. Weld all overlap seams a minimum 2".

3. Furnish and install new TPO pipe boots on sewer vent stack.
4. TPO membrane to be wrapped up and over parapet walls.
 - a. Termination bar will be installed along gutter to prevent wintertime ice backups.
5. Note: TPO colors available: White, light tan and light grey.

TPO Accessories

1. Furnish and install manufacture approved flashings and accessories to provide a complete roof system. This includes:
 - a. T-Joints
 - b. Preformed corners
 - c. Manufacturer approved field wraps
 - d. Universal pipe boots
 - e. Inside corners to be "pigs eared" and sealed with detail flashing.

Sheet Metal and Trim

1. Furnish and install new cap metal around perimeter edge. Includes new architectural keeper and cover joints.
2. All metal to be shop fabricated with 24-gauge prefinished metal. Color to be selected from manufacturer's color chart.

Qualifications/Exclusions

1. Price includes a (20) year manufacture's "material only" warranty and (2) year Chandler Roofing and Construction Contractor's Warranty.
 - a. Roof qualifies for a manufacture "no dollar limit" warranties available up to (20) years. Extra fees apply. Please ask for details.
2. This Proposal/Contract includes all state, county and city sales tax (if applicable)
3. Building permit is included in this proposal and is subject to approval by The City of Cannon Falls.
4. Mechanical or electrical disconnects or reconnects are not included in this proposal. Please refer to Rider 1.
5. Lawn or pavement restoration is not included in this proposal.
6. Snow and ice removal are not included in this proposal.

Proposed Price

Base Price (TPO Fully Adhered System) - The net sum payable for the project as described in the above referenced scope of work and specifications is:
\$26,160.00 Twenty-Six Thousand One Hundred Sixty and NO/100 dollars.

*****In lieu of installing 60-MIL TPO, if owner wishes to install 60-MIL cured EPDM as an alternative, the price will remain the same. Specifications will remain the same.***

Please also note that these prices are based on current material costs and do not include protection beyond 30 days of proposal date.

Unit Prices

1. In addition to above, time and material rates:
 - a. Labor Rates: \$85.00 per man hour.
 - b. Material: Cost plus 18%
2. In addition to above, cost to install TPO walkway pads: \$45.00 per linear foot

RIDER #1

ASBESTOS/HAZARDOUS SUBSTANCE

The owner warrants that there are no asbestos containing materials present in or on the building that could be affected in the performance of this work under contract. Contractor's scope of work shall not include the identification, detection, abatement, encapsulation, removal and/or disposal of asbestos or other hazardous substances. If contractor encounters or disturbs in any way any such products or materials in the course of performing its work at the job site and contractor determines that such materials present a hazard to its employees, contractor shall have the right to discontinue its work and remove its employees from the job site until such products or material, and any hazards connected therewith, are located and abated, encapsulated or removed, or it is determined that no hazard exists (as the case may require), and contractor shall receive an extension of time to complete its work hereunder and compensation for delays or other additional costs encountered as a result of such situation or correction.

MECHANICAL AND OTHER ROOFTOP EQUIPMENT NOT BEING REPAIRED OR REPLACED

If, in order for Chandler Roofing and Construction to perform its work under this contract, it becomes necessary to disconnect, remove, relocate or otherwise deal with any mechanical or other equipment located on the deck or other surface on which Chandler Roofing and Construction's work is to be performed, Owner or Owner's agent shall provide disconnection, removal, relocation, or other appropriate action with respect to such mechanical or other equipment and further, shall provide for the reconnection, replacement or relocation of such mechanical or other equipment following completion following completion of Chandler Roofing and Construction's work. Chandler Roofing and Construction shall have no responsibility with respect to any such rooftop equipment.

MOLD

Moisture that has entered into the building prior to our installation or repair of the roofing/window system may result in mold growth. We disclaim any and all responsibility for damages to persons or property arising from or relating to the presence of mold in the building. By executing the contract to which this Notice is affixed, Owner 1.) releases us from any and all claims Owner and Owner's a.) family members, b.) employees, c.) tenants or d.) any other building occupants may have as a result of such mold growth and 2.) agrees to hold us harmless from any and all penalties, actions liabilities, costs, expenses and damages arising from or relating to the presence of mold in Owner's building.

ACCEPTANCE OF PROPOSAL OF BID NO. 434

1. **By signing, the Purchaser Accepts all terms and conditions for re-roof work performed at:**
825 Cannon River Road
Cannon Falls, MN 55009
2. **Project Price For Proposed Scope of Work: \$26,160.00 (Base Bid)**
3. **Payment Terms:**
 - a. 60% due upon delivery of material
 - b. Ongoing payments of Contract Price, shall be made monthly upon receipt of an invoice for portion of the Work performed during the month. If any invoice remains unpaid to the 20th day following receipt by Customer, Customer agrees to pay Chandler Roofing and Construction interest at the rate of eighteen percent (18%) per annum from the due date until paid.
4. **Security for Payment:**
Owner or representative understands that if Chandler Roofing and Construction is not paid it can assert a lien against the property. Chandler Roofing and Construction will issue waivers of its lien rights only to the extent it receives payment. No warranties will not be issued until project is paid in full.
5. **Rider**
Understands and agrees to all terms and clarifications within RIDER #1 (Attachment)
6. **Building Permit**
The City of Cannon Falls will need to approve roof design as described above for this contract to be valid.

SUBMITTED BY
CHANDLER ROOFING AND
CONSTRUCTION

ACCEPTED BY



Signature

Dana Chandler

Printed Name

Printed Name

Owner

Title

Title

September 15, 2020

Date

Date



MERIT

BUILDING ENCLOSURE SYSTEMS

September 28, 2020

Cannon Falls WWTP
Wes Anway
825 Cannon River Ave
Cannon Falls, MN 55009

BUDGET

RE: Cannon Falls WWTP Garage
Quote #R-20-0179
Re-roof – 1600 SF
Self adhered 60-mil FullForce EPDM Roof System

Dear Wes,

We propose to furnish and install the necessary materials and labor, in accordance with the specifications below for the total sum of:

\$32,443.00 (Thirty-Two Thousand Four Hundred Forty-Three Dollars)

Re-roof (1,600 SF):

1. Firestone's 20-year total system warranty is included.
2. Remove existing EPDM system and dispose of.
3. Remove existing BUR system down to the base ply over the deck and dispose of.
4. Install (4) layers 2x6 at the perimeter.
5. Adhere tapered ISO over the existing base ply to promote positive drainage to the scuppers, average "R" of 30.
6. Install RPF strip at perimeter.
7. Fully adhere 60-mil FullForce EPDM roofing system over the field of roof.
8. Install necessary EPDM base flashings.
9. Fabricate and install perimeter cap and fascia.
10. Fabricate and install (4) downspout scuppers.
11. Fabricate and install (4) open-faced downspouts.

Project Notes:

1. Proposal based on Spring 2021 work.
2. Sheet metal is in UnaClad's standard 24-gauge steel colors. No premium or custom colors are included.
3. This proposal includes sales tax.
4. Re-roof permit is included.
5. No prevailing wage is included.

Inclusions/Exclusions:

1. Any alteration from the above specifications must be approved via a written change order and may require extra charges above this estimate to finish. Any change order may require additional time to complete.
2. If deck replacement is deemed necessary, and is outside the initial scope of work, replacement will be performed on a Time & Material basis as an addition to the proposal as stated above.
3. Unless specifically noted in the scope of work, all hazardous materials encountered during proposed work, are the sole responsibility of the building owner.
4. Disclosure of electrical conduit location in roof system or directly under deck is sole responsibility of owner.
5. Mechanical, electrical and gas line disconnects and reconnects will be responsibility of the owner.
6. The price stated in this proposal is based upon current materials and prices. Any delays in awarding the contract more than 30 days from the proposal date may result in material and labor increases.



MERIT

CONTRACTING, INC.

7. The price stated in this proposal is based upon starting installation on the scheduled start date provided by the owner. Any delays more than 30 days from the scheduled start may result in material and labor increases.
8. Snow and ice removal are not included unless specifically stated above.
9. All arrangements are contingent upon inclement weather, strikes, fires, accidents or other delays beyond our control.
10. It is the responsibility of the Owner to provide temporary protection to contents of the building. (i.e. machinery, equipment, computers, etc.)
11. Damage occurring to the installed roofing membrane, resulting from acts of other contractors or persons authorized by the Owner's representative to conduct operations above or upon the installed membrane, shall be the responsibility of the owner.
12. If roof tear-off is to be performed, contractor shall not be responsible for damages caused by (a) water penetration into the building resulting from moisture contained or trapped in or under existing roof surface, which is released during tear-off, and (b) penetration of dust, dirt or mold spores into the building resulting from tear-off. Unless written arrangements are made in advance, Contractor shall not be responsible for damages from leaks through any area of the existing (present) roof surface where the contractor has not performed tear-off.
13. This proposal is valid for 30 days.

Thank you for considering Merit Contracting for your construction needs.

Derick Strain

4661 Hadley View Court NE • Rochester, MN 55906 • p: 507.281.4317 f: 507.281.4689

Note: Unless specifically noted in the scope of work, all hazardous materials encountered during proposed work, are the sole responsibility of the building owner. Disclosure of electrical conduit location in roof system or directly under deck is sole responsibility of owner.

Conditions: This proposal includes only such items as specifically mentioned herein. Prices are subject to change without notice and are subject to acceptance within 30 days. All arrangements are contingent upon strikes, fires, accidents or other delays beyond our control.

Terms of Payments: On work started & completed within the calendar month, terms shall be net payable upon completion. Contracts that are carried month to month shall be payable as follows: On the 10th of each month, 90% of the value of all materials and labor furnished during the preceding month shall be due and payable and the balance upon completion of the contract. A finance charge of 1-1/2% per month will be due on all unpaid balances after 30 days. In the event of a failure to pay by the individual or entity signing this proposal, Merit Contracting, Inc. in addition to all other remedies available in law or equity, shall be entitled to recover all costs and attorney fees incurred in pursuing payment or collection for any work performed pursuant to this agreement.

Dated: _____

Accepted By: _____

Signature: _____

Respectfully submitted

By: _____

Merit Contracting, Inc.



design | build | repair | replace

09/17/2020

PROPOSAL #: KL495320

City of Cannon Falls
RE: Waste Water Treatment Plant Garage Reroof

Dear Neil Jensen:

Thank you for your interest in working with Schwickert's Tecta America!

Founded in 1906 by George Schwickert, Schwickert's has been a locally known name in Southern Minnesota for over 110 years. As a leading Midwest roofing and mechanical systems contractor, we serve commercial, industrial and residential markets in roofing, architectural metals, mechanical piping and plumbing, heating, air conditioning, and specialty fabrication products. In addition to the products offered, our services include design, start-up, commissioning, preventative maintenance programs, inspections, and roofing, plumbing and HVAC service.

Schwickert's is well-known in the industry and is a leading roofing and mechanical contractor in the country. In fact, our reputation of being the best has developed from our quality workmanship, years of experience, innovative solutions and from the consistent way in which we satisfy our customers.

Thank you for giving us this opportunity to assist you in making an educated decision about your roofing needs. We look forward to working with you!

Sincerely,

Kevin Larson
Project Manager
Schwickert's Tecta America, LLC

Direct: 507-281-0611
Cell: 507-381-0185
Klarson2@tectamerica.com

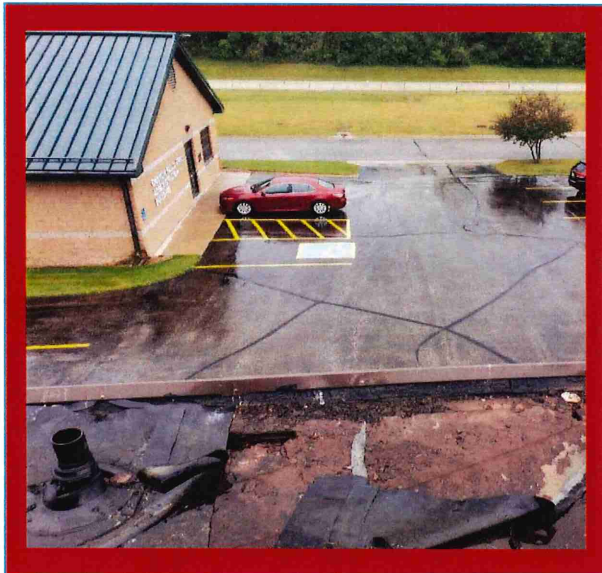
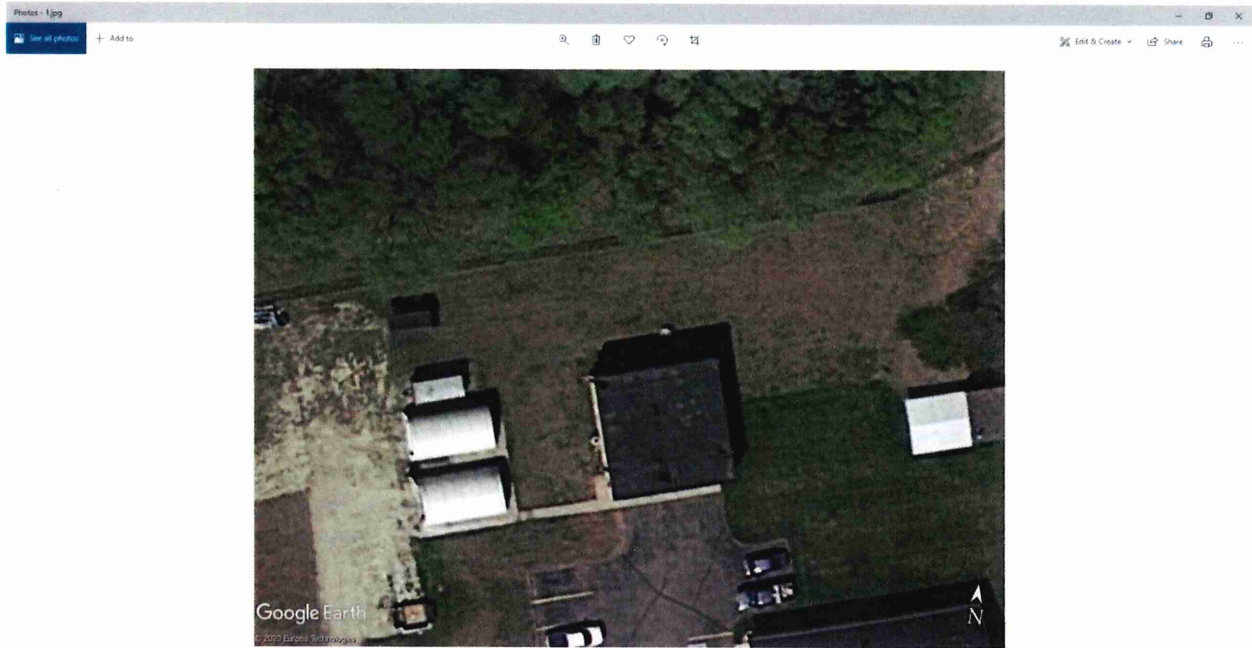
330 Poplar Street
Mankato, MN 56001
507.387.3101

204 Schuman Drive NW
Stewartville, MN 55976
507.281.0611

8600 West 125th Street
Savage, MN 55378
612.284.4233

1841 E 1450 Road
Lawrence, KS 66044
913.674.4445

City of Cannon Falls



SCOPE OF WORK: FINDINGS

Building: Garage

Section: Section A

Description: Roof has tears and punctures. Ponding water.

Cause: Roof membrane is pulling away from roof edge.

Impact: This condition can allow moisture to enter into the building and roof system, causing damage to the building contents and possible deterioration of the insulation, decking and the roof system.

Solution: Install new roof insulation and membrane.

SCOPE OF WORK: SUMMARY

Building: Garage

Section: Section A

Square Feet: 1,600

Summary: The details of the roof are in poor condition. A new roof is now recommended. The recommended work is suggested to eliminate the risk of an entire tear-off and potential deck replacement associated with continued repairs or re-roofing delays.

SCOPE OF WORK: RECOMMENDATIONS

Base Bid:

- Remove and dispose of existing EPDM Rubber and insulation down to concrete deck.
- Furnish & install a new parapet wall with 5 layers of wood blocking at perimeter to accept new insulation heights.
- Furnish & install 1/8" per foot tapered Polyiso insulation system adhered to concrete deck.
- Insulation system to achieve R-30 Average to meet state code.
- Furnish & install a fully adhered 60-mil EPDM membrane roofing system per manufacturer's specifications.
- Install adhered EPDM system at all new parapet wall locations.
- Furnish & install flashings and accessories to provide a complete roof system per manufacturer's specifications.
- Furnish & install 4 new scuppers and downspouts to accept roof drainage.
- Furnish & install metal coping cap with keeper strip at perimeter parapet locations.
- Metal to be 24 gauge pre-finished steel.
- Metal Color to be determined by owner from standard color chart.

PRE- & POST-CONSTRUCTION SPECIFICATIONS

Project Preparation:

- Perform a pre-job meeting to determine jobsite logistics and safety requirements
- Furnish proposed construction schedule, if needed.

Post-job procedures:

Upon completion of project, we offer to conduct a post job closeout meeting which includes:

- Review of Executed Scope of Work
- Review of Any Unforeseen Conditions
- Final Joint Walk of New Roof Assembly
- Submission of Critical Project Documents Brief Orientation and Care Requirements of Your New Roofing System.
- Delivery of Contractor's and Manufacturer's Warranty

GENERAL NOTES AND QUALIFICATIONS

Employee Professionalism:

All work shall be performed in a safe, professional manner in compliance with Schwickert’s policy.

Permits:

Schwickert’s will obtain necessary permits to perform scope of work.

Safe & Clean Work Environment:

All work premises will be cleaned daily during the construction process and at the completion of the project. Trash will be removed to dumpster provided by Schwickert’s

Warranty:

Workmanship is covered by Schwickert’s Tecta America’s Two year warranty. Form to be standard similar to the Midwest Roofing Contractors Association (MRCA) warranty. This warranty excludes any routine maintenance and recommended repair work beyond the terms of the warranty.

Manufacturer’s 20 Year Total System Warranty is included in this proposal.

Additional Inclusions and Exclusions:

- Hoisting of materials is included in this proposal
- Identification, abatement and disposal of hazardous materials is not included.
- Sales and excise taxes are included.
- All electrical work unless specifically noted within the mechanical specification is not included.
- Wood blocking is included.
- Deck repair/replacement is not included in this proposal. Replacement can be done on a time and material basis.
- Any Mechanical or Electrical disconnects or reconnects are not included in this proposal.
- Lawn or pavement restoration is not included in this proposal.
- This proposal assumes no premium time/and or acceleration costs.
- We do not include costs for temporary utilities and/or facilities
- Snow and ice removal is not included in this proposal.
- Owner shall be responsible for all costs associated to perform an asbestos survey if required by any governmental authority.

CONTRACT

Base Bid:

(\$37,602.00) Thirty Seven Thousand Six Hundred Two Dollars and 00/100.

Please also note that these prices are based on current material costs and do not include protection beyond 30 days.

This proposal has been prepared and submitted by Kevin Larson.

**SUBMITTED BY
SCHWICKERT’S TECTA AMERICA, LLC**

**ACCEPTED BY
OWNER**

Kevin Larson

Title: Project Manager

Date: 09/17/2020

Title:

Date:
