



CITY OF JACKSON
MAYOR & BOARD OF ALDERMEN STUDY SESSION
Monday, November 17, 2025 at 6:30 PM
Board Chambers, City Hall, 101 Court St.

AGENDA

DISCUSSION ITEMS

1. Annual Report of the JACOC Director of Retail Development
2. Report from the Park Board – Meeting of November 10th
3. Request from Contractor to Revise Traffic Control Plan for the Roundabout Project at North High Street and Deerwood Drive
4. Update on the East Main Street Pedestrian Walkway Project
5. Wastewater Treatment Plant Improvements Project – Review of Bids Received
6. Purchase of Worthington Engine Parts – Review of Proposal Received
7. Change Order No.1 for the Combined Roof Repairs Project
8. Discussion of Previously Tabled Items (unspecified)
9. Additional Items (unspecified)

Posted on 11/14/2025 at 4:00 PM.



MEMO

To: Mayor and Board of Aldermen
From: Jason Lipe, Parks and Recreation Director
Date: Wednesday, November 12, 2025
Re: November 10 Park Board Report

During the November 10 Park Board meeting, the Park Board conducted no new business and received updates from the Civic Center Manager and Parks and Recreation Director.



CITY OF JACKSON
PARK BOARD MEETING
Monday, November 10, 2025 at 6:00 PM
Jackson Civic Center, 381 East Deerwood Drive

AGENDA

BOARD MEMBERS PRESENT

RECOGNITION OF VISITORS

READING OF PREVIOUS MEETING MINUTES

1. October 2025 Minutes

OLD BUSINESS FROM PREVIOUS MEETINGS

2. Civic Center Renovation Task Order
3. City Pool Renovation Task Order

NEW BUSINESS

CIVIC CENTER REPORT

4. Civic Center Report

PARKS & RECREATION DIRECTOR'S REPORT

5. Director's Report

ADJOURNMENT

Posted on 11/06/2025 at 04:00 PM.



City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

FROM: George L. Harris P.E., City Engineer

DATE: November 17, 2025

RE: Proposed Change to Traffic Control for the Deerwood & HWY 61 Roundabout Project

Fronabarger Concreters, Inc, has requested a modification of the traffic control plan for the Deerwood & HWY 61 Roundabout Project. The proposed changes are described in an email from David McMullin to Brian Holt of Bacon, Farmer, Workman (a sub-consultant to Lochmueller). A detour plan for a full road closure of Deerwood during construction is included with this memorandum.

Mr. McMullin makes the following points in support of the change-

- Minimize traffic queues along Hwy 61;
- A safer work zone;
- A more seamless finished product;
- Savings in traffic control in the amount of \$19,061.50
- Provide two (2) changeable message boards to the traffic control plan (to help alert drivers north of Route Y and South of Route D). Added cost of \$9,000.00.

Brian Holt (BFW), has made comments supportive of the points made by Mr. McMullin and in addition pointed out the following:

- Reduced delay time on US 61;
- Shortening the length of project construction;
- Parties present at the preconstruction meeting held 10/29/2025; including MoDOT, Fronabarger, Lochmueller, BFW, and the City thought closing Deerwood would be in the best interest of the project.

It has been noted that the changeable message boards will help alert drivers using Route 61 of conditions at the construction area and provide helpful information for dealing with traffic issues. Along with use of the changeable message boards efforts should be made to

coordinate with Connection Point Church, Jackson Civic Center, and others in the vicinity of the project.

Attachments:
Detailed detour Plan

George Harris

From: Brian Holt <bholt@bfwengineers.com>
Sent: Thursday, November 6, 2025 8:06 AM
To: George Harris; Janet Sanders; Sean Fox; Scott Meyer; Larry Thomason
Cc: Darius Dowdy; Kevin R. Plott; Jake C. Butler
Subject: STP 3005(003) US 61 and Deerwood Roundabout Traffic Control
Attachments: HWY 61 AND DEERWOOD DR, JACKSON-4.pdf

George/Janet,

Below is the contractor's official request to close Deerwood during the construction of the roundabout. Attached is the proposed detour routes for Deerwood. In addition to the benefits Dave mentions below, reduced delay time on US 61 is a huge benefit along shortening the length of project construction. I believe from our discussion last week that everyone thought closing Deerwood would be the best interest of the project.

Also discussed during the meeting was the need to add changeable message boards to the project to help alert drivers north of Rte Y and South of Rte D. Connection Point Church and the Jackson Civic Center will need to be contacted prior to the closure of Deerwood.

What are the next steps for getting approval from the city? Let me know what can be done to help expedite the process.

Brian Holt, PE
 Resident Engineer

573-222-5632 *phone*
 573-344-2320 *cell*

From: David McMullin <david@fronabarger.com>
Sent: Wednesday, November 5, 2025 3:34 PM
To: Brian Holt <bholt@bfwengineers.com>
Cc: Lydia <lydia@fronabarger.com>
Subject: Deerwood Traffic Control

WARNING: External sender. Do not click links or attachments unless you recognize the sender and know the content is safe.

Brian:

In order to minimize traffic queues along Hwy 61 we propose a change in the traffic control from what is shown on the plans. Other added benefits are a safer work zone and a more seamless finished product. Attached is a detour plan for a full road closure of Deerwood during construction. There would be savings in traffic control in the amount of \$19,061.50.

One item that is not in the traffic control plans are changable message boards. We have obtained a p
from Road Runner, our traffic control subcontractor, in the amount of 2 ea x \$4,500.00 = \$9,000.00 for
the duration of the job.

Thank you

David McMullin
Fronabarger Concreters, Inc.
3290 State Hwy E
Oak Ridge, MO 63769

Office: 573-266-3212
Mobile: 573-579-3035

Item 3.

Spacing Charts Based on MUTCD Must be Approved by an Engineer							
	SIGN SPACING, FT.	BUFFER SPACE, FT.	TAPER LENGTH, FT.	CHANNELIZING SPACING, FT.			
Speed (MPH) Prior To Road Work	Non-Divided Highways	Divided Highways	Length	Shoulder (10 ft Width)	Lane (12 ft Width)	Through Taper	Through Buffer/Work Area
0-35	200	200	250	70	245	35	50
40-45	350	500	360	150	540	40	80
50-55	500	1000	495	185	660	50	100
60-70	SA-1000, SB-1500, SC-2640		730	235	840	60	120
	Urban Low Speed - 100 FT						

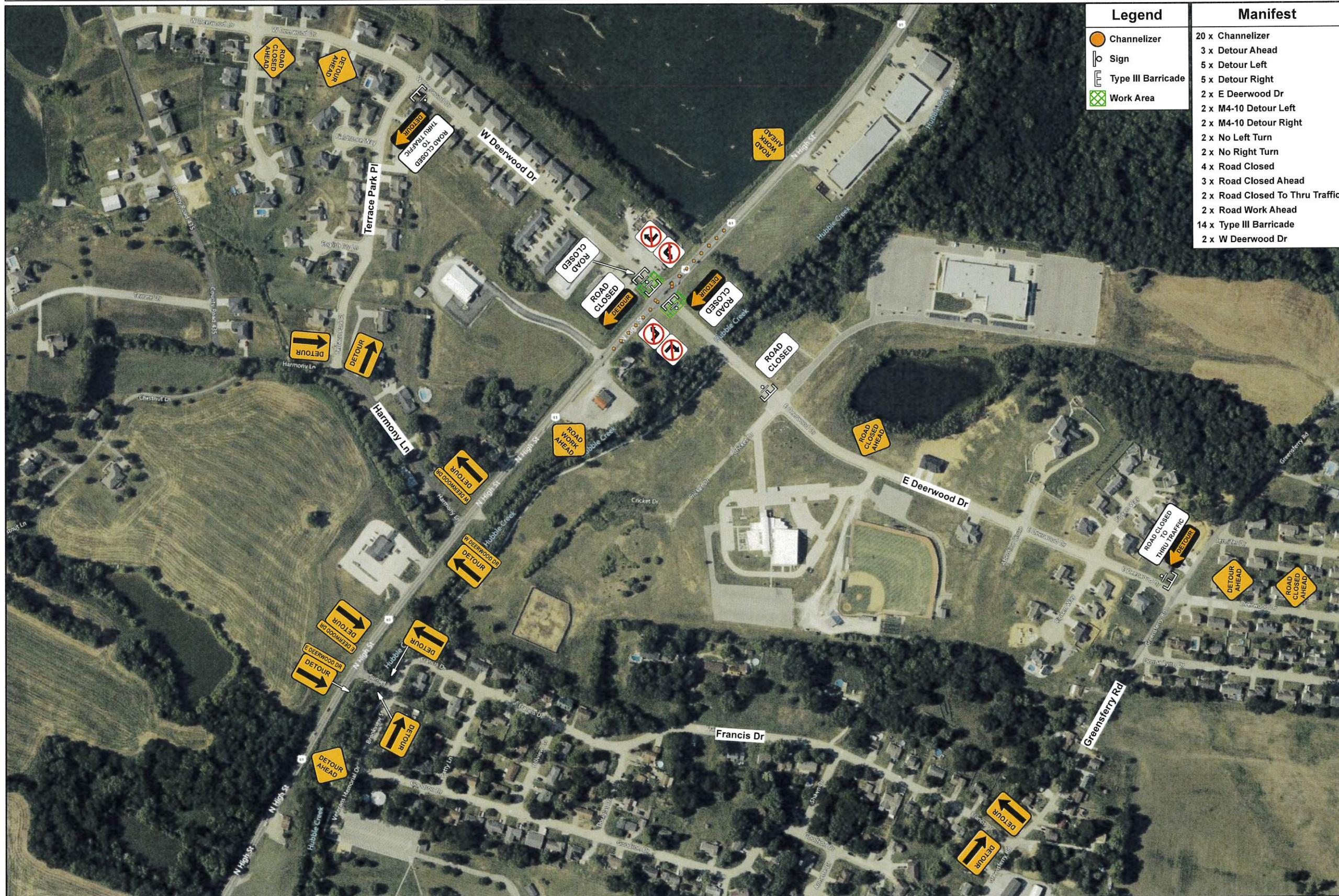
APPROVED/ACCEPTED BY:
ENGINEER, OWNER, or PRIME CONTRACTOR
 Check for Notice to Proceed.

Signature: _____

Company: _____

Date: 10/20/2025 Project: HWY 61 AND DEERWOOD DR, JACKSON :
: Traffic Control Suggestion For: FRONABARGER :
By: Road Runner Safety Services, Inc. : Nathan

Comments:
Drawing not to scale. Traffic control plan must be approved by an engineer. This is a suggestion only. Road Runners Safety Services, Inc. has no liability for this suggested traffic control plan. Actual placement and spacing of all traffic control devices will depend on field conditions and must conform to MUTCD standards.





City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

FROM: George L. Harris P.E., City Engineer

DATE: November 17, 2025

RE: Current Status of the East Main Sidewalk Project TAP 3000 (009)

The current completion date for the East Main Sidewalk is November 21, 2025. To date the contractor has not submitted any invoices for progress payment for the project and it appears likely that a single final invoice will be submitted.

The remaining work elements for the project include:

- Complete stump removal
- Install handrails
- Final grading and seeding
- Site clean up

The actual final quantities will be determined and the final invoice will reflect the actual quantities installed. Once the final quantities are adjusted to reflect actual quantities during construction, a final change order will be required to establish the final contract value.

Attachments:



City of Jackson

TO: Mayor and Board of Aldermen

CC: Matt Winters, City Administrator

FROM: George L. Harris P.E., City Engineer

DATE: November 17, 2025

RE: Presentation of Bid Tabulation for the Wastewater Treatment Plant Improvements Project

Bids were received for the Wastewater Treatment Plant Improvements Project at 10:00 am on October 23, 2025. The base bids were:

Penzel Construction Co., Inc.	\$11,764,000.00
Brockmiller Construction, Inc.	\$12,599,000.00
KCI Construction Company	\$12,890,000.00
Robinson Mechanical Contractors	\$14,630,000.00
Engineer's Estimate	\$11,346,000.00

The bid documents have been reviewed by Horner & Shifrin and have all been found to be accurate and responsive.

Attachments:

- Bid Tabulation Sheet from Horner & Shifrin

Hornet & Shifrin, Inc. 401 S. 18th ST., STE. 400 ST. LOUIS, MO (314) 531-4321 H&S Proj. No.: 190772000 Revision No. BY Bids As Received		CITY OF JACKSON  CAPE GIRARDEAU COUNTY, MISSOURI 		CITY OF JACKSON SRF PROJECT NO. C295839-01 WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT BID TABULATION Date Prepared: October 30, 2025 By: Ed Sewing Checked: Ed Sewing																																																																									
<table border="1"> <thead> <tr> <th colspan="2">CONFORMANCE TO BID SUBMITTAL REQUIREMENTS</th> <th colspan="4">BIDDERS (RANKED LOW TO HIGH)</th> </tr> <tr> <th></th> <th></th> <th>[1] Penzel Construction Co., Inc.</th> <th>[2] Brockmiller Construction, Inc.</th> <th>[3] KCI Construction Co.</th> <th>[4] Robinson Mechanical Contractors, Inc.</th> </tr> <tr> <th></th> <th></th> <th>Yes</th> <th>Yes</th> <th>Yes</th> <th>Yes</th> </tr> </thead> <tbody> <tr> <td>Bid Signed</td> <td>All Addenda Acknowledged (Nos. 1, 2, & 3)</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Bid Bond Submitted 5% (Bid Security)</td> <td>List of Proposed Major Subcontractors</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>List of Proposed Major Suppliers</td> <td>Business License - State of Missouri</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Contractor's License Number</td> <td>Contractor's License Number</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>Bidder Qualification Statement</td> <td>SRF - Certification of Non-Segregated Facilities</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>SRF - Affidavit of Work Authorization</td> <td>SRF - Domestic Products Procurement Act - RSMO 34.350 - 34.359 Certification</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>SRF - DBE (MBE/WBE) Utilization Worksheet</td> <td>SRF - Certification Regarding Lobbying</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>SRF - Certification Regarding Debarment & Suspension</td> <td>SRF - Certification Regarding Debarment & Suspension</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> <tr> <td>SRF - American Iron & Steel Certification</td> <td>SRF - American Iron & Steel Certification</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> </tbody> </table>						CONFORMANCE TO BID SUBMITTAL REQUIREMENTS		BIDDERS (RANKED LOW TO HIGH)						[1] Penzel Construction Co., Inc.	[2] Brockmiller Construction, Inc.	[3] KCI Construction Co.	[4] Robinson Mechanical Contractors, Inc.			Yes	Yes	Yes	Yes	Bid Signed	All Addenda Acknowledged (Nos. 1, 2, & 3)	Yes	Yes	Yes	Yes	Bid Bond Submitted 5% (Bid Security)	List of Proposed Major Subcontractors	Yes	Yes	Yes	Yes	List of Proposed Major Suppliers	Business License - State of Missouri	Yes	Yes	Yes	Yes	Contractor's License Number	Contractor's License Number	Yes	Yes	Yes	Yes	Bidder Qualification Statement	SRF - Certification of Non-Segregated Facilities	Yes	Yes	Yes	Yes	SRF - Affidavit of Work Authorization	SRF - Domestic Products Procurement Act - RSMO 34.350 - 34.359 Certification	Yes	Yes	Yes	Yes	SRF - DBE (MBE/WBE) Utilization Worksheet	SRF - Certification Regarding Lobbying	Yes	Yes	Yes	Yes	SRF - Certification Regarding Debarment & Suspension	SRF - Certification Regarding Debarment & Suspension	Yes	Yes	Yes	Yes	SRF - American Iron & Steel Certification	SRF - American Iron & Steel Certification	Yes	Yes	Yes	Yes
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LIST OF MAJOR SUB-CONTRACTORS ATTACHED TO BID FORM		BIDDERS (RANKED LOW TO HIGH)						
		[1] Penzel Construction Co., Inc.	[2] Brockmiller Construction, Inc.	[3] KCI Construction Co.	[4] Robinson Mechanical Contractors, Inc.	[5] Info bid	[6] Info bid	[7] Info bid
1	Civil / Site Work	Penzel/Fronabarger	Bauman	KCI Construction Co.	Robinson Const.			
2	Exterior Building - Roofing	Riverside Roofing	Riverside Roofing	Riverside Roofing	Riverside Roofing			
3	Masonry	Foeste Masonry	Foeste Masonry	Foeste Masonry	Foeste Masonry			
4	Concrete	Penzel/Fronabarger	Brockmiller/ Fronabarger	KCI Construction Co.	Robinson Const.			
5	Metal Fabrications	Blattner/Custom Cut Fabrication	Blattner/HME	TSGC (2)	Blattner/Custom Cut/HME			
6	Yard Piping	Penzel/Raider Mech.	Raider Mech.	Raider Mech.	Raider Mech.	Robinson Const.		
7	Process Mechanical	Raider Mech.	Raider Mech.	Raider Mech.	Raider Mech.	Robinson Const.		
8	HVAC	Associated Sheet Metal	Associated Sheet Metal	Raider Mech.	Raider Mech.	Associated Sheet Metal/Burch		
9	Electrical	Koch Electric	Cohner	KT Power	KT Power	KT Power		
10	SCADA Integration	Pinnacle Power Systems	Pinnacle Power Systems	Pinnacle Power Systems	Pinnacle Power Systems	Pinnacle Power Systems & Control		
11	Screw Pump Rehabilitation	Fabtech Water Solutions	Fabtech	Fabtech	Fabtech	Fabtech		
12	Clarifier Mechanism Rehabilitation	Fabtech Water Solutions	Fabtech/Municipal	Fabtech	Fabtech	Fabtech		
13	Other Controls / Integration	Koch Electric	Cohner/HD	KT Power/Pinnacle	KT Power	KT Power		
14	Geotechnical Soil Stabilization	Subsurface Constructors	Subsurface Constructors	CNC Foundations	Subsurface Constructors	Subsurface Constructors		

LIST OF MAJOR EQUIPMENT / MATERIALS MANUFACTURERS / SUPPLIERS ATTACHED TO BID FORM		BIDDERS (RANKED LOW TO HIGH)						
Major Equipment/Material Item	Specification Section [MANUFACTURER] [SUPPLIER]	[1] Penzel Construction Co., Inc.	[2] Brockmiller Construction, Inc.	[3] KCI Construction Co.	[4] Robinson Mechanical Contractors, Inc.	[5] [no bid]	[6] [no bid]	[7] [no bid]
1	Oxidation Ditch Aeration System	11 03 00	Evoqua Ressler & Assoc.	Evoqua Ressler & Assoc.	Evoqua Ressler & Assoc.	Evoqua Ressler & Assoc.	Evoqua Ressler & Assoc.	Evoqua Ressler & Assoc.
2	Clarifier Mechanisms	11 03 50	Fabtech Water Sol. Fabtech Water Sol.	MEC	MEC	MEC	FabTech	FabTech
3	Scum Pump Station	11 03 75	Vaughn MEC	Vaughn MEC	Vaughn MEC	Vaughn MEC	Vaughn MEC	Vaughn MEC
4	SolidBLOX System	11 04 00	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC
5	WAS Fine Screen	11 04 10	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC
6	Permitate Pumps	11 04 20	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC
7	MBT Blowers	11 04 30	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC	Orivo MEC
8	Digester Aeration Blowers	11 04 40	Aerzen Hydro-Kinetics	Aerzen Hydro-Kinetics	Aerzen Hydro-Kinetics	Aerzen Hydro-Kinetics	Aerzen Hydro-Kinetics	Aerzen Hydro-Kinetics
9	WAS Screen Pump Station	11 04 50	Sulzer MEC	Sulzer MEC	Sulzer MEC	Sulzer MEC	Sulzer MEC	Sulzer MEC
10	SCADA System	26 93 00	Pinnacle Mobile Modular	Pinnacle Mobile Modular	Pinnacle Mobile Modular	Pinnacle Mobile Modular	Pinnacle Mobile Modular	Pinnacle Mobile Modular
11	Modular Office Building Supplier (Bid Alt. Deduct A)	Shts. CSA, CSB, CSC						

BID TOTAL SUMMARY		ENGINEER'S ESTIMATE	Penzel Construction Co., Inc.	Brockmiller Construction, Inc.	KCI Construction Co.	Robinson Mechanical Contractors, Inc.	[no bid]	[no bid]
TOTAL BASE BID		\$11,346,000.00	\$11,764,000.00	\$12,559,000.00	\$12,890,000.00	\$14,530,000.00		
Bid Alternate A (Deduct)		(320,000.00)	(365,000.00)	(200,000.00)	(244,000.00)	(290,000.00)		
Bid Alternate B (Deduct)		(263,000.00)	(230,000.00)	(200,000.00)	(200,000.00)	(130,000.00)		
Bid Alternate C (Deduct)		(750,000.00)	(740,000.00)	(950,000.00)	(740,000.00)	(680,000.00)		
Bid Alternate D (Deduct)		(276,700.00)	(330,000.00)	(280,000.00)	(280,000.00)	(300,000.00)		
TOTAL BASE BID + BID ALT. A - D (DEDUCT)		\$9,736,300.00	\$10,099,000.00	\$10,369,000.00	\$11,436,000.00	\$13,230,000.00		

NOTES:

(1) - Brockmiller did not list DBE contacts.

(2) - KCI did not list a subcontractor for Metal Fabrications in the List of Major Subcontractors.

I hereby certify that the above tabulation is a true and accurate summary of the bids received.



Signed:


Gilbert (Ed) Sewing, P.E., Project Manager



MEMO

To: Mayor and Board of Aldermen
From: Don Schuette
Date: Thursday, November 13, 2025
Re: Worthington Engine Parts

Mayor and Board of Aldermen,

In November, 2022, the City of Jackson purchased the rights to harvest parts from a Worthington engine that was in service in Macon, Missouri. We have been searching for someone that could harvest the parts that we would like to have for spare parts for our two existing Worthington engines. We thought we had a person to do just that back in 2022 but that did not happen for reasons I will be glad to discuss at the upcoming meeting. After a long search for a competent large diesel repair service that specialize in this type of engine, we believe we have found such a company. I'd like to discuss their preliminary proposal for harvesting the list of parts that we would prefer to have for our existing engines.

Regards,

Don Schuette

Director Electric Utilities

Parts to harvest from Macon, MO power plant

Complete power pack for each cylinder consisting of the following:

Fulcrum box with lid, cylinder head complete with valves, air start valves, gas valves, rocker arms, push rods, piston with rings, piston liner.

Estimated price for One power cylinder components **used** or remanned parts: \$50,000-\$65,000 (\$800,000-\$1,040,000 value for all 16-cylinder harvest)

Estimated price for one **new** power cylinder parts: \$90,000-\$120,000 or higher (\$1,440,000-\$1,920,000) for all 16-cylinder harvest

16 fuel lines: new \$16,000

16 fuel pumps remanned: \$50,000-\$60,000. 6-month lead time with a minimum order of 50 pieces for rebuild parts.

Transport from Macon Missouri power plant to Jackson power plant: estimated \$3,000 per trip with 3 trips estimated

Lead times are 6months to upwards of 2-6 years for used parts to be sourced if they can even be located, or newly manufactured.

Miscellaneous parts and tools not listed. \$ Value unknown

The City owns two diesel powered generators that could utilize these parts. Each unit has 20 cylinders for a total of 40 cylinders that may need these in the future. The City units were manufactured in 1972.



Cypress Engine Accessories
P.O. Box 3004
Cypress, TX 77410
281-256-9100

Estim Item 6.

DATE	ESTIMATE NO.
11/6/2025	EST-8417

BILL TO
GENERIC PROPOSAL - TAXABLE

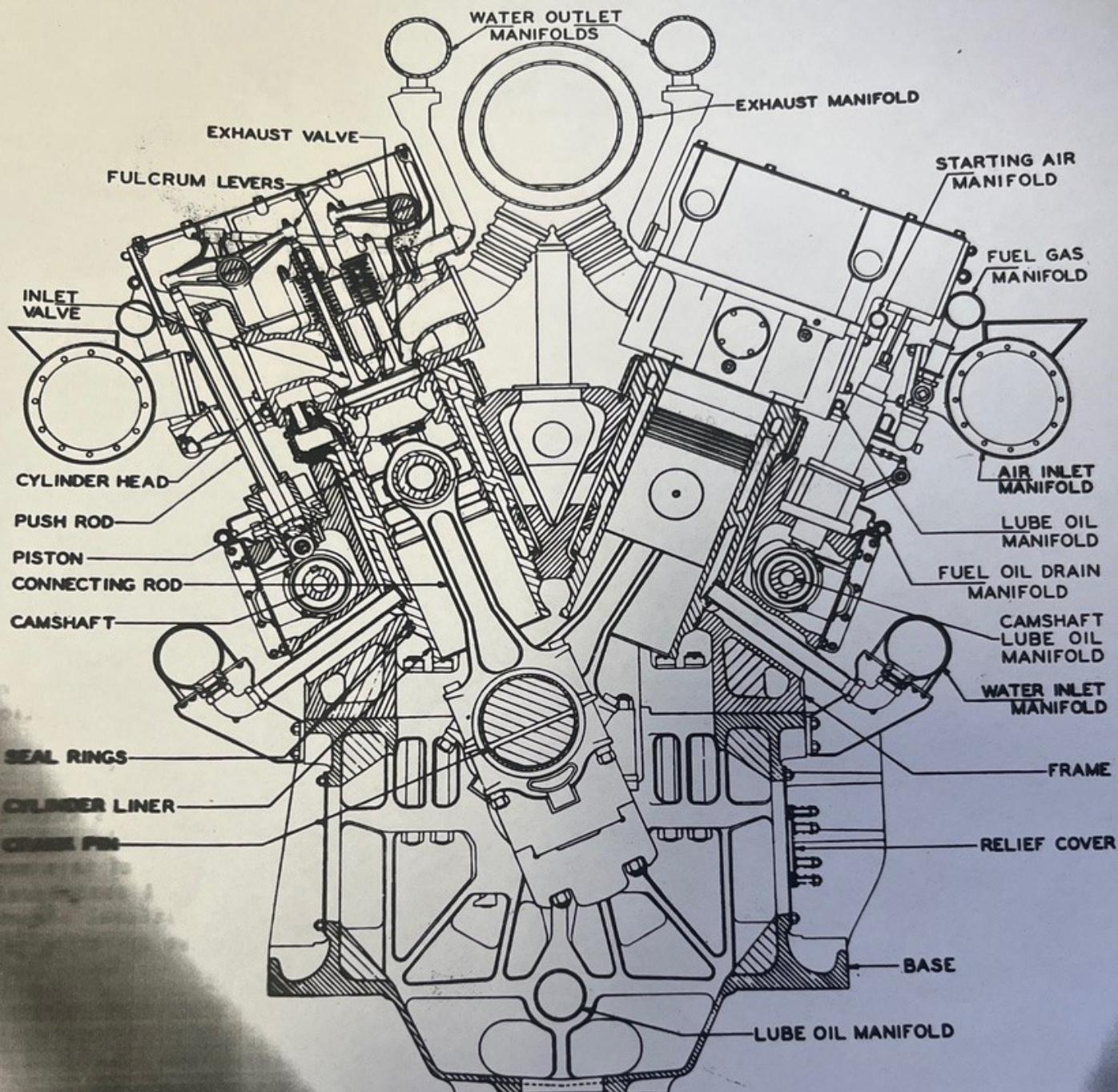
SHIP TO
City of Jackson Missouri 420 Florence Street Jackson, MO 63755

ITEM	DESCRIPTION	QTY	SALE PRICE	AMOUNT
Note.	Mike Biri 573-576-3975 mbiri@jacksonmo.org **** Remove all power cylinder components from Worthington SWCGO-16 Engine, preserve and crate for shipment Estimated labor 4 men 6 days per week (plus travel) -For 3 weeks on-site *Actual time to be invoiced	1	\$0.00	\$0.00
LABOR ENGINE - ST	Engine Specialist Field Service Rate STRAIGHT Labor Hours	540	\$124.50	\$67,230.00
LABOR ENGINE - OT	Engine Specialist Field Service Rate OVERTIME Labor Hours	235	\$186.75	\$43,886.25
FIELD SERVICE-MILEAGE	Field Service Vehicle Mileage Rate	4000	\$2.75	\$11,000.00
FIELD SERVICE-TRAVEL	Field Service Travel & Living Expenses	1	\$26,035.00	\$26,035.00
MISC	Material to build crates and preserve parts	1	\$5,956.29	\$5,956.29
			SUBTOTAL (Subject to Sales Tax)	\$154,107.54

Thank you for the opportunity to offer you this quotation. We value your feedback and look forward to your response!

Due to market volatility & tariffs, quoted pricing is subject to change without notice.

All quotes are valid for thirty (30) days from the date of the quotation, subject to the terms referenced above. If acceptance is received after this period has lapsed, the job may be required to be requoted. Unless specifically stated otherwise, all quotations are based on costs of labor and materials at the date of the quotation and are subject to price variation. The total amount on this estimate does not include applicable sales taxes or shipping charges, which will be added at the time of invoicing.



163505-120

TRANSVERSE SECTION THRU UNIT
FIG. 2



City of Jackson

TO: Mayor and Board of Aldermen

FROM: Janet Sanders, Director of Public Works

DATE: November 12, 2025

RE: Combined Roof Repairs Project – Change Order No. 1

Attached is proposed Change Order No. 1 and the associated quote from Riverside Roofing, LLC, to add Water Well #5's Roof and the Water Retention Basin's Roof to the current Combined Roof Repairs Project contract.

In 2023, we contracted roof repairs for two water facilities and although the contract was approved by the Board with Cardwell Roofing, LLC, the contractor was unable to provide the required insurance, so the replacements were not constructed.

This current project allows us to complete those replacements as part of this contract. The Change order would increase the current \$54,172.00 by \$10,394.00 to \$64,566.00.

If the Board is agreeable, the Change Order would be added to the December 1st agenda for approval.



Charlie@riversideroofingcompany.com

813 Progress St.

Cape Girardeau, MO 63703

Phone: (573) 803-4028 Fax: (573) 803-4029

Item 7.

TO: City of Jackson
ATTN: Rodney Bollinger
EMAIL: rbollinger@jacksonmo.org

DATE: 10/30/25
RE: Retention Basin & Well House #5
Jackson, MO

PROPOSAL AND CONTRACT

WE PROPOSE TO FURNISH MATERIALS, LABOR AND EQUIPMENT ON ABOVE REFERENCED PROJECT AS FOLLOWS:

PROJECT: RETENTION BASIN BUILDING

- Install 2x Wood Nailer around perimeter of building.
- Install (1) layer of 1.5 Poly ISO Insulation mechanically attached with a Heavy-Duty Fastener per manufacturer specifications.
- Install .060 EPDM Rubber membrane set in bonding adhesive.
- Strip in metal edging with 5" Quick Seam Flashing.

SHEET METAL

- Consists of 24ga. Metal Edging. Owner to pick color from standard colors.

BID AMOUNT.....\$6,168.00
(Six Thousand One Hundred Sixty-Eight Dollars & 00/100)

PROJECT: WELL HOUSE #5

- Remove existing shingles dispose of them in a legal landfill.
- Replace rotten Plywood.
- Install 2x Wood Nailer around perimeter of building.
- Install (1) layer of ½" HD Board mechanically attached with a Heavy-Duty Fastener per manufacturer specifications.
- Install .060 EPDM Rubber Membrane set in bonding adhesive.
- Flash walls & curbs with .060 EPDM Membrane.
- Strip in metal edging with 5" Quick Seam Flashing.

SHEET METAL

- Consists of 24ga. Metal Edging. Owner to pick color from standard colors.

BID AMOUNT.....\$4,226.00
(Four Thousand Two Hundred Twenty-Six Dollars & 00/100)

NOTE: If these roofs are taken at the same time as the other combined roof repair project the warranty on the original bid will cover all roof areas.

The above bid(s) excludes all sales tax and includes all standard limits of worker's compensation and general liability insurance.

Our insurance company, according to Missouri law will only provide 10 days written notice of cancellation or non-renewal of insurance coverage.

Payment and Performance Bonds are included.

Terms of Payment: Partial billings will be made monthly as job progresses. Each invoice will be due by the tenth of the month following the billing.

Lien waivers will be submitted for payments received only. If lien waiver is needed prior to payment we will submit conditional lien waivers only. A conditional final lien waiver will be submitted with final billing.

NOTE: QUOTE GOOD FOR 15 DAYS ONLY

DUE TO MATERIAL PRICING VOLITILITY THIS PROJECT IS SUBJECT TO SURCHARGES. THESE CHARGES WILL BE REVIEWED WITH THE OWNER PRIOR TO SHIPPING TO THE JOB SITE.

Thank you for the opportunity of bidding with you on this project.

Accepted: _____

Date: _____

CM:lp

RIVERSIDE ROOFING CO, LLC

By: Charles Menz
Charles Menz, Dept. Manager



City of Jackson

CHANGE ORDER

PROJECT: Combined Roof Repairs Project

DATE OF ISSUANCE: December 2, 2025

CHANGE ORDER NO.: 1

OWNER: City of Jackson – 101 Court Street, Jackson, Missouri 63755

CONTRACTOR: Riverside Roofing Company, LLC – 813 Progress Street, Cape Girardeau, MO 63703

THIS CHANGE ORDER MODIFIES THE ORIGINAL CONTRACT AS FOLLOWS:
This is an additional cost for the contractor to complete additional roof repairs to the Water Sales Depot (aka Retention Basin Building) and Water Well House #5.

See Attachments

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIME
Original Contract Price: \$54,172.00	Original Contract End Date: April 2, 2026
Previous Change Orders: \$0	Net Change from Previous Change Orders: 0 days
Contract Price prior to this Change Order: \$54,172.00	Contract End Date prior to this Change Order: April 2, 2026
Net Increase (Decrease) of this Change Order: \$10,394.00	Net Increase (Decrease) of this Change Order: 0 days
Contract Price with all approved Change Orders: \$64,566.00	Contract End Date with all approved Change Orders: April 2, 2026

Recommended By:

Director of Administrative Services

11/13/2025
Date

Approved By:

Mayor, City of Jackson

Date

Accepted By:

Authorized Representative
of the Contractor

11/13/2025
Date