

Watertown City Council

July 12th, 2022

Agenda Item: CI026 Salt Storage Building**Request for Action: Adopt Resolution #2022-55, Authorizing the purchase of a 600 Ton Salt Storage Facility from Greystone Construction****Employee/Dept.: Mike Dressel, Public Services****Background:**

On June 12th, Council authorized staff to solicit quotes for the future salt storage facility. The size of the salt storage facility will be 41' wide by 50' deep. The facility is designed to hold 600 tons of salt. Staff solicited one quote from Greystone Construction in the amount of \$96,800.00. Greystone Construction is a member of the Sourcewell Cooperative Purchasing. Staff had budgeted \$100,00.00 for this project.

Items that are not included with this quote is the site work for soil corrections. The soil corrections will be done in conjunction with the moving of a watermain that is in the area of the salt storage facility. This work will be completed by Gridor Construction and is part of the WWTF expansion.

The aggregate base and asphalt pavement will be an additional cost for the project. Greystone submitted an alternative bid for the aggregate and pavement. The cost to place the aggregate and pavement is \$17,100.00 bringing the total project costs to \$113,900.00. This is 13,900.00 over budget.

Since this project is over budget, staff is recommending to not replace the tube heaters in Public Works 3rd building to offset the cost of the salt storage facility being over budget. We have \$11,255.00 in the CIP for the tube heaters. Staff will still need to find \$2,645.00 to cover the difference.

Budget Impact:

Staff has budgeted \$100,000.00

Funding Source:

Capital Improvement Fund

Recommendation:

Staff recommends the awarding low bid to Greystone Construction for the construction of the Salt Storage Facility.

Motion Type:

Simple majority vote of members present.

Requested Action/Motion:

"I move to approve the low bid to Greystone Construction for the construction of the of Salt Storage Facility."

Attachments:

Resolution #2022-55

Greystone Salt Storage Proposal

41' L8 - 2' Piers - 8' Panels - Salt Pile

Britespan 20 Year Warranty

**CITY OF WATERTOWN
RESOLUTION NO. 2022-55**

**RESOLUTION APPROVING THE LOW BID AND
AWARD OF PROJECT CONTRACT TO
GREYSTONE CONSTRUCTION**

WHEREAS, the City of Watertown (the “City”) has identified the need for a new salt storage facility;
and

WHEREAS, the City Council authorizes the solicitation of quotes for capital acquisitions over \$10,000; and

WHEREAS, staff has recommended the low bid for the salt storage facility be constructed by Greystone Construction; and

WHEREAS, staff has determined the facility will be funded from the Capital Improvement Fund;
and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Watertown, Minnesota, hereby authorizes staff to construct the Salt Storage Facility from Greystone Construction.

Adopted by the City Council of the City of Watertown this 12 day of July 2022.

Steve Washburn, Mayor

ATTEST: _____
Maggie Reisdorf, Administrative Services Director



July 5, 2022

City of Watertown
Attn: Mike Dressel
PO Box 279
Watertown, Minnesota 55388

Re: Budget Proposal – Salt Storage Building

Mr. Dressel,

Thank you for the opportunity to provide a budget proposal to furnish and install a salt storage building in Watertown, MN. A few of the advantages the Greystone team brings to the project include:

- **Design-Build Experience** – Greystone has offered design-build and general construction services for 35 years.
- **Fabric Building Expertise** – Greystone has sold and installed fabric buildings for over 20 years. We've successfully completed thousands of fabric building projects.
- **Engineered Fabric Building** – Fabric building will be designed to meet site-specific load requirements including wind, snow and unbalanced loads.
- **Hot Dipped Galvanized Steel** – Fabric building frames are hot dip galvanized post production, after all cutting and welding complete
- **Self-Performed Work** – Greystone has the capability to self-perform the concrete and building installation with our own crews. Often times this allows us to provide the most competitive pricing, maintain quality and hold schedule.

Let us know if you have any questions. We look forward to discussing our next steps.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Lamusga".

Nate Lamusga
Business Development Manager



Scope of Work & Pricing

to be performed by Greystone Construction

Sourcewell - Furnish & Install Budget Price:

- 41'x50' Britespan Atlas L8 Series Building
- Truss spacing 10' on center
- 12.5 ounce, 23 mil polyethylene Non-FR fabric
 - Single piece cover design
- Building designed per ASCE7-16 (IBC 2018)
 - Fabric type: ASTM E-84 (NON-FR)
 - Occupancy category: CAT 1 (LOW HAZARD)
 - Ground snow load: 50 lbs.
 - Wind Load: 105 MPH wind
 - Wind Exposure: C
 - Site conditions: Ce = 0.9 Exposed
 - Collateral Load: 0
 - No sprinklers
 - No conveyor loads
 - Seismic Design Category: B
 - Stamped engineered building drawings included
- (1) Fabric end wall with steel framing with two 3'x3' mesh vents in back end
- (1) open end wall
- Hot dipped galvanized bolt, ESS, and purlin upgrades
- Building to be installed on concrete drilled pier foundations. Piers to extend 2' above grade on three sides.
 - Engineered foundation drawings
 - Assumes existing soils has minimum bearing capacity of 2,500 PSF
 - Assumes soils are suitable for drilled piers, cast against earth, maximum 8' deep
- Approximately 136 lineal feet of 8' tall pre-cast concrete bunker "L" panels with corrosion inhibitor
- Hot dipped galvanized anchor bolts
- Freight allowance of \$3,532 included
 - Contract will be updated to reflect actual freight amount at time of shipment
- Provide all necessary labor and equipment to complete items noted above
- **Approx. 600 tons of salt storage capacity**
 - **32 degree angle of repose**
 - **80 lbs/cubic foot product weight**

Sourcewell Furnish & Install Budget Price: \$96,800

Alternate Add:

- Furnish and place 6" class 5 gravel base, compacted thickness, in 248 SY area
- Furnish and place 3" of bituminous base, 1.5" of bituminous binder, and 1.5" of bituminous wear course, compacted thickness, in 183 SY area

Sourcewell Alternate Budget Price: Add \$17,100

See exclusions on last page



Market Provisions:

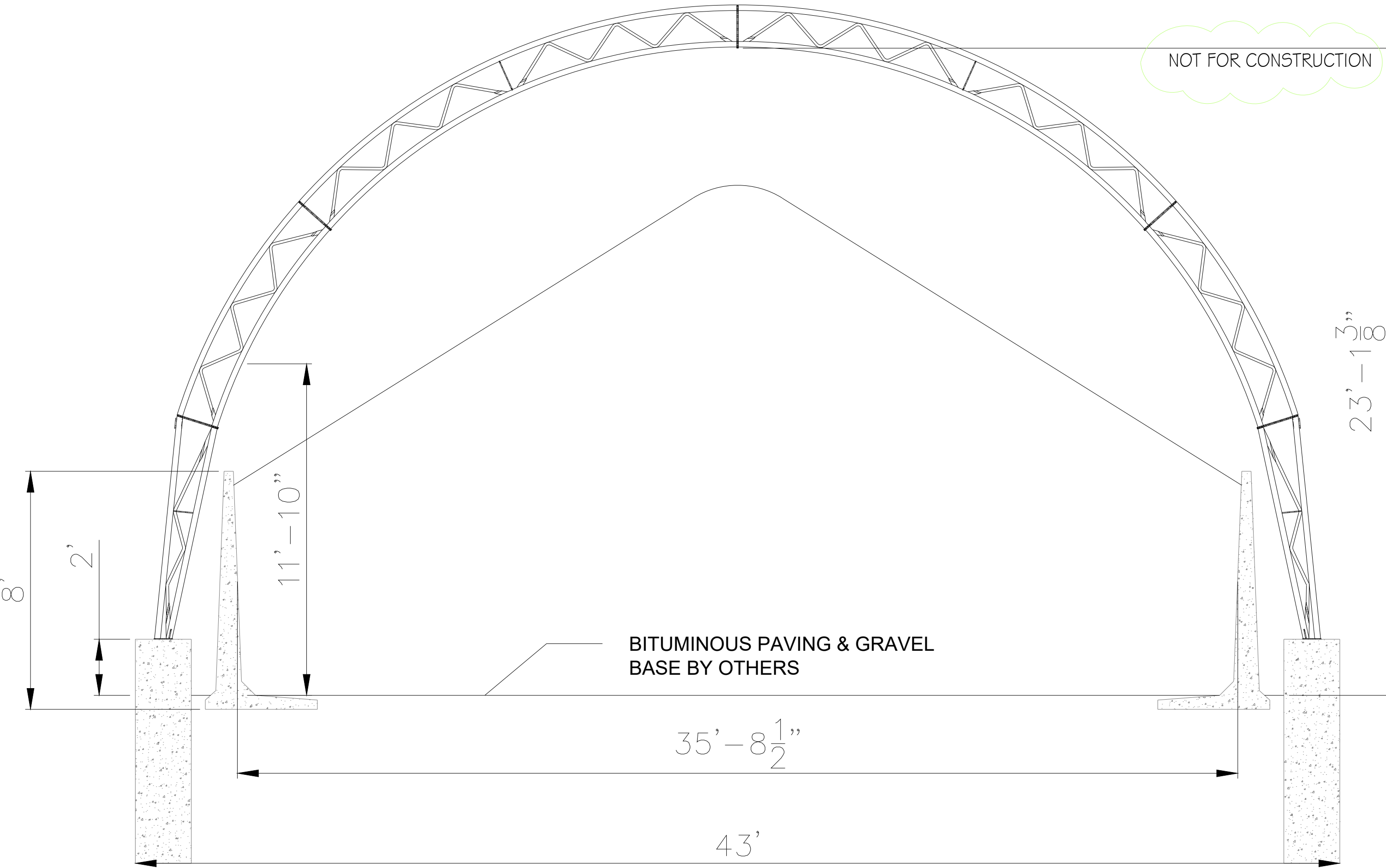
- Greystone is committed to being your trusted team partner on your project. We are asking all of our clients recognize the volatility of our markets and understand we are providing current pricing for budgeting purposes with the need to adjust final project pricing based on the markets at the actual time of the order. It's important to provide you with the best value for your project, and we do not want to speculate where the actual market rates will be at the time of procurement and/or delivery.
- Pricing is based on current market conditions and does not include future tariffs, surcharges, price escalation, or fees. (i.e., many wholesalers and manufacturers are not committing to pre-determined pricing for pre-ordered materials. These materials are priced at the time of the delivery.) Due to extremely volatile markets, pricing shall be re-evaluated at time of procurement and/or delivery. Any savings or additional cost would be communicated with Owner prior to procurement and/or delivery.
- Price increases will be assigned as contingency. Unless Greystone specifically outlines a contingency value in our proposal or scope of work, it is recommended that the Owner carry a contingency.
- Construction schedule may be affected by material shortages or lead times beyond our control. Any shortages or lead time issues will be communicated with the owner. Evaluation of alternatives will be reviewed, and the contract schedule or costs may be adjusted accordingly.
- Pandemic protocols enacted by the owner's requirements or federal/state/local jurisdictions following the execution of the construction contract may result in additional costs and schedule extensions to the contract. These may include but not limited to: employee testing, travel time for testing, temporary enclosures/facilities to isolate work forces, staffing shortages and subcontractor reselection if the current subcontractor cannot staff the project due to labor shortages as a result of newly enacted protocols.
- Unless noted otherwise proposal pricing is valid for 15 days



Exclusions – Items not included, but may apply to overall project:

- Architectural, and Civil Engineering
- Permits & Fees
- Prevailing wage rates and Union labor
- Payment and performance bonds
- Cat II occupancy and FR Fabric
- Sales tax on materials
- US Steel – Building is fabricated in Canada using Canadian steel
- Pad & pier foundation design if augured pier design isn't suitable for existing site
- Testing & special inspections by owner – Soil borings, soils testing, concrete testing, bolt inspection, etc
- Site work including, but not limited to: soil corrections, granular base material under floor and bunker panels, excavation and backfill, site prep, import or export of materials, dewatering, etc
- Assumed building has 50' clear on all four sides for staging/erection and building engineering requirements
- Site specific safety requirements
- Bituminous paving or concrete – interior and exterior slabs and aprons
- Exterior aprons & stoops at doors
- Geotextile liner under building
- Doors – Overhead & personnel
- Insulation, interior liner panel or stainless steel cables
- All electrical & mechanical systems
- All winter conditions

NOT FOR CONSTRUCTION



BITUMINOUS PAVING & GRAVEL
BASE BY OTHERS

35' - 8 1/2"

43'

11' - 10"

23' - 1 3/8"

2'

8'



LIMITED WARRANTY

SCOPE OF 20 YEAR LIMITED WARRANTY

Only the building components manufactured by Britespan Building Systems Inc. (Britespan) and described in this agreement are warranted for manufacturer defects to the building owner.

This warranty is only valid if and when:

- i) Warranty has properly been registered by an authorized Britespan dealer as per the instruction in the building kit and,
- ii) Building and any components are assembled and maintained in accordance with the Installation/Owners manual and applicable Technical Bulletins
- iii) Britespan receives written notice and proof of claim (photos where possible) of any manufacturers defects during the period of warranty coverage.
- iv) Britespan Building Systems has been paid in full for the building and materials.

Resolve of the structural defect(s) may be through the supply of new, used or rebuilt parts, or on-site repair, at the option of Britespan. If Britespan chooses to repair or replace the defective product or component, Britespan shall be allotted reasonable time to do so.

This warranty includes the explicit warranty of Britespan. There are no other warranties expressed or implied.

This warranty is made and is not to be replaced by any warranties of marketability or suitability for a particular purpose. Warranty specifications are applicable to units sold and erected in Canada and the United States only. Warranty may vary outside of those areas. Please contact your local authorized Britespan representative for more details.

WARRANTY REGISTRATION

Follow all of the instructions for the online warranty registration found in the Owner/Installation manual shipped with the building kit, or at www.britespanbuildings.com. All warranty registrations must be submitted for registration review within 60 days of building installation. A certificate of warranty will be issued to your local authorized Britespan representative once all of the requirements have been met for registration and approved by Britespan.

A warranty certificate may be withheld if the building or any components are not assembled in accordance with the installation procedures indicated in the installation manual. A warranty certificate will be issued upon correction of identified deficiencies supported with new photographs to complete the verification.

If the building changes ownership, the new owner must apply for a warranty transfer to assume remaining years of warranty on the existing structure(s). Contact your local authorized Britespan dealer to obtain a transfer of warranty package. A one-time per transfer fee may apply.

STANDARD LIMITED WARRANTY COVERAGE PERIODS:

TABLE 3-1: STANDARD PRO-RATED WARRANTY COVERAGE PERIOD (YEARS)	
COMPONENT	ATLAS / SUPER ATLAS / GENISIS / APEX / EASY ACCESS / EPIC SERIES
MAIN STRUCTURE COVER (NON-FR) (4)	20
MAIN STRUCTURE COVER (FR) (4)	15
END FABRIC (NON—FR) (5)	5
END FABRIC (FR) (5)	5
MAIN STEEL FRAMEWORK (2)	20
END STEEL FRAMEWORK (HSS) (3)	10

* Building needs to be installed by factory trained, approved and qualified personnel.



LIMITED WARRANTY

NOTES ON LIMITED WARRANTY COVERAGE PERIODS

- All repair or replacement costs are pro-rated as per table 3-1 on page one of this document.
- Standard pre-galvanized purlins include a 5 year pro-rated warranty. Main building trusses, hot dip galvanized purlins and manufactured brackets include 20 year pro-rated warranty. (2)
- Consists of vertical columns, horizontal members, and manufactured brackets. Does not include cables or fasteners. (3)
- Consists of main building cover panels only. Does not include any fastening system components (4)
- Consists of end enclosure panels only (standard FR & non-FR fabrics only). Does not include any fastening system components. End enclosure panels must be properly supported by a Britespan end support system or an alternative system designed and engineered to match the end panel fastening system. The alternative system must also meet site wind load and building safety requirements as per engineer requirements. (5)

STANDARD TERMS OF LIMITED WARRANTY COVERAGE

Should any components be found to have manufacturer's defects under normal use, the defect(s) will be repaired or the components replaced, at the discretion of Britespan. The building owner will be responsible for the cost of the repair or replacement parts pro-rated per year following the original purchase date, plus the cost of delivery and installation of replacement parts, if required. All replacement parts are F.O.B. Wingham, Ontario, Canada. Any parts requiring replacement under this warranty are subsequently warranted only for the remaining time period of the unexpired portion of the warranty that is applicable to the original product.

Due to continual product development, over time certain fabric colours or steel components may become unavailable. In those incidents, Britespan reserves the right to substitute replacement components with those that are comparable in function, quality, and price to the original. Britespan is not responsible or liable if the replacement component varies in appearance from the original.

LIMITS AND RELEASE OF LIABILITY

This warranty does not apply to defects or damages resulting from a) improper installation and /or installation that is not in accordance with Britespan installation manuals and procedures, and Technical memos; b) improper or inadequate maintenance of the structure; c) any modification or alteration of the product reported or not reported; d) misuse, neglect, or abuse of the product; e) accident; f) repair or alteration by an unauthorized Britespan dealer; g) integration of products or accessories not manufactured specifically for use in a Britespan; h) exposure to corrosive elements; i) corrosion resulting from structure applications, environment within the structure, and/or insufficient maintenance or any cause other than a defect in an item's described corrosion protection; j) use of abrasive cleaning methods, chemicals, or solvents; k) exposure to conditions in excess of, or not meeting, as the case may be, wind and snow load specifications for building model; l) design of foundation and/or installation and/or deficiency in the foundation; m) product upgrades; n) product recall; o) normal wear and tear; p) wear caused by multiple installations; q) storage and/or handling of building components; r) an act of God; This warranty does not apply to s) cosmetic defects or deterioration, including discoloration of fabric or steel t) rub marks on the fabric that only rub off of the color coat, but do not leak.

Britespan will not be liable for any damages incurred during or as a result of installation of a Britespan product, whether or not in accordance with the installation instructions. In no event will Britespan, any distributor, or the selling dealer be liable for any direct, indirect, special, incidental, or consequential damages (including loss of profit, loss of time, inconvenience, or the use or inability to use this product for any purpose whatsoever), whether based on contract, tort, strict liability or any other legal basis; even if Britespan, its distributor, or selling dealer was advised of the possibility of the occurrence of such damages. By registering for and taking benefit of the warranty, the building owner expressly releases and discharges Britespan, all distributors, and all dealers from all claims, causes of action, demands, actions, suits, judgments and executions for any actual, incidental or consequential damages, bodily or otherwise, that the building owner ever had, now has, or may have by reason of the assembly, erection, use and/or operation of any Britespan. All references to building owners, Britespan, all distributors and all dealers, include such parties' spouse, heirs, successors, legal representatives and assigns.

Britespan and its authorized dealers are independent businesses; authorized dealers are not agents or legal representatives of Britespan. Authorized dealers have no right or authority to assume or create any legal obligation or responsibility, express or implied, on behalf of Britespan, or to bind Britespan in any manner whatsoever. Britespan Building Systems Inc shall have no liability for any acts, errors, omissions, workmanship, supplies, advice, representations or misrepresentations of any authorized dealer.