



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - SPECIAL MEETING
COWETA CITY COUNCIL
COWETA CITY HALL, 310 S. BROADWAY
IMMEDIATELY FOLLOWING SPECIAL JOINT
MEETING WITH THE COWETA PLANNING COMMISSION
MONDAY, AUGUST 26, 2019 7:00 P.M.

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Mayor and keep your comments as brief as possible. Individuals addressing the City Council must identify themselves by name prior to making any comments. The City Council will act on an agenda item after comments from staff and the City Council have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

EVETTE MORRIS _____
HAROLD CHANCE _____
NAOMI HOGUE _____
LOGAN BROWN _____
RANDY WOODWARD _____

IV. OLD BUSINESS

1. Library Roof Scope Change

Discussion and possible action on a change in scope for the current Library Roof project proposed by the Roofing Contractor A-Best Roofing because of issues discovered during the installation of the new standing seam roof panels that were unknown at the time of bidding the project.
(Chip Cohrs, Community Development Director)

Documents:

[190826 LIBRARY ROOF PROJECT.PDF](#)
[CCF08222019_00000.PDF](#)

2. Acceptance of Off-site Sanitary Sewer infrastructure for Wynston Subdivision

Discussion and possible action on the adoption of Resolution 2019-28, a Resolution of the City Council of the City of Coweta, Oklahoma accepting as dedicated public improvements certain off-site sewer lines for the Wynstone Subdivision.
(Chip Cohrs, Community Development Director)

Documents:

[190826 STAFF REPORT WYSTONE OFF SITE INFRASTRUCTURE.PDF](#)
[190826 RESOLUTION 2019-28 ACCEPTING WYSTONE INFRASTRUCTUER.PDF](#)

V. NEW BUSINESS

(Business which was not foreseen prior to the posting of the agenda.)

VI. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE

NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



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Memorandum

To: Honorable Mayor and City Council
From: Wm. H. Cohrs, III
Re: Coweta Library Roof
Date: August 20, 2019

BACKGROUND

The City has been dealing with a leaking Library roof for too long. It seems that for every step we take forward we end up taking two or more backward. The City's consultant on the new roof design, (Terracon) provided plans and contract documents to place a new standing seam roof system on the east side of the building where the majority of problems have been occurring. While attempting to install the new metal panels it was discovered that there was in numerous places more than 2 inch variation between the bottom of the panel and the top of the deck. It appears these variations were created when the original addition was constructed. They are not visible and only became obvious during the installation of the first few panels. The standing seam metal panel Technical Representative had been on site twice during the installation of the insulation and moisture barrier, and had not mentioned an issue until he saw panels in place. The roof system manufacturer requires no more than a 1/8" variation in a 20 foot distance, for them to provide the watertight warranty. A Terracon representative along with a representative of A best Roofing, the city building inspector and myself, took measurements along a string line from the East face of the original building at the roof line, to the top of the roof at the east end of the new building. The deviations were noted over the entire roof, indicating it was going to be difficult to get the warranty that was specified in the contract.

As an alternate solution to the problem A-Best Roofing has offered to provide a TPO (Thermoplastic Pololefin) which is in a broad family of rubber roofing materials, over not only the east roof but also the west roof of the library. The proposed roofing system can have a rib attached to it making it appear that it is a standing seam metal roof. I have attached a copy of A-Best's proposal which has comments highlighted by Terracon. With this system the City would be provided a 20 year Manufacturer's Warranty, and would also gain the value of higher R-values (Energy Savings) over the majority of the facility. Our design consultant from Terracon is recommending this change in scope as the most viable solution to the problem.

The contractor is proposing to install the TPO roofing over both faces of the roof for the same price as included in their original bid.

STAFF RECOMMENDATION

Staff recommends that Council approve the change in scope of the project.

ATTACHMENTS

A-Best Proposal w/Terracon comments
Carlisle Sure-Weld TPO



THIS ROOFING PROPOSAL ("Agreement"), is made between Performance Roofing, Inc. d/b/a A-Best Roofing ("A-Best"), an Oklahoma corporation, located at 1411 East 3rd Street, Tulsa, OK 74120, OK Registration Number 0000249, and the following property owner, or general contractor (the "Customer"). Both A-Best and the Customer together shall be referred to hereinafter as Parties, or individually as Party:

City of Coweta Cliff Johnson

Name (918) 679-0321	Address	City	State	Zip
Home Phone	Work Phone	Cell Phone	Fax Phone	E-Mail Address Cliff.Johnson@terracon.com

JOB LOCATION The scope of work will be completed on the property of the Customer located at the following address ("Job Location")
120 East Sycamore Street, Coweta, OK 74429

Description	Address	City	State	Zip
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SCOPE OF WORK A-Best will provide all necessary materials and labor to complete the following work at the Job Location:

JOB SCOPE

Alternate Proposal to be considered for the City of Coweta Library Roof Project:

To Install a Carlisle Fully Adhered TPO metal Retro Fit roof system over East and West Side of building which includes the Flat center upper and West North Clearstory roofs using Tan TPO with Tan ribs to create effect of a standing seam roof as follows:

- East roof to secure existing insulation that was previously installed to metal deck per manufacturer specifications (Carlisle to accept existing insulation installed under their warranty)
- Tear off both Clearstory roofs down to deck
- West roof to install 1.5" ISO flute fill loose laid between ribs, then mechanically fasten per manufacturer specifications 1.5" ISO to deck
- On Clearstory roofs to mechanically fasten per manufacturer specifications 1.5" ISO to deck
- East, West and Clearstory roofs to fully adhere with low rise foam 1/2" HD cover board
- West and Clearstory roofs to mechanically fasten wood nailers on rake and gutter edge to be flush with top of cover board
- West, East and Clearstory roofs to fully adhere with low rise foam 115 mil Tan Fleece Back roof system
- On both Clearstory's, wall at ridge between East and West and walls of lower East roof North and South sides to run Tan 60 mil TPO up walls and over parapet to create a base Tie In.
- Install all new matching Carlisle TPO accessories being pipe boots and curb flashings
- Exterior walls of Center flat Clearstory to install the Tan L Panel McElroy color from previous arrangement and scope
- Custom fabricate and install new gutters and downspouts on East and West side, new parapet cap on all affected parapet walls, metal edge where Upper West roof stops above East Roof and new rake metal in blue
- Clean up and haul away all debris

Should be 2" ISO to match east side.

1.5" ISO over entire deck.

2" ISO required.

2X6 minimum

All metal to comply with ANSI-SPRI ES-1 Requirements. All sheet metal flashing's to comply with Terracon details dated February 7, 2019.

Gravel stop required to comply with Detail 2/A301

Roof comes with a 20 year No Dollar Limit Warranty with a 3" Hail Warranty from Carlisle

This alternate proposal to be considered for same price as original quote in essence replacing that quote and the City of Coweta is only out \$93,777.00 which was the original contract with no time frame penalty's that have currently accrued. A Best Roofing will incur all material and labor costs to date so far.

CHANGES TO SCOPE OF WORK A-Best or the Customer may make changes to the scope of work, including changes to drawings and specifications before, during, or after the acceptance of this Agreement. However, any such change or modification shall only be made by written "Change Order" and shall become part of this Agreement upon acceptance by both parties.

APPLICABLE A-BEST WORKMANSHIP WARRANTY DURATION UNDER THIS AGREEMENT (See reverse side for details)

☐ 1 YR ☐ 3 YRS ☐ 5 YRS ☐ 7 YRS ☐ _____ ☒ MANUFACTURER'S EXTENDED WARRANTY 20 Year NDL Carlisle

No warranty shall be in effect until payment of this Agreement is received in full. If certain minor items of work are incomplete, the cost of those items may be withheld from the final payment, at the Customer's option, until such items are complete. Any special order material that is not a standard stock item may require an additional deposit to order the material. The Customer is responsible for payment of any and all special order material in the event that the contract is cancelled for any reason by the Customer.

THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY A-BEST MANAGEMENT. ADDITIONAL TERMS AND CONDITIONS OF ACCEPTING THIS PROPOSAL ARE CONTINUED ON THE BACK OF THIS DOCUMENT, AND ACKNOWLEDGMENT OF ADDITIONAL DISCLAIMERS MAY BE REQUIRED.

I have read, understand and accept the terms and conditions as presented in this Agreement, on the reverse side of this document, within applicable disclaimers as indicated by my initials on attached documents and A-Best's job specifications. A-Best Roofing is hereby authorized to begin work as specified herein, and I hereby agree that payment will be made to A-Best Roofing as outlined below:

Retail Price	\$

Down Payment	
Amount to Finance	

PAYMENT TERMS: 50% Down, Balance Upon Completion

JUST: \$

Customer's Signature

Date

David Carpenter
A-Best Roofing Advisor

08/01/2019
Date

A-Best Management
Date

08/01/2019
Date

Coweta Library

120 E. Sycamore
Coweta Oklahoma 74429

City Manager: Roger Kolman
918-486-2189 (o)
918-209-8796 (c)

Area included in Change Order Request.
Tear off existing to deck.
Install 1.5" ISO mechanically attached.
Should also have 2.0" ISO insulation.
Install .5" HD cover board in low rise foam.
Required wood nailers. (2X6 minimum.)
Carlisle Fully Adhered 115-Mil TPO. Batten strips NOT required.
New avel stop and coping caps.

Area included in Change Order Request.
Install 1.5" ISO to fill flutes. Install 2" ISO Mechanically attached to meet wind uplift requirements.
Install .5" HD cover board in low rise foam.
Required wood nailers. (2X6 minimum)
Carlisle Fully Adhered 115-Mil TPO with Batten Strips.

Inside parapet walls to be flashed with Tan .060 TPO membrane, up and over wall. Cover with coping cap. (Blue)

Area under contract.
Mechanically attach existing insulation to meet wind uplift requirements.
Install .5" HD cover board in low rise foam.
Carlisle Fully Adhered 115-Mil TPO with Batten Strips.

Fasten top of flashing with termination bar and counter flashing.

ALL details to comply with Terracon flashing details as previously approved.
All exposed sheet metal to be Royal Blue to match existing.
All sheet metal flashing to be fabricated and installed to comply with ANSI-SPRI ES-1 requirements.
Visible EFIS walls at clerestory roofs, (above adjacent roofs) are to be covered with approved flush panel wall system in tan.

40 ft





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Memorandum

To: Honorable Mayor and City Council
From: Wm. H. Cohrs, III, PE; City Engineer
Re: Wynstone Off-site Sanitary Sewer
Date: August 22, 2019

BACKGROUND

The off-site sanitary sewer system that connects Wynstone Subdivision to the City of Coweta Wastewater Collection system has been constructed, inspected, and tested according to ODEQ Standards. The developer Keith Jones is requesting that this infrastructure be accepted by the City of Coweta. The developers Engineer has indicated that they will be delivering the record drawings to my office prior to the Council meeting. The only other item that remains to be done, the developer need to provide the two year maintenance bond for the office site sewer system.

STAFF RECOMMENDATION

Staff recommends that the Council adopt Resolution 2019-28 accepting the off-site sanitary sewer system for Wynstone subdivision provided that the record drawings have been submitted to the City Engineer and the two-year maintenance bond submitted to the City.

ATTACHMENTS

Resolution 2019-28

RESOLUTION NO. 2019-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS CERTAIN OFF-SITE SEWER LINES, FOR THE WYNSTONE SUBDIVISION DEVELOPMENT, OWNED BY INTEGRITY DEVELOPMENT GROUP, LLC LOCATED WITHIN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

WHEREAS, certain public improvements required by the City of Coweta's Subdivision Regulations have been constructed to connect the Wynstone Phase I development to the Wastewater Collection System of the City of Coweta Oklahoma, and

WHEREAS, the design and construction of those off-site public improvements meet the requirements of the City of Coweta's Subdivision Guidelines; and

WHEREAS, the City Engineer has received and reviewed the As-Built Construction Plans (Record Drawings), for those on-site public improvements; and

WHEREAS, the City has received the two year maintenance bonds required by the City of Coweta's Subdivision Regulations for said off-site public improvements; and

WHEREAS, the City of Coweta Subdivision Regulations require that all public improvements be formally accepted by the Coweta City Council by resolution or ordinance.

THEREFORE, BE IT RESOLVED by the City Council of the City of Coweta, Oklahoma that:

Section 1. The off-site sanitary sewer lines for Wynstone Subdivision are formally accepted by the City of Coweta as public infrastructure.

This Resolution is approved in open meeting by the City Council of the City of Coweta on this 26th day of August, 2019.

Evette Morris, Mayor

ATTEST:

Julie Casteen, City Clerk

APPROVED:

Ronald D. Cates, City Attorney