

**SUBJECT: APPROVAL OF CONTRACT WITH TERPSTRA ROOFING FOR
CITY SERVICES ROOF REPAIRS**

DATE: MAY 7, 2024

**PRESENTED BY: KURT KOWAR, DIRECTOR OF PUBLIC WORKS
KEVIN FREY, FACILITY SUPERINTENDENT**

SUMMARY:

Staff is recommending approval of a contract with Terpstra Roofing for a contract cost up to \$166,786 for maintenance and repairs of the City Services building roof.

The 2023 budget included a capital improvement project for estimated repairs to the metal roof at City Services. The proposed scope at the time of CIP request included a proposal to repair the roof with no warranty. After further project development it was determined the original roof warranty had expired and staff revised the scope to include a 20 yr warranty for the proposed roof repairs.

There are currently over 30 areas of water infiltration when it snows or rains, and leaks are intermittent, depending on the severity of the weather.

Staff is requesting a budget amendment in the amount of \$131,786 to address the increased cost of the project so the project may still be completed in its entirety by end of Q2, 2024 .

FISCAL IMPACT:

Description	Account #	Amount
Budget		
Approved 2023 CIP Budget	301191-620144	\$ 35,000
Total Budget		\$ 35,000
Expenses		
Terpstra Roofing Proposal		(\$140,807)
3% Bond and Procurement		(\$4,224)
Overall Contingency (15%)		(\$21,755)
Total Expenses		(\$166,786)
Net Project Total		(\$131,786)
Proposed Budget Amendment		\$131,786

SUBJECT: CITY SERVICES ROOF REPAIRS

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RECOMMENDATION:

Staff is recommending approval of Construction Services with Terpstra Roofing for a contract cost up to **\$166,786** and authorize the City Manager, Public Works Director, and City Clerk to sign and execute contract documents on behalf of the City.

ATTACHMENT(S):

1. Contract Documents
2. Bid Tabulation
3. Leak History Exhibit

STRATEGIC PLAN IMPACT:

☒	 Financial Stewardship & Asset Management	☒	 Reliable Core Services
☐	 Vibrant Economic Climate	☐	 Quality Programs & Amenities
☐	 Engaged Community	☒	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND TERPSTRA ROOFING
FOR ROOFING SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 20__ (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and Terpstra Roofing, [Name of Contractor] a corporation [State of Formation and Type of Entity], hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing Roof Repair services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in Exhibit A. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Contractor shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying

by work category and subcategory the work and tasks performed and such other information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Kevin Frey as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by Mr. Frey and such person's designees.
- 5.2 The Contractor designates Erik Terpstra as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly Mr. Terpstra, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to May 15, 2024, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on [(the Effective Date) or (on another date desired by the City, after the Effective Date)] and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
- 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
- 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSED RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**
- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.

- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole

and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS

Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Kevin Frey -Facilities
749 Main Street
Louisville, CO 80027
e-mail: KFrey@louisvilleco.gov

If to the Contractor:

Terpstra Roofing
Attn: Erik Terpstra
5671 Emporia St.
Denver CO 80238
E-Mail : Erik@terpstraroofting.com

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed

subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Mayor

Attest: _____
City Clerk

CONTRACTOR:

Terpstra Roofing

By: Erik Terpstra 
Title: President & Owner

Exhibit A – Scope of Services

[See Following Page(s)]



Roofing & Waterproofing Contract

5671 Emporia Street
Denver, CO 80238
Phone: (303) 921-1800

Owner/Customer: City of Louisville

Date: 1/25/24

Job Name: Admin Building & Service Bays/Shop Coating

Job Address: 739 S 104th Street, Louisville

Terpstra Roofing ("Contractor") proposes to perform and furnish the following labor, materials, insurance, supervision, equipment and warranty (the "Work").

Description of Work:

SCOPE OF WORK:

1. Prepare roof substrate for new roof coating: Remove loose gravel, rocks and heavy deposits of dirt, leaves and other debris.
2. There are currently 6 hot pipes on the roof that have an improper pipe boot on them which has caused the pipe boot to melt. We will remove the old pipe boots and install a metal cone jack around each pipe to ensure no more melting occurs.
3. Power wash the entire roof with Gaco-Wash concentrated, non-hazardous cleaner.
4. Prepare seams, fasteners and flashings for new roof coating: All seams, fasteners and appropriate flashings will be treated using Gaco SF4200 SeamSeal, a silicone based component. SeamSeal is required on metal roofing substrates as a joint and fastener treatment and is required to achieve the warranty.
5. Apply Gray Gaco S42 silicon roof coating to achieve a seamless, weather-tight seal that protects the roofing substrate from degradation caused by ultraviolet light, water and other weather related hazards.
6. The coating will not be thinned. We will install the coating by brush or ¾" nap roller as recommended by the manufacturer.
7. We will install the coating at 1.25 gallons per 100 square feet (20 wet mills, 18 dry mills) for a 10-year warranty, or 2.25 gallons per 100 square feet (36 wet mills, 34 dry mills) for a 20-year warranty.
8. The final coat will be allowed to cure for 48-72 hours, depending on the temperature and humidity.
9. The final coating includes all surfaces including expansion joint covers, fasteners, flashings, parapet walls and penetrations.

MISCELLANEOUS:

1. Remove and dispose of all roofing-related debris.
2. No permit required for coatings.
3. Includes all city, state, and RTD taxes.
4. This roof system comes with a 10 or 20-year manufacturer's warranty and is included in the price.

Admin Building: 10-Year Warranty. . . . \$37,917

Admin Building: 20-Year Warranty. . . . \$47,577



Roofing & Waterproofing Contract

5671 Emporia Street
Denver, CO 80238
Phone: (303) 921-1800

Shop Building: 10-Year Warranty. \$74,297

Shop Building: 20-Year Warranty. \$93,230

Total Price: 10-Year Warranty: \$112,214

Total Price: 20-Year Warranty: \$140,807

Notes:

- We walked the roof with the manufacturer and got confirmation that this roof will qualify for a 10 or 20-year warranty when we are finished.
- Due to increased market instability, prices are good for 30 days only.

Payment:

- PAYMENT TERMS: 50% payment of total contracted price due upon material delivery. Progressive payments will be invoiced. Net 10 terms on all invoices. 10% retention will be held for final city and warranty inspections. Non-payment in accordance with the above shall be cause for terminating performance. If payments are not made when due, the Customer agrees to pay the interest, costs, and attorney fees incurred in the collection of the outstanding balance. Interest shall accrue at the rate of 1-1/2 percent per month on the unpaid balance.



Roofing & Waterproofing Contract

5671 Emporia Street
Denver, CO 80238
Phone: (303) 921-1800

Acceptance of Contract:

- This Proposal is subject to revision or withdrawal by Contractor for any reason until written communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by Contractor has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted, revised or withdrawn.
- The attached Terms and Conditions are a part of this proposal.

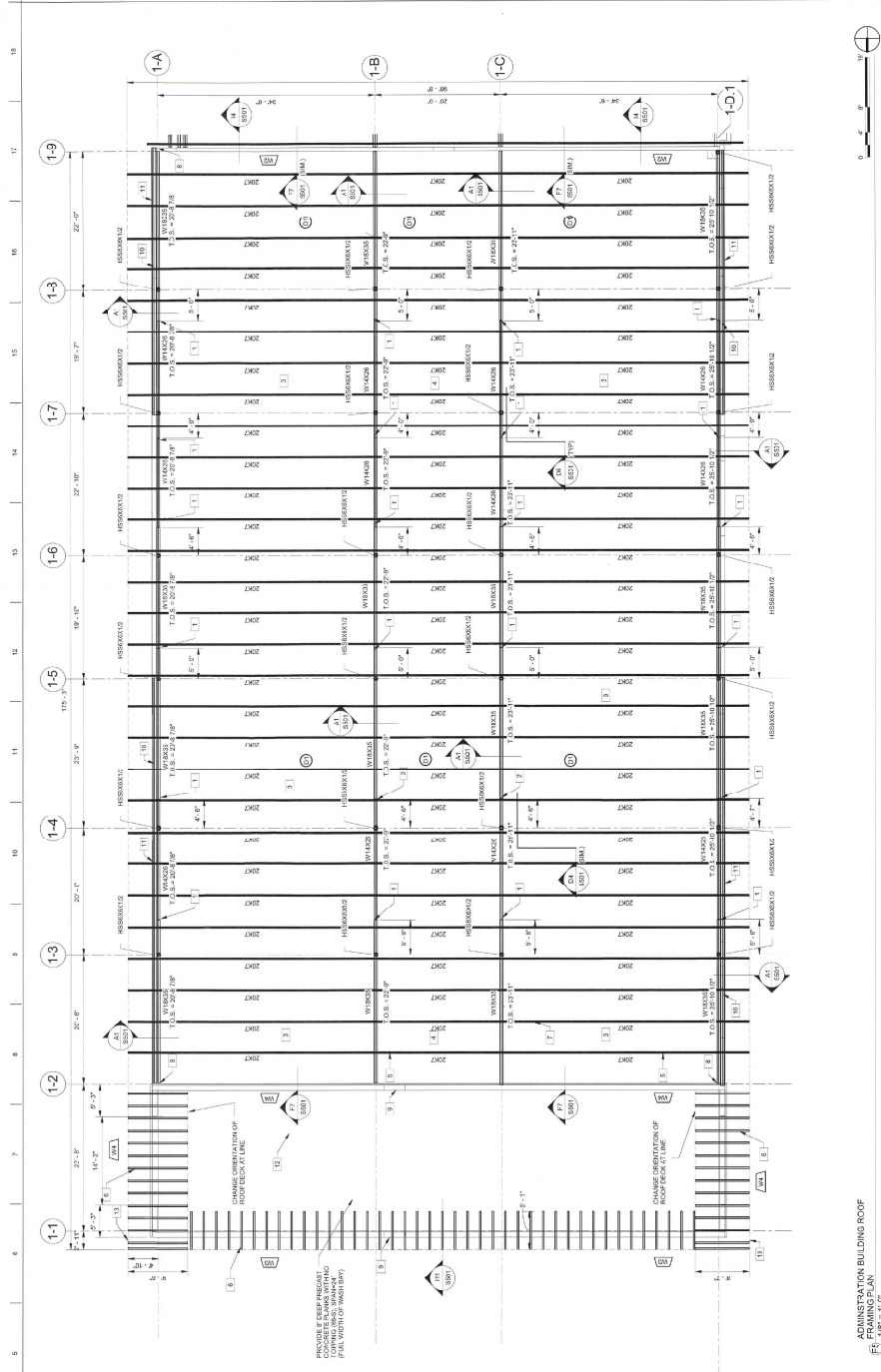
By signing below, Customer acknowledges that Customer has read, understood, and agreed to all conditions on the front and back of this agreement.

Terpstra Roofing

Printed Name/Title: _____
Signature: _____
Date: _____

Owner/Customer

Printed Name/Title: _____
Signature: _____
Date: _____

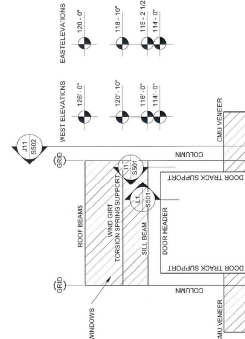


KEYNOTES

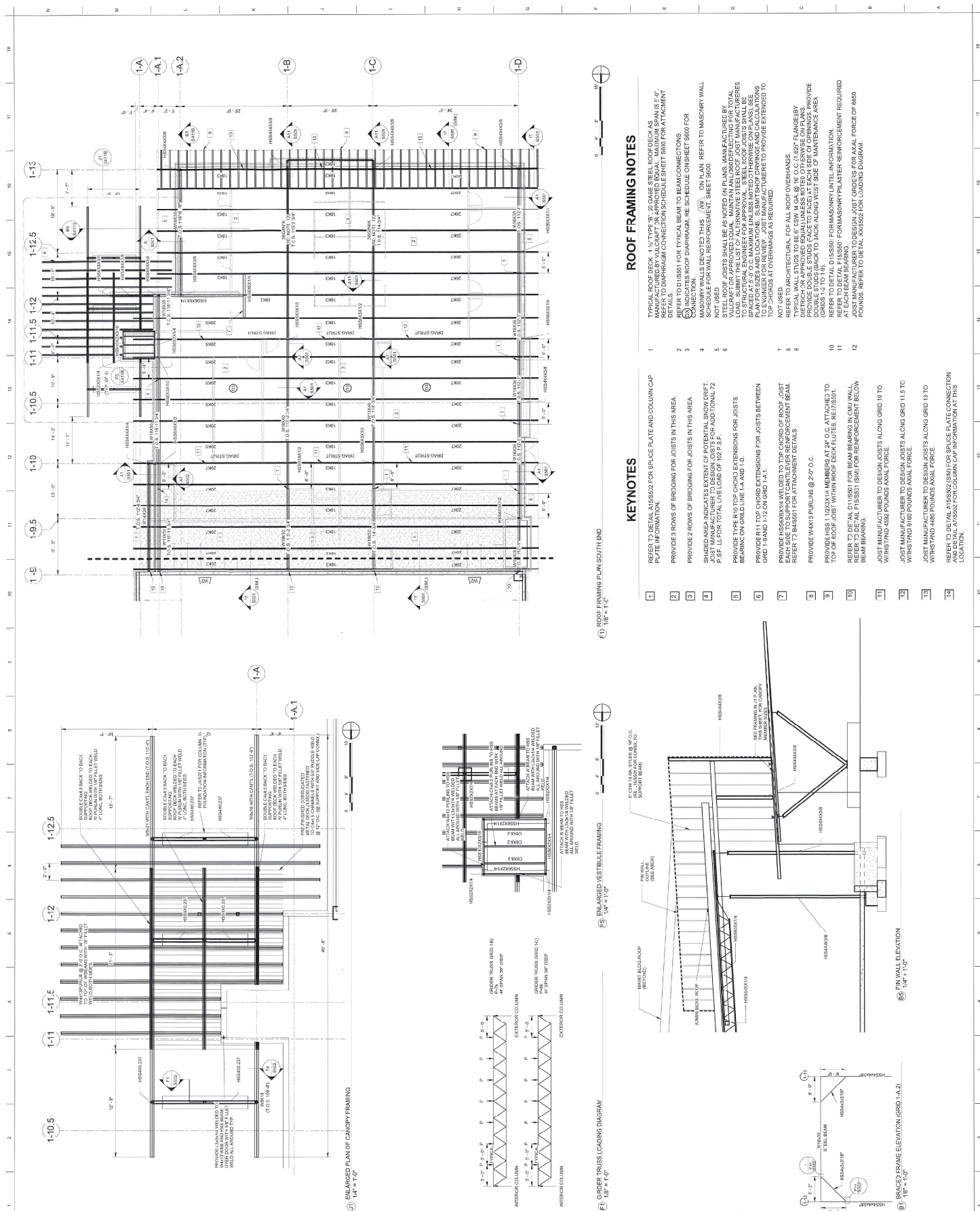
- | | |
|----|---|
| 1 | REFER TO DETAIL 1455500 FOR SPACE PLATE AND COLUMN CAP PLATE INFORMATION. |
| 2 | REFER TO DETAIL 145601 (SIM) FOR SPACE PLATE INFORMATION. |
| 3 | PROVIDE ROWS OF REINFORCING FOR JOISTS IN THIS AREA. |
| 4 | PROVIDE ROWS OF REINFORCING FOR JOISTS IN THIS AREA. |
| 5 | START JOIST BEARING FROM GRID 1-2. |
| 6 | PROVIDE 18#5 @ 12" ON CENTER WITHIN 47" O.C. ATTACHED TO TOP OF CONCRETE PLANKS WITH #10 WIRE BARS FOR PLATE. REH 115501. |
| 7 | REFER TO DETAIL 1415650 FOR BEAM BEARING IN C&U WALL. |
| 8 | REFER TO DETAIL 1415650 (SIM) FOR REINFORCEMENT BELOW BEAM BEARING. |
| 9 | REFER TO DETAIL 1415650 (SIM) FOR BEAM BEARING IN C&U WALL. |
| 10 | REFER TO DETAIL 1455501 (SIM) FOR C&U LINTEL OVER THIS OPENING. |
| 11 | 18#5 @ 12" O.C. @ 12" O.C. REFER TO DETAIL 115501 FOR CONNECTION DETAILS @ 1-11#2 @ GRID 1-A. |
| 12 | 18#5 @ 12" O.C. @ 11#2 REFER TO DETAIL 115501 FOR CONNECTION DETAILS. |
| 13 | PRE-CAST PLANK MANUFACTURER TO DESIGN CONCRETE BEAMS TO SUPPORT PLANK LOAD OF 90 POUNDS PER WASHING ROOM IN THIS AREA. |
| 14 | PROVIDE AN 18#5 @ 12" O.C. MEMBER CANTILEVERED TO SUPPORT PERIPHERAL MEMBER. MINIMUM 6" BACKSPAN. |

ROOF FRAMING NOTES

- [illegible]



51 TYPICAL OVER-HEAD DOOR ELEVATION
1/8" = 1'-0"





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER U.S. National Insurance, LLC 8201 N Hayden Rd. Scottsdale AZ 85258	CONTACT NAME: Parker Cagle PHONE (A/C. No. Ext): 602-362-3130 E-MAIL ADDRESS: pcagle@usnational.com FAX (A/C. No): 602-362-3195 INSURER(S) AFFORDING COVERAGE INSURER A: Accredited Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F: NAIC # 16835
INSURED Terpstra Roofing, LLC 5671 Emporia St. Denver CO 80238	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	2ACPCO17S011473800	4/19/2023	4/19/2024	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	GENERAL AGGREGATE \$ 2,000,000						
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Waiver of Subrogation applies when required by written contract.

Additional Insured applies when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

City of Louisville, CO 749 Main Street Louisville CO 80027	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Parker Cagle</i>
--	--

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Pinnacol Assurance 7501 E. Lowry Blvd Denver, CO 80230	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: support@pinnacol.com																					
INSURED Terpstra Roofing LLC 5671 Emporia Street Denver, Colorado 80238	<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A :</td><td>Pinnacol Assurance</td><td>41190</td></tr><tr><td>INSURER B :</td><td></td><td></td></tr><tr><td>INSURER C :</td><td></td><td></td></tr><tr><td>INSURER D :</td><td></td><td></td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Pinnacol Assurance	41190	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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INSURER B :																						
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	N	4236605	04/19/2023	04/19/2024 X PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1000000 E.L. DISEASE - EA EMPLOYEE \$ 1000000 E.L. DISEASE - POLICY LIMIT \$ 1000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Unless otherwise stated in the policy provisions, coverage in Colorado only.

CERTIFICATE HOLDER City of Louisville, CO 749 Main Street Louisville, CO 80027	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Pinnacol Assurance
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CERTIFICATE HOLDER COPY

City of Louisville, CO
749 Main Street
Louisville, CO 80027

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend, or alter the coverage afforded by the policies listed thereon.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY
ENDORSEMENT (CONT)



2023 City Services Roof Roof Covering w/ 20yr Warranty

Date: 1-Mar-24

Only East/Admin Building of City Services

Contractor	Bid In Order	10 Yr warranty	Pre-Qualify	20 Yr Warranty			Total w/ Alternates
		Base Lump Sum		Alternate # 1	Alternate #2		
Northwest Roofing		\$ 115,990.00		\$ 54,000.00			\$ 169,990.00
Modern Roofing Co		\$ 127,500.00		\$ 49,038.46			\$ 176,538.46
Axe Roofing		\$ 117,852.46		\$ 42,073.85			\$ 159,926.31
Terpstra Roofing		\$ 112,214.00		\$ 28,593.00			\$ 140,807.00



1 ADMIN/OPS LEVEL 1 - SOUTH SPECIAL SYSTEMS PLAN
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. THE DRAWING SHOWS THE APPROXIMATE LOCATION OF THE FIRE ALARM CONTROL UNIT AND A NOT RECORDED. IT IS NOT A COMPLETE SYSTEM. THE ALARM SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN. THE ALARM SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN. THE ALARM SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN.

KEY NOTES

- 1. PROVIDE A DETECTIVE SYSTEM FOR THE SOUTH SPECIAL SYSTEMS PLAN. THE DETECTIVE SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN. THE DETECTIVE SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN.
- 2. PROVIDE A DETECTIVE SYSTEM FOR THE SOUTH SPECIAL SYSTEMS PLAN. THE DETECTIVE SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN. THE DETECTIVE SYSTEM IS TO BE INSTALLED IN THE SOUTH SPECIAL SYSTEMS PLAN.

RNL

1050 17th STREET
SUITE 4200
DENVER, CO 80202
303 295 1717
303 292 0845

RMH Group

1050 17th STREET
SUITE 4200
DENVER, CO 80202
303 295 1717
303 292 0845

CIVIL: MARTIN MARTIN
LANDSCAPE: RNL
STRUCTURAL: MARTIN ZOLLARS
ARCHITECTURAL: RNL
EQUIPMENT MAINTENANCE DESIGN GROUP
PLUMBING: RNL GROUP
MECHANICAL: RNL GROUP
ELECTRICAL: RNL GROUP
ENERGY/ENVIRONMENTAL: AMBERLY ENERGY

CITY OF LOUISVILLE
LOUISVILLE CITY SERVICES
FACILITY

739 SOUTH 104TH STREET
LOUISVILLE, CO 80027



DATE	11/28/23
DESIGNED BY	RMH
CHECKED BY	RMH
PROJECT No.	2017-2

(ADMIN/OPS) LEVEL 1
SPECIAL SYSTEMS
PLAN - AREA B
E311B

Rain on 4/25-26/2023



City Services
5/3/21

North west

E
X = on mezzanine level



8/16/22

Offices

