

CITY OF LAKE OZARK
A Missouri Municipality of the 4th Class

BILL NO.: 2023-18

ORDINANCE NO.: 2023-18

***AN ORDINANCE APPROVING SERVICES PROPOSAL WITH KLINE DESIGN &
BUILD FOR CITY HALL/POLICE STATION REFURBISHMENT***

WHEREAS, the City of Lake Ozark has solicited bids and received a proposal from Kline Design & Build, LLC for refurbishment and improvements of the City Hall/Police building; and,

WHEREAS, the present City Hall was recently paid-off after many years of a lease/purchase arrangement; and,

WHEREAS, the flooring, paint and other elements of building maintenance have been deferred until the building was fully purchased, and are now beyond their useful life such that refurbishment and improvements are not only cosmetic in nature, but necessary to preserve the long-term value of the property and present a suitable environment for citizens and employees.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN
OF THE CITY OF LAKE OZARK, MISSOURI AS FOLLOWS:**

Section 1. Adoption and Execution. The Proposal for refurbishment and improvements to City Hall/Police Station submitted by Kline Design and Build, attached hereto as Exhibit 1, is hereby adopted, and approved. The Mayor or his designated agent is authorized to execute said proposal for and on behalf of the City.

Section 2. Effective Date. This ordinance shall take effect and be in full force immediately after its adoption by the Board of Aldermen of the City of Lake Ozark.

Intentionally Blank Blow This Line

First Reading: May 23, 2023

Second Reading: June 13, 2023

DULY READ AND APPROVED THIS 13th DAY OF JUNE 2023.

Alderman Watts	Aye
Alderman Jackson	Aye
Alderman Thompson	Aye
Alderman Neels	Aye
Alderman Ridgely	Aye
Alderman Denny	Aye

APPROVE:


Dennis Newberry, Mayor

ATTEST:


Kathy Vance, City Clerk



ESTIMATE



Prepared For

City Of Lake Ozark attn Kathy Vance
3162 Bagnell Dam Boulevard
Lake Ozark , Mo 65049

Kline Design + Build

3585 Osage Beach Pkwy
Osage Beach, MO 65065
Phone: (440) 665-4399
Email: casey@klinedesignbuild.com
Web: www.klinedesignbuild.com

Estimate # 56886
Date 04/07/2023
PO # 67432
Business / Tax # Kline Design + Build

Description	Rate	Quantity	Total
Carpet removal Remove glued down carpet and vinyl flooring removal	\$2.00	3,500	\$7,000.00
Cove base removal Contractor will score cove base to mitigate paint and drywall damage during removal. Contractor is not to be held responsible for minor damage to paint/drywall that may require additional paint/patching to walls.	\$1.50	975	\$1,462.50
Drywall Work TBD Area was not accessible during site visit.	\$0.00	1	\$0.00
Floor Cleaniing Disinfect after demolition, with owner provided cleaning solution.	\$400.00	1	\$400.00
Floor Leveling TBD Level flooring to manufacturer's specified tolerance. We'll use a 2-part process, grind down high spots (using a dust mitigation attachment) followed by floor leveler and screed. Once the carpet is removed, a proper analysis can be made to the amount of leveling required. Flooring labor is as follows: Grinding and preparation: \$60per man hour. Applying Leveler and screed: \$60 per bag used. Owner to provide floor leveling cement bags and grinding disks (blades).	\$0.00	1	\$0.00
Flooring Installation Undercut door jambs. Install flooring to manufacturer's specifications. Price reflects floating application. Install transition strips and T-mouldings as required.	\$2.50	3,300	\$8,250.00

Stair Treads	\$60.00	35	\$2,100.00
--------------	---------	----	------------

Cut existing stair tread flush with riser. Scribe cut vinyl planks, glue down application on risers and treads. Install new stair nosing.

Cove Base Installation	\$2.00	975	\$1,950.00
------------------------	--------	-----	------------

Apply cove base with adhesive.

Disposal	\$1,800.00	1	\$1,800.00
----------	------------	---	------------

Dispose of all removal and building debris

Flooring, Stair nose , & Underlayment	\$16,387.21	1	\$16,387.21
---------------------------------------	-------------	---	-------------

Please see attached Sales Quotation

This section includes

- Flooring
- T moldings
- Transitions
- Stair nosing
- Cove base
- Cove base adhesive
- Stair tread and riser glue

Floor leveling cement tbd

Subtotal	\$39,349.71
-----------------	-------------

Total	\$39,349.71
--------------	--------------------

Notes:

Construction Contract Agreement (this "Agreement") is made as of the date of May 5th, 2023 by and between The city of lake Ozark, located, 3162 Bagnall Dam Boulevard MO 65049 ("Client") and Kline Contracting, a Missouri limited liability company located at 31196 Sea View Drive, Rockymount, MO 65072 .

The Parties agree as follows:

1. Description of Work. Contractor shall perform the described work at location listed above, in accordance with the clients specifications, and manufactures tolerances .

2. Contract Price and Payments. Client agrees to pay Contractor an estimated amount of \$39,349.71 (the estimated "Contract Price"). See estimate for details. Payment of this amount is subject to additions or deductions in accordance with any mutually agreed to changes and/or modifications in the Work. Any changes must be approved by a written change order signed by both parties. Payment will be made according to the following schedule:

PLEASE NOTE:

*Floor Leveling Labor is NOT yet estimated. Client and contractor to review change order after removal of carpet, for approval based on estimated hourly rates listed above.

DEPOSIT Material:

- Flooring material deposit due upon execution of contract
- Disposal/Dumpster due upon execution of contract
- Leveling material TBD. prior to purchase

LABOR draw schedule:

- 50% due upon satisfactory completion of main floor
- 50% due upon satisfactory completion of second floor and staircases

Materials:

Contractor to furnish all materials listed in this estimate with the exception of Floor leveling material. Floor leveling material is still to be determined and will be a change order billed to client.

Condition of the Property:

Contractor agrees to keep the Property and adjoining driveways free and clear of waste material and rubbish. Contractor shall confine the storage of materials and equipment and the operations of employees to the Property,

Warranty. Contractor warrants that the Work shall be in accordance with the Contract Documents, applicable law and trade standards. Contractor will only warranty improper workmanship. Contractor shall replace, correct or repair any Work not in accordance with the Contract Documents, applicable law and trade standards for a period of 1 year from the date of completion of the Work. Contractor is not responsible for material failure, issues caused by moisture, foundation settling, normal wear, or acts of god.



PROSOURCE OF EARTH CITY
 13501 SHORELINE DRIVE
 EARTH CITY, MO 63045
 Telephone: 314-739-7799 Fax: 314-739-5243

ES315833

ESTIMATE

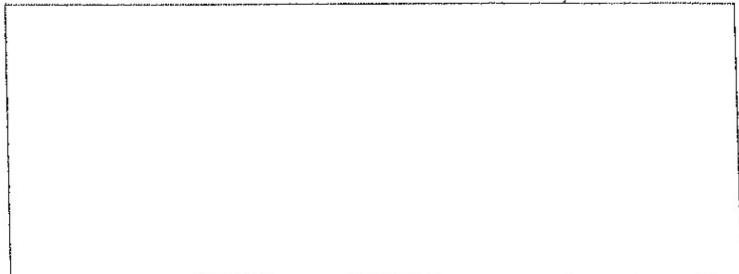
Sold To	Ship To
KLINE, KEVIN 31186 SEEVIEW ROCKY MOUNT, MO 65072 Home: Business: 440-665-4399	

Order Date	Purchase Order	Order Number
04/25/23	CITY OF LAKE OZARK (C)	ES315833

Style/Item	Color/Description	Size	Quantity	Units	Price	Total
CYRUS - KATELLA ASH 7.13X48.03 (23.77 SF PER BOX) - (STOCK)	GRAY-DARK	-----	3,613.04	SF	2.53	9,140.99
TMOLD KATELLA ASH GRAY-DARK / WOODRIFT GRAY 94"		-----	31.00	EA	74.40	2,306.40
STAIR NOSE KATELLA GRAY-DARK ASH/WOODRIFT GRAY 94"		-----	34.00	EA	86.82	2,951.88
REDUCER KATELLA GRAY-DARK ASH / WOODRIFT GRAY 94"		-----	4.00	EA	74.40	297.60
END CAP KATELLA GRAY-DARK ASH / WOODRIFT GRAY 94"		-----	4.00	EA	74.40	297.60
ROPPE 4" .080 COVE 123 CHARCOAL BASE 4"		-----	1,200.00	LF	0.90	1,080.00

04/25/23
 Sales Representative(s):
 STEPHANIE YORK

2:00PM
 Material: 16,357.27
 Service: 30.00
 Misc. Charges: 0.00
 Sales Tax: Exempt
 Misc. Tax: 0.00



QUOTE TOTAL: \$16,387.27

ES315833

ESTIMATE

Sold To	Ship To
KLINE, KEVIN 31186 SEEVIEW ROCKY MOUNT, MO 65072 Home: Business: 440-665-4399	

Order Date	Purchase Order	Order Number
04/25/23	CITY OF LAKE OZARK (C)	ES315833

Style/Item	Color/Description	Size	Quantity	Units	Price	Total
CYRUS - KATELLA ASH 7.13X48.03 (23.77 SF PER BOX) - (STOCK)	GRAY-DARK	-----	3,613.04	SF	3.60	13,006.94
TMOLD KATELLA ASH / WOODRIFT GRAY 94"	GRAY-DARK	-----	31.00	EA	74.40	2,306.40
STAIR NOSE KATELLA ASH/WOODRIFT GRAY 94"	GRAY-DARK	-----	34.00	EA	86.82	2,951.88
REDUCER KATELLA ASH / WOODRIFT GRAY 94"	GRAY-DARK	-----	4.00	EA	74.40	297.60
END CAP KATELLA ASH / WOODRIFT GRAY 94"	GRAY-DARK	-----	4.00	EA	74.40	297.60
ROPPE 4" .080 COVE BASE 4'	123 CHARCOAL	-----	1,200.00	LF	0.90	1,080.00

Sales Representative(s):
 STEPHANIE YORK

Material: 20,223.22
 Service: 30.00
 Misc. Charges: 0.00
 Sales Tax: Exempt
 Misc. Tax: 0.00

QUOTE TOTAL: \$20,253.22

