



RECEIVED  
CASS COUNTY COMMISSION

SEP 28 2020

MEMORANDUM

**Highway  
Department**

Jason Benson, P.E.  
County Engineer

Thomas B. Soucy, P.E.  
Deputy County Engineer

Blaine Laaveg  
Superintendent

TO: Cass County Commission

FROM: Jason Benson, Cass County Engineer *JJB*

DATE: September 24, 2020

SUBJECT: Consent Agenda Item for October 5, 2020 Commission Meeting: Davenport shop addition

---

The Highway Department has received two quotes to construct a new addition to be built at 85 1st Ave in Davenport. These quotes were received in coordination with Building and Grounds Supervisor Gene Gartner. We are requesting to accept the low bid from RJS Building Systems, INC. for approximately \$111,965.00. This quotation excludes electrical, pre-site preparation, and other miscellaneous variables. We are awaiting the final documents for the property purchase and once we receive those, we are asking for the approval of the building addition.

**SUGGESTED MOTION:** AUTHORIZE CHAIRPERSON TO APPROVE THE QUOTE FROM RJS BUILDING SYSTEMS, INC. FOR \$111,965.00 PENDING CASS COUNTY'S CLOSING ON THE PROPERTY AT 85 1<sup>ST</sup> AVE IN DAVENPORT.

J:\Admin-Eng\Commission Corrsp\2020 Commission Correspondence\Agenda Memo Davenport Shop Addition.docx

1201 Main Avenue West  
West Fargo, North Dakota  
58078-1301

701-298-2370  
Fax: 701-298-2395



# PURCHASE ORDER

PAGE: 1  
 P.O. NO.: 144974  
 DATE: 10/01/20

N.D. Sales Tax Exempt No. E-3009

RJS BUILDING SYSTEMS INC.  
 417 38TH ST SW SUITE C  
 FARGO, ND 58104

SHIP TO: CASS COUNTY GOVERNMENT  
 COUNTY ENGINEER  
 1201 WEST MAIN AVENUE  
 WEST FARGO, ND 58078

| VENDOR NO. |              | 11932              |                          |            |               |
|------------|--------------|--------------------|--------------------------|------------|---------------|
| DELIVER BY | SHIP VIA     | F.O.B.             | TERMS                    |            |               |
| 10/01/20   |              |                    | NET                      |            |               |
| CONFIRM BY |              | CONFIRM TO         | REQUISITIONED BY         |            |               |
|            |              | HALLAND, SHARI K   | JASON BENSON             |            |               |
| FREIGHT    | CONTRACT NO. | ACCOUNT NO.        | PROJECT                  |            |               |
|            |              | 211-4001-431.72-01 | RJ                       |            |               |
|            |              |                    | REQ. NO.                 |            |               |
|            |              |                    | REQ. DATE                |            |               |
|            |              |                    | 10/01/20                 |            |               |
| LINE NO.   | QUANTITY     | UOM                | ITEM NO. AND DESCRIPTION | UNIT COST  | EXTENDED COST |
| 1          | 1.00         | EA                 | DAVENPORT SHOP REMODEL   | 11965.0000 | 111965.00     |
|            |              |                    | SUB-TOTAL                |            | 111965.00     |
|            |              |                    |                          |            | 111965.00     |

AUTHORIZED BY \_\_\_\_\_ COUNTY OFFICIAL

# RJS BUILDING SYSTEMS INC.

417 38th Street SW,  
Suite C.  
FARGO, ND. 58104

Phone 701-277-5077  
Fax 701-277-5077  
Cell Phone 218-790-8550  
Email [rjs@ideaone.net](mailto:rjs@ideaone.net)

September 24, 2020

Gene Gartner  
Maintenance Supervisor  
211 9<sup>th</sup> St. Fargo, ND 58103

RE: Proposed new 50' x 50' x 18' single slope metal building.

Gene,  
RJS Building Systems is pleased to quote you a price on your new building project. All specifications and pricing are provided below. These are numbers based on information provided by the owner. Price may change due to code issues, architectural and engineering designs.

**Sitework:**

By others

**Concrete/Foundation Design**

By others

**Building Design Data:**

50'x 50' x 18' pre-engineered metal building. (2,500 sq. ft.) 1/2:12 roof pitch. Single slope roof.

M.B.M.A. certified / IBC 2015 codes exposure "B"

Bay Spacing: (2) @ 25'-0"

20# live load / 115 MPH wind rating / 50# ground snow load /35# roof snow load.

26 ga. screw down roof galvalume

26 ga. PBR wall panel. (Standard color chart).

50'-0" of commercial gutter with 2- downspouts.

(1) 3070 exit walk door opening.

(2) 16'x 14' framed opening for overhead door.

(1) 8'x 8' framed opening for overhead door.

**Thermal & Moisture Protection:**

Roof: unfaced fiberglass 9" cavity fill + 3' over purlins (R-40)

Walls: unfaced fiberglass 8" cavity fill. (R-30)

**Doors & Windows:**

(1) 3070 pre-assembled insulated metal walk door system with closure and mortise hardware.

(2) 16'x 14' commercial insulated overhead door with operators.

(1) 8'x 8' insulated overhead door. Manual operation.

**Plumbing**

By others

**Electrical**

By others

**Mechanical**

**RJS BUILDING SYSTEMS**  
**"OUR BUSINESS IS BUILDING YOURS"**

By others

Does not include:

Permits, architectural fees, inspection fees, concrete, concrete engineering, soil testing if needed, plumbing, heating and mechanical.

Anything not listed in this contract is not included.

Preliminary drawings:

*It is the owner's responsibility to verify all window and door locations.*

*It is the owner's responsibility to verify all main frame locations and clearances.*

*Engineered stamped drawings from metal building manufacture are included.*

*Anchor bolt layout drawings are provided by building manufacture.*

*All reactions and schematics are provided by the metal building manufacture for concrete design.*

*It is the owner's responsibility to have a staging site to unload and properly store building package once delivered to jobsite.*

*It is the owner's responsibility to provide electrical power to the jobsite.*

*All material is guaranteed as specified. We propose to erect and install all materials listed above in a workmanship like manner according to standard practices, including tax & freight for the sum of (\$84,965.00) Eighty four thousand nine hundred sixty five dollars.*

*Any alteration or deviations from the specifications stated involving extra cost will be executed upon written orders, and will become an extra charge over and above the estimate. All other agreements are contingent upon strikes, accidents, or delays beyond our control. Owner shall carry fire, tornado and all other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.*

*Payment: Monthly progress payments. Down payment to order building required.*

*Bid good for 30 days*

*Acceptance of proposal*

Owners signature \_\_\_\_\_ Date: \_\_\_\_\_

Contractors Signature     *Pat Fremmel*     Date:     *9-24-2020*    

*Alternate:*

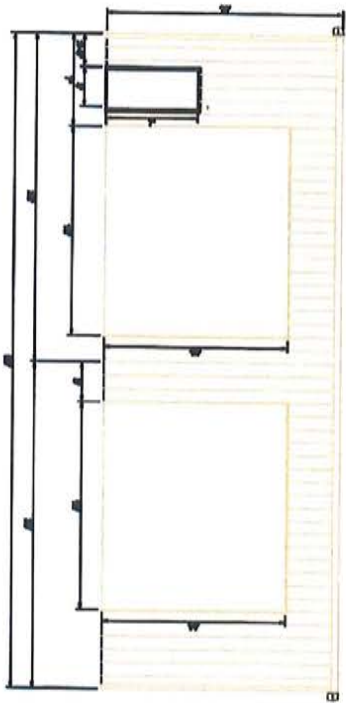
*10'x 20'x10' enclosed alley way between new and existing building add: \$12,900.00*

*Concrete estimate: Frost free footing and walls \$27,000.00  
6" Driveway/aprons SF. \$5-6.00 (estimate)*

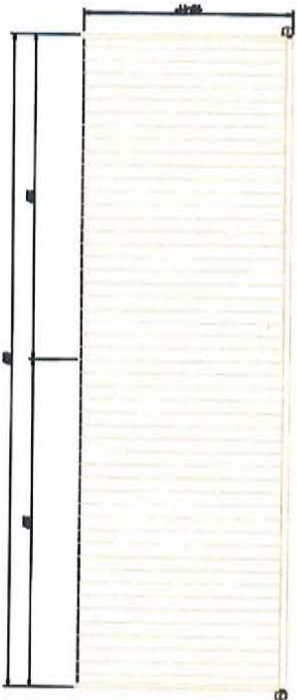
**RJS Building Systems, Inc.**  
 417 36th St. SW Suite C  
 Fargo, ND 58103

Construction of exterior, square, 14'x14'

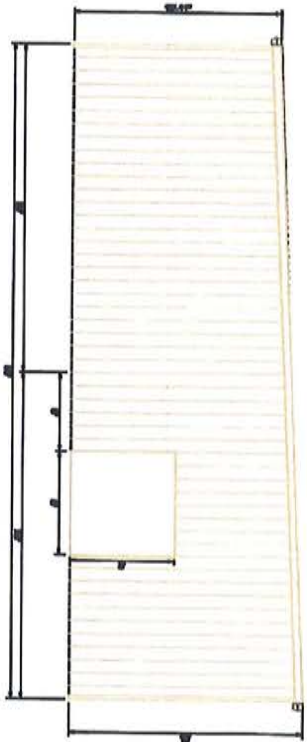
**Front Wall**



**Back Wall**



**Left Wall**



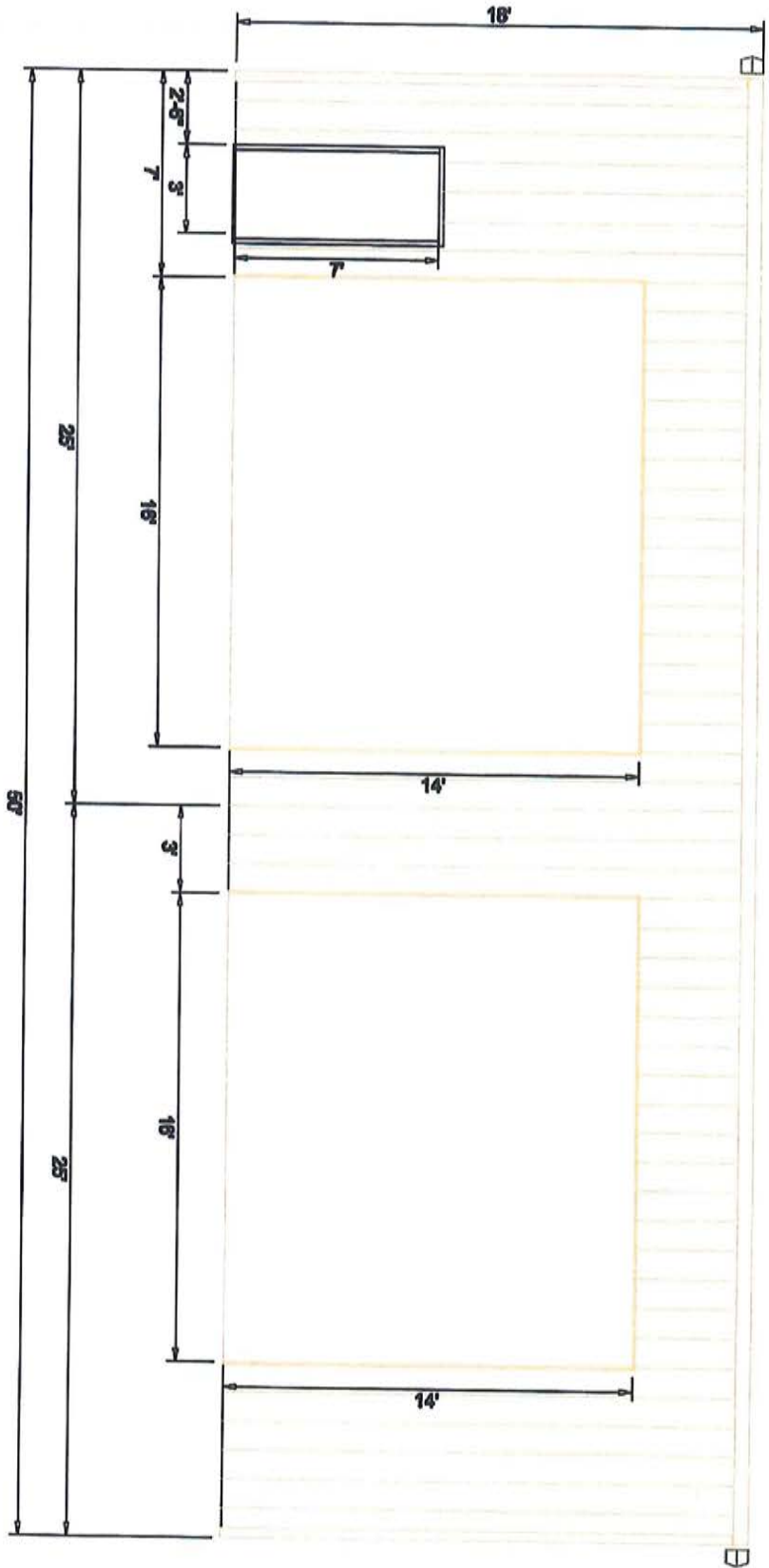
**Right Wall**



ARCHITECTURAL - (A) Cass County Highway Dept.

|                   |  |                                       |  |   |  |
|-------------------|--|---------------------------------------|--|---|--|
|                   |  |                                       |  | 8000 SOUTH INTERSTATE 35<br>OKLAHOMA CITY, OK 73149<br>(405) 833-1013 |  |
| CONTRACT NO. 2004 |  | DRAWING NO. 2004                      |  | CONTACT: OASIS/MS   |  |
| PROJECT NO. 2004  |  | DATE: 2004                            |  | Customer: Cass County<br>Department:                                  |  |
| DRAWING TITLE:    |  | <input type="checkbox"/> Outside      |  | <input type="checkbox"/> For Construction Permit                      |  |
| DRAWING NO. 2004  |  | <input type="checkbox"/> For Approval |  | <input type="checkbox"/> For Final Installation                       |  |

RJS Building Systems, Inc.  
 417 36th St. SW Suite C  
 Fargo, ND 58103

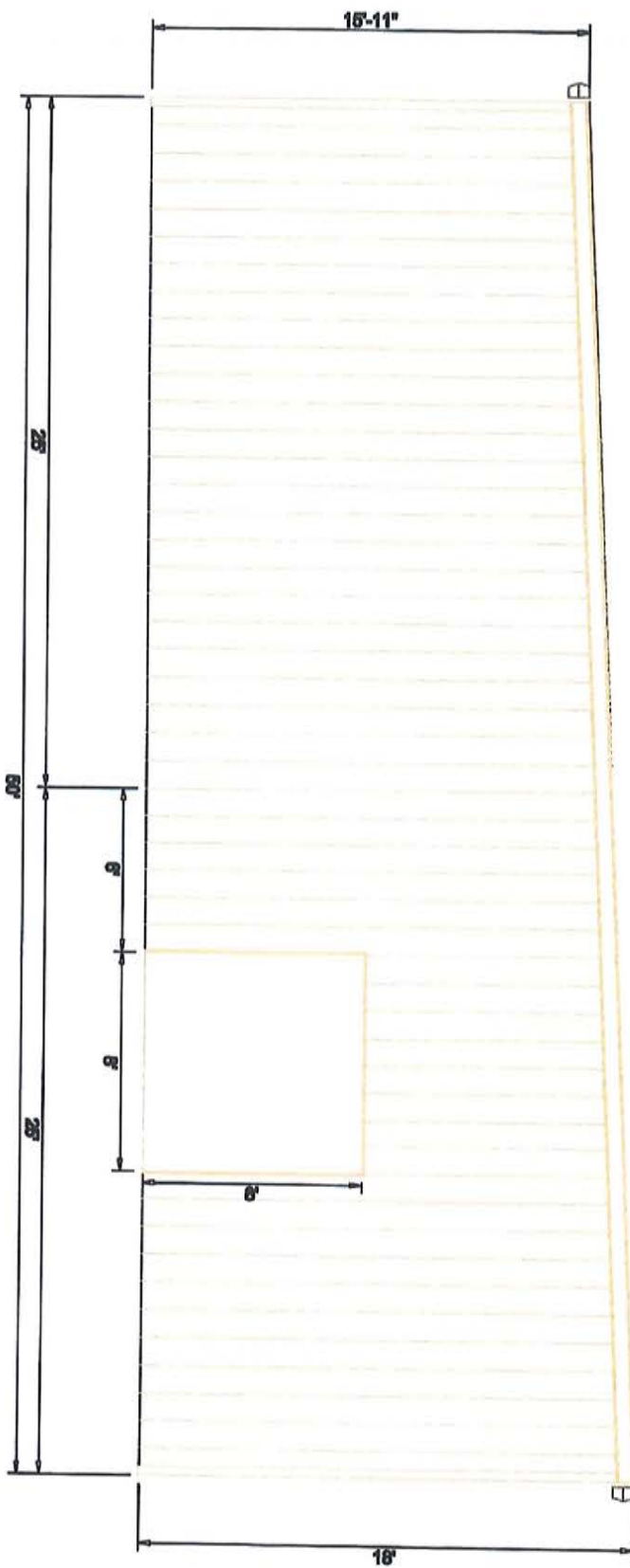


FRONT ARCHITECTURAL - (A) Cass County Highway Dept.

|   |   |
|---|---|
|   | The information and design shown on this drawing are the property of MBMP and shall remain confidential. The user of this drawing shall not be held responsible for any errors or omissions.                  |
|   | <b>MBMP</b><br>Mechanical Building Products   |
| <b>STAR</b><br>BUILDING SYSTEMS   | 8600 SOUTH INTERSTATE 35<br>OKLAHOMA CITY, OK 73148<br>(405) 636-3010   |
| <b>Supplier:</b><br>RJS Building Systems, Inc.<br>417 36th Street SW<br>Fargo, ND 58103 | <b>Customer:</b><br>Cass County<br>Devils Lake, ND  |
| <b>Contract:</b><br>EXMTH 008   | <b>Ordering Station:</b><br><input type="checkbox"/> Ballhook<br><input type="checkbox"/> For As-built<br><input type="checkbox"/> For Construction Permit<br><input type="checkbox"/> For Final Installation |
| <b>Project:</b><br>Cass County Highway Dept.  | <b>Drawn by:</b><br>J. Smith  |
| <b>Date:</b><br>12-1-03   | <b>Scale:</b><br>1/4" = 1'-0"   |

R/S Building Systems, Inc.  
 417 30th St. SW Suite C  
 Fargo, ND 58103

Order: 10/10/2010 10:00:00 AM



LEFT ARCHITECTURAL - (A) Cass County Highway Dept.

|  |  |  |  |
|--|--|--|--|
|  |  | 8600 SOUTH INTLNG STATE SS<br>OKLAHOMA CITY, OK 73114<br>(405) 635-2010  |  |
| <b>Supplier</b><br>R/S Building Systems Inc<br>417 30th Street SW<br>Fargo, ND 58103 | <b>CONTACT</b><br>COLBY One  | <b>Customer</b><br>Cass County<br>Deverport ND   |  |
| <input type="checkbox"/> Grounding Studs<br><input type="checkbox"/> Dr. Approval    | <input type="checkbox"/> Dr. Installation Permit<br><input type="checkbox"/> Dr. Doctor Installation | <b>MBMA</b><br><small>The MBMA is a national trade association representing the interests of manufacturers and installers of metal building systems. It is the only organization in the world that represents both the manufacturer and installer of metal building systems. MBMA is committed to providing the highest quality products and services to its members and the industry.</small> |  |

# PFAU

STEEL BUILDING SYSTEMS, INC  
CONSTRUCTION, INC.  
800 38<sup>th</sup> St NW  
FARGO, ND 58102  
PHONE 701-261-4580 FAX 701-282-3774

ATTN: Gene  
Cass County Highway  
Davenport, ND.

50' x 50' x 18' sidewalls 1/2 /12 pitch, screw-down roof  
1 = walk door includes hardware  
2 = 16' x 14' OH's, insulated, motors and 2 windows in each  
1 = 8' x 8' OH, insulated, no motor, no windows  
50' of rain-gutter includes downspouts  
Roof = 9" between purlins + 3" over roof, poly, liner panel and screws = R-40  
Sides = 9" between girts, poly, liner panel, screws and trim = R-30

Total price for materials, tax, freight and labor ===== \$ 86,922.00

Add 10' x 20' x 10' high breezeway between buildings with 2" faced insulation over roof cut 1 - 8' x 8' opening  
into the pole barn =====Add = \$ 14,400.00

Concrete Estimate  
4' walls, floor and Styrofoam around \$33,000.00  
Footings and slab around \$27,000.00  
Driveways run around \$5.50 SQFT

Don Pfau

Pfau Construction Inc.