

SPECIAL MEETING AGENDA

GREENWOOD TOWNSHIP

BOARD OF SUPERVISORS

May 19, 2025 at 6:00 P.M.

Called by vote at the May 13, 2025 Board of Supervisors Meeting.

The purpose of this Meeting

1. To review the Bids for Reroofing the Town Hall and attached buildings.
2. Determine if Jeff Maus has returned all equipment and paperwork.

GREENWOOD TOWNSHIP RE-ROOF PROJECT

Bidder Responsibilities:

To verify all quantities.

To provide new metal flashings where applicable.

To provide standard material warranty, minimum 30 year.

Provide all installation accessories.

Provide a certificate of insurance for workman's compensation and liability coverage naming Greenwood Township and all Officers and Supervisors as additional insured. Liability coverage to be minimum of \$1.5 million.

Remove and properly dispose of all existing shingles, underlayments, miscellaneous metal flashings, nails etc. and leave the site in a clean and neat fashion.

Provide a minimum of 1% of shingles for attic stock to be turned over to the owner upon completion.

SHINGLES:

- Manufactures: GAF Timberline HD series
Other acceptable: Certainteed / Atlas / Tamko / Owens Corning
- Asphalt coated shingles Mineral granule surfaced, complying with ASTM D3462/D3462M Class A Fire Resistance.
- Wind Resistance: Class F
- Warranted Wind Speed: Not less than tested wind resistance.
- Alge Resistant.
- Self-Sealing type.
- Style: Staggered edge butt.

- Warranty Minimum 30 year material warranty.
- Color to be chosen from manufacturers standard color spectrum.

EAVE PROTECTION:

- Self-adhering polymer modified asphalt sheet complying with ASTM D1970/D1970M 40 ml total thickness with strippable treated release paper and Polyethylene sheet top surface.
- Acceptable manufacturers:
Grace Ice and Water Shield
Tamko Moisture Guard
Mirafi Miradri WIP
Or equal
- Underlayment Asphalt saturated organic roofing felt unperforated type 15

ACCESSORIES:

- Drip edge: Aluminum drip, color compatible with fascia
- Ridge Vent: GAF COBRA ridge vent or GAF COBRA Rigid Vent II or equal

INSTALLATION EAVE PROTECTION MEMBRANE:

- Install eave protection from eave edge to 4'0" up slope beyond interior face of wall.
- Install eave protection membrane in accordance with manufacturer's instructions
- At vent pipes install a 24" square piece of eave protection membrane lapping over roof deck underlayment sealed tightly to pipe.
- At rake edges install metal edge flashing over eave protection membrane and roof deck underlayment set tight to rake boards. Lap joints.
- At valleys center one layer of eave protection membrane on the valley. Add an additional full row on each side of centered layer.

INSTALLATION SHINGLES:

- Install shingles in accordance with manufacturers specifications

- Provide double course of shingles at eaves
- Extend shingles $\frac{3}{4}$ inch beyond fascia boards
- Extend shingles $\frac{1}{2}$ inch beyond rake edge
- Extend shingles on both slopes across valley in aa weave pattern and fasten. Extend shingles at least 12 inches across centerline of valley, lapping alternate sides in a woven valley pattern.
- At ridges install ridge shingles over ridge vent material maintaining a 5-inch exposure.
- Complete installation to provide a weathertight service

COMPLETION:

- Bidder agrees to complete all work by August 31, 2025.
- Liquidated damages in the amount of \$100 per day will be assessed for any time beyond August 31, 2025.

GREENWOOD HALL REROOFING BIDS

May 13, 2025

	Vermillion Roofing Tower, MN	APR, Inc. Hutchinson, MN	All Slopes Roofing Buhl, MN	Justin Renner Custom Solutions Embarrass, MN
Base Bid A	\$107,500	\$56,460	\$65,000	\$58,792
Alternate Bid 1	\$51,000	\$27,235	\$26,700	\$26,600
Alternate Bid 2	\$34,500	\$18,820	\$27,000	\$22,100
Alternate Bid 3	\$22,000	\$10,900	\$12,000	\$13,000

clerk@greenwoodtownshipmn.com

From: mike@lencienterprises.com
Sent: Thursday, May 15, 2025 11:35 AM
To: clerk@greenwoodtownshipmn.com
Cc: Loisroskoski@gmail.com
Subject: Roofing project

I have reviewed the bids for the roof replacement

One discrepancy that was apparent was the pricing of the individual sections by the low bidder Asset Protection. They flipped the firehall with the cold storage building (cold storage @ \$27,235 should read \$10,900 and Fire Hall should read \$27,235)

If you are going to award the whole project this will not be a factor in the cost however if you choose not to do the cold storage you could force the issue to get the firehall at \$10,900 (I would not recommend this)

The local contractor from Embarrass is only \$2,332.00 above the lowest bidder from Hutchinson (something you may consider Local Labor)

When you send a letter to award you must ask for submittal documents on the shingles (along with color selection possibilities) Accessories (drip edge etc) , underlayment, and ice and water shield

Also spec did call for an insurance Certificate with 1.5 Million minimum coverage and naming Greenwood Township and All officers and supervisors as additional insured

You may ask Couri if there is a contract form you should follow

Vermilion Roofing was not considered due to Cost as was All Slopes

These are my comments

Thanks

Mike



Mike Ralston

Lenci Enterprises Inc.

PO Box 6 905 S 2nd Ave

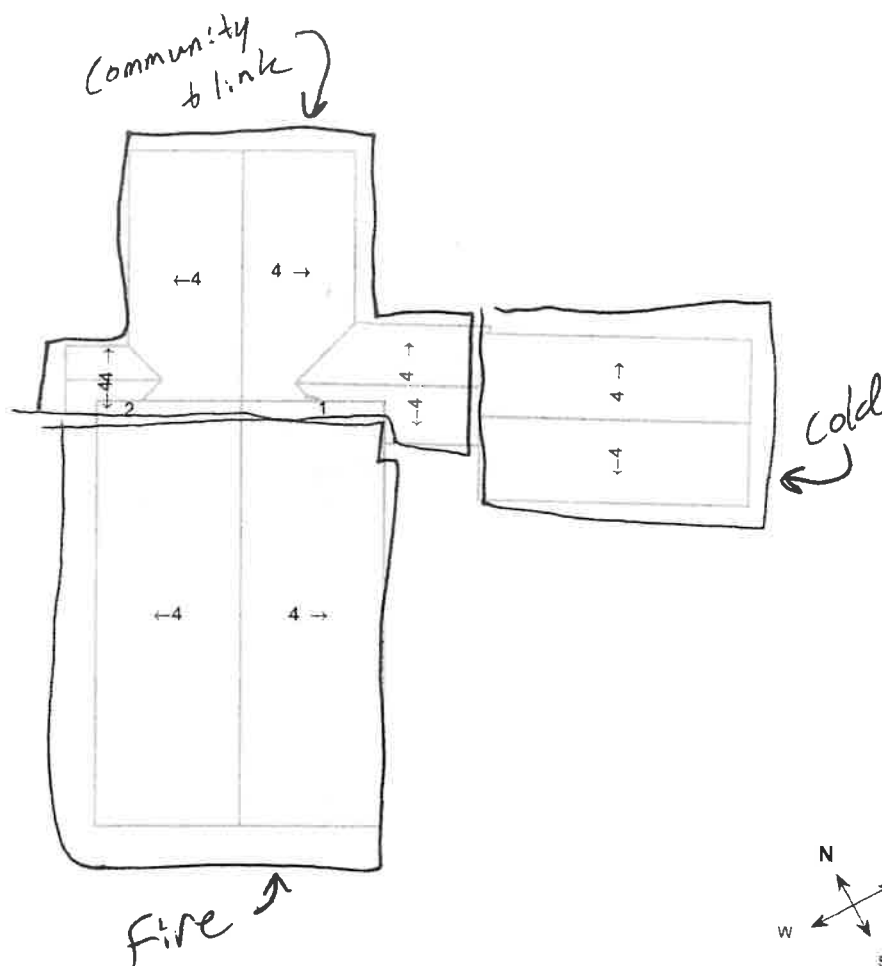
Virginia MN 55792

218 741 3482

It's a good Day for a Good Day

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 4/12



Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

clerk@greenwoodtownshipmn.com

From: mike@lencienterprises.com
Sent: Thursday, May 15, 2025 11:36 AM
To: clerk@greenwoodtownshipmn.com
Cc: Loisroskoski@gmail.com
Subject: FW: Greenwood Town Hall
Attachments: GreenwoodTH.pdf

See attached confirmation of bid correction for the APR bid

From: Justin Wendlandt <justin@contactapr.com>
Sent: Thursday, May 15, 2025 10:18 AM
To: Jessica Platisha <jessica@contactapr.com>; mike@lencienterprises.com
Subject: RE: Greenwood Town Hall

Hello,

My apologies see attachment to confirm the areas. The corrected amounts per area, if correct in attachment are as follows.

The Firehall building is the larger and higher building facing west with 3 OH doors on the end wall and the Greenwood Township sign ~~\$10,900~~ Correct amount \$27,235.

The community building and link is directly behind the firehall \$18,820. Correct amount \$18,820.

The cols storage building is the garage connected to the office with 2 OH doors and 1 walk door ~~\$27,235~~ Correct amount \$10,900.

Thank You,

Justin Wendlandt

Co Owner

Cell (320) 552-3077

Office (320)484-7663



20377 HWY 15 N Hutchinson MN 55350



From: Jessica Platisha <jessica@contactapr.com>
Sent: Thursday, May 15, 2025 8:49 AM
To: Justin Wendlandt <justin@contactapr.com>
Subject: Fw: Greenwood Town Hall
Importance: High

Get Outlook for iOS

From: mike@lencienterprises.com <mike@lencienterprises.com>
Sent: Thursday, May 15, 2025 8:26 AM
To: Jessica Platisha <jessica@contactapr.com>
Subject: Greenwood Town Hall

On behalf of the Greenwood Town Board I have been asked to review the bids provided for re-roofing the township buildings
Please clarify the alternate bids and the corresponding pricing and clarify if the numbers correspond to the proper building

The Firehall building is the larger and higher building facing west with 3 OH doors on the end wall and the Greenwood Township sign \$10,900
The community building and link is directly behind the firehall \$18,820
The cols storage building is the garage connected to the office with 2 OH doors and 1 walk door \$27,235



Mike Ralston
Lenci Enterprises Inc.
PO Box 6 905 S 2nd Ave
Virginia MN 55792
218 741 3482

It's a good Day for a Good Day

GREENWOOD TOWNSHIP RE-ROOF

BID FORM

TO: Greenwood Township

Attn: Clerk

3000 County Road 77, Tower MN 55790

TOWNSHIP COMMUNITY BUILDING AND FIRE HALL REROOF

Date 05/17/2025

SUBMITTED BY

Bidders Full Name Justin Renner Custom Solutions
Legal Address 7391 Pike Rd
City, State, Zip Embarrass, MN 55732
Email jrcsmn20@gmail.com
Contact Name Justin Renner

Base Bid A:

Having examined the place of work and all matters concerning the project the undersigned hereby offer into a contract to perform the work for complete re-roofing of the Township Hall / Community Room / Office Link / Cold Storage Building for the sum of:

Fifty Eight Thousand seven hundred dollars (\$ 58,792
and ninety-two

Due to funding constraints the Township may be required to only complete portions of the project.

Alternate Bid 1:

Complete all requirements to complete re-roofing of the Firehall Building Only for the sum of:

twenty six thousand six hundred dollars (\$ 26,600)

Alternate Bid 2:

Complete all requirements to complete re-roofing of the Community Room and the Office link
Only for the sum of:

Twenty two thousand one hundred dollars (\$ 22,100)

Alternate Bid 3:

Complete all requirements to complete re-roofing of the Cold Storage Building Only for the sum
of:

Thirteen Thousand dollars (\$ 13,000)

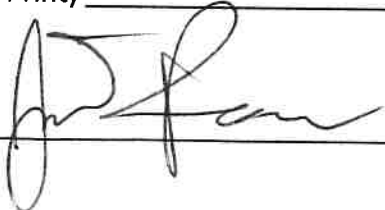
By submitting this bid the Bidder agrees to complete all work accepted by August 31, 2025.

By submitting this bid the Bidder understands the owner reserves the right to reject any and all
bids, and to waive any informalities and irregularities in the Bids received, and to accept the bid
which, in the owner's judgement, is in the best interest of the Township.

Bidders Signature:

Buy signing below the Bidder acknowledges he has reviewed the documents, visited the site,
and will agree to enter into a contract with Greenwood Township.

Bidder Full Name (Please Print) Justin Renner

Authorized Signature 

Title Owner

Owens Corning Platinum

Preferred 50 year
warranty

All materials exceeds bid
requirements

GREENWOOD TOWNSHIP RE-ROOF

BID FORM

TO: Greenwood Township

Attn: Clerk

3000 County Road 77, Tower MN 55790

TOWNSHIP COMMUNITY BUILDING AND FIRE HALL REROOF

Date May 13 2025

SUBMITTED BY

Bidders Full Name Vermillion Roofing

Legal Address 502 Main Street

City, State, Zip Tower MN 55790

Email vermillionroofing@gmail.com

Contact Name Bryan Tankersley

Base Bid A:

Having examined the place of work and all matters concerning the project the undersigned hereby offer into a contract to perform the work for complete re-roofing of the Township Hall / Community Room / Office Link / Cold Storage Building for the sum of:

one hundred seven thousand Five hundred dollars (\$ 107,500⁰⁰)

Due to funding constraints the Township may be required to only complete portions of the project.

Alternate Bid 1:

Complete all requirements to complete re-roofing of the Firehall Building Only for the sum of:

Fifty one thousand dollars (\$ 51,000⁰⁰)

Alternate Bid 2:

Complete all requirements to complete re-roofing of the Community Room and the Office link
Only for the sum of:

Thirty Four thousand dollars (\$ 34,500⁰⁰)

Alternate Bid 3:

Complete all requirements to complete re-roofing of the Cold Storage Building Only for the sum
of:

Twenty two thousand dollars (\$ 22,000⁰⁰)

By submitting this bid the Bidder agrees to complete all work accepted by August 31, 2025.

By submitting this bid the Bidder understands the owner reserves the right to reject any and all
bids, and to waive any informalities and irregularities in the Bids received, and to accept the bid
which, in the owner's judgement, is in the best interest of the Township.

Bidders Signature:

Buy signing below the Bidder acknowledges he has reviewed the documents, visited the site,
and will agree to enter into a contract with Greenwood Township.

Bidder Full Name (Please Print) Bryan Tankersley

Authorized Signature B-T

Title owner

* Installation of new plywood Decking \$100⁰⁰ per sheet.

GREENWOOD TOWNSHIP RE-ROOF

BID FORM

TO: Greenwood Township

Attn: Clerk

3000 County Road 77, Tower MN 55790

TOWNSHIP COMMUNITY BUILDING AND FIRE HALL REROOF

Date 5/12/2025

SUBMITTED BY

Bidders Full Name Asset Protection & Restoration Inc (dba APR Inc)

Legal Address 20377 Hwy 15 N

City, State, Zip Hutchinson, MN 55350

Email jessica@contactapr.com

Contact Name Justin Windlandt / Jessica Plattsha

Base Bid A:

Having examined the place of work and all matters concerning the project the undersigned hereby offer into a contract to perform the work for complete re-roofing of the Township Hall / Community Room / Office Link / Cold Storage Building for the sum of:

Fifty-six thousand four hundred sixty dollars dollars (\$ 56,460.00)

Due to funding constraints the Township may be required to only complete portions of the project.

Alternate Bid 1:

Complete all requirements to complete re-roofing of the Firehall Building Only for the sum of:

Ten thousand nine hundred dollars ~ zero cents dollars (\$ 10,900.00)

Alternate Bid 2:

Complete all requirements to complete re-roofing of the Community Room and the Office link
Only for the sum of:

one hundred eighty-one thousand eight hundred twenty dollars (\$ 18,820.00)
zero cents

Alternate Bid 3:

Complete all requirements to complete re-roofing of the Cold Storage Building Only for the sum
of:

twenty-seven thousand two hundred thirty-five zero dollars (\$ 27,235.00)
cents

By submitting this bid the Bidder agrees to complete all work accepted by August 31, 2025.

By submitting this bid the Bidder understands the owner reserves the right to reject any and all
bids, and to waive any informalities and irregularities in the Bids received, and to accept the bid
which, in the owner's judgement, is in the best interest of the Township.

Bidders Signature:

By signing below the Bidder acknowledges he has reviewed the documents, visited the site,
and will agree to enter into a contract with Greenwood Township.

Bidder Full Name (Please Print) Jessica Platisha

Authorized Signature Jessica Platisha

Title Chief Operating Officer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/23/2025

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 Kelly Kurth Insurance Services LLC 100 Washington Ave E, Ste B Hutchinson MN 55350		CONTACT NAME: Kelly Kurth PHONE (A/C, No, Ext): (320) 587-1177 E-MAIL: kkurth@aibme.com ADDRESS: kkurth@aibme.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: ACUITY A MUT INS CO	
		INSURER B: Berkley Specialty Insurance Company	
		INSURER C: Crum & Forster Insurance	
		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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		CGL 0212938 - 21	01/01/2025	01/01/2026	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
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		Z74228	06/09/2025	06/09/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		SEO-134866	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
	<input type="checkbox"/> 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 <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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)

CERTIFICATE HOLDER**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

Kelly Kurth

GREENWOOD TOWNSHIP RE-ROOF

BID FORM

TO: Greenwood Township

Attn: Clerk

3000 County Road 77, Tower MN 55790

TOWNSHIP COMMUNITY BUILDING AND FIRE HALL REROOF

Date 05/05/2025

SUBMITTED BY

Bidders Full Name All Slopes Roofing
Legal Address 214 Sharon St
City, State, Zip Buhl MN 55713
Email allslopesroofing@aol.com
Contact Name David Johnson

Base Bid A:

Having examined the place of work and all matters concerning the project the undersigned hereby offer into a contract to perform the work for complete re-roofing of the Township Hall / Community Room / Office Link / Cold Storage Building for the sum of:

Sixty Five thousand dollars (\$ 65,000.00)

Due to funding constraints the Township may be required to only complete portions of the project.

Alternate Bid 1:

Complete all requirements to complete re-roofing of the Firehall Building Only for the sum of:

Twenty six thousand seven hundred dollars (\$ 26,700.00)

Alternate Bid 2:

Complete all requirements to complete re-roofing of the Community Room and the Office link
Only for the sum of:

(with EPDM on low sloped area) Twenty seven thousand dollars (\$ 27,000.00)

Alternate Bid 3:

Complete all requirements to complete re-roofing of the Cold Storage Building Only for the sum
of:

Twelve thousand dollars (\$ 12,000.00)

By submitting this bid the Bidder agrees to complete all work accepted by August 31, 2025.

By submitting this bid the Bidder understands the owner reserves the right to reject any and all
bids, and to waive any informalities and irregularities in the Bids received, and to accept the bid
which, in the owner's judgement, is in the best interest of the Township.

Bidders Signature:

Buy signing below the Bidder acknowledges he has reviewed the documents, visited the site,
and will agree to enter into a contract with Greenwood Township.

Bidder Full Name (Please Print) All Slopes Roofing

Authorized Signature David Johnson

Title Owner/President

All Slopes Roofing

Po Box 457, Buhl MN 55713
License #: RR738997



Inspection Report

Date: 05/01/2025 To: Greenwood
Township

From: All Slopes Roofing INC.
PO Box 457
Buhl, MN 55713

Address of inspected property:

Overview: Project consists of 3 different Buildings,
1. Firehall building 2. Community Room and Office Link
3. Cold Storage building. Community Room has Kitchen Fans
on roof that will require custom made Flashing to seal
curbs for Kitchen Fans. Community room and office link
has a roof area that is uncommonly Flat, EPDM suggested.

Findings: Fascia on all 3 buildings is not Fully covered at
the top by the roofs drip edge in multiple places.
South side of office link roof under eave of Firehall roof
is low sloped (2:12 pitch)

Recommendations Install new drip edge with a wider 1 1/4" inch
Face to properly cover the top of Fascia Metal on all buildings.
Remove the first 3 to 5 courses of siding on Firehall where
office link roof meets Firehall wall. Install 60 mil Fire
retardant EPDM on low sloped portion of office link roof.
Adhere EPDM a minimum of 12 inches up Firehall wall and
reinstall first 3 to 5 courses of siding over EPDM on wall

Approximate cost: N/A \$ N/A

Thank you for your business!

