CITY OF CHARLESTON
West Virginia

Council Member – 12th WARD

Joseph Jenkins
839 Gordon Drive
Charleston, West Virginia 25303
304-575-9202
joseph.jenkins@cityofcharleston.org

Finance Committee, Chair
Parking Committee, Chair
Ordinance and Rules Committee

AGENDA
FINANCE COMMITTEE MEETING
Monday, September 15, 2025
6:30 PM
AV ROOM #308, CITY HALL, CHARLESTON, WV
AVAILIABLE TO VIEW VIA LIVESTREAM AT https://charlestonwv.civicclerk.com/web/home.aspx

I. DISCUSSION:

a. Approval of Previous Minutes 9-2-2025

II. RESOLUTIONS:

a. Resolution No. 25-085 – Authorizing the Mayor or City Manager to purchase 3 new Ford Ranger trucks from Stephens Auto Center for Public Grounds and Parking.

b. Resolution No. 25-086 - Authorizing the Mayor or City Manager to enter into a contract with Buckeye Construction and Restoration for various repairs of the six City-owned parking garages.

c. Resolution No. 25-087 - Authorizing settlement of a pending disputed claim against the City, by Steven Lee with associated claim number WV1542025026403.

d. Resolution No. 25-088 - Authorizing approval of Amendment No. 2 of the FY 2025-2026 General Fund Budget.

e. Resolution No. 25-089 - Authorizing the Mayor or City Manager to enter into a contract with SQP Construction Group, Inc. for repairs and improvements to various City sidewalks and ADA ramps.

f. Resolution No. 25-090 - Authorizing the Mayor or City Manager to enter into a contract with Persinger and Associates to renovate multiple fire stations for the Charleston Fire Department.

***Meetings may be recorded and broadcast via internet https://charlestonwv.civicclerk.com**

MINUTES
FINANCE COMMITTEE MEETING
6:30 P.M., SEPTEMBER 2, 2025
AV ROOM #308, CITY HALL

Joseph Jenkins, Chair, called the meeting of the Charleston City Council Committee on Finance to order at 6:30 p.m., September 2, 2025.

A silent roll was taken by the Clerk and a quorum was established. The following committee members were present:

Joseph Jenkins, Chair
Brent Burton, Vice Chair
Becky Ceperley
Mary Beth Hoover
Larry Moore
Chad Robinson
Shawn Taylor

Absent:

Other Councilmembers present:
Harper Gardner
Chelsea Steelhammer
Emmett Pepper
Joe Solomon
Chelsea Steelhammer

I. DISCUSSION:

a. Approval of Previous Minutes - Councilmember Burton asked for unanimous consent to dispense with the reading of the minutes for the August 18, 2025 meeting and that they be approved as distributed. There were no objections, and the minutes were approved.

II. RESOLUTIONS:

a. Resolution No. 25-081 – Authorizing the Mayor or City Manager to enter into a five-year software renewal agreement for a point-of-sale ("POS") subscription service from Clover Sport for the Charleston Coliseum and Convention Center ("CCCC") in the amount of $44,328 in the first year, and approximately $37,500 in years two through five, where the CCCC already owns Clover POS equipment and the remaining equipment will be provided to the CCCC by Clover at no charge in exchange for this five-year software renewal.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a five-year software renewal agreement for a point-of-sale ("POS") subscription service from Clover Sport for the Charleston Coliseum and Convention Center ("CCCC") in the amount of $44,328 in the first year, and approximately $37,500 in years two through five.

City Manager Ben Mishoe added that it was determined that the current 7-year-old Point of Sale System was reaching the end of its life. The resolution will renew the current agreement for five years. The vendor will also provide all of the hardware necessary to run the system.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the affirmative, Chairperson Jenkins declared Resolution No. 25-081 approved.

b. Resolution No. 25-082 – Authorizing the Mayor or City Manager to purchase a crowd barrier system from Mountain Productions for the Charleston Coliseum and Convention Center in the amount of $50,125.00 pursuant to a competitive bid process.

   Be it Resolved by the Council of the City of Charleston, West Virginia:

   That the Mayor or City Manager is authorized to purchase a crowd barrier system from Mountain Productions for the Charleston Coliseum and Convention Center in the amount of $50,125.00 pursuant to a competitive bid process.

Mishoe added that the resolution is for a crowd barrier system for the Coliseum and convention Center. The current system is inefficient and does not meet industry standards.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the affirmative, Chairperson Jenkins declared Resolution No. 25-082 approved.

c. Resolution No. 25-083 – Authorizing the Mayor or City Manager to enter into a contract with Motorola Solutions, Inc. in the amount of $245,907.49 for the purchase and installation of security cameras at City-owned parks pursuant to a competitively sourced Sourcewell contract.

   Be it Resolved by the Council of the City of Charleston, West Virginia:

   That the Mayor or City Manager is authorized to enter into a contract with Motorola Solutions, Inc. in the amount of $245,907.49 for the purchase and installation of security cameras at City-owned parks pursuant to a competitively sourced Sourcewell contract.

Mishoe added that the Homeland Security Director worked with law enforcement to determine the needs of each City Park. The cameras operate on the system that is used in City Hall for seamless integration. He added that Danner Meadow was not on the list as it was currently undergoing renovations.

From the audience, Councilmember Pepper confirmed with Mishoe the number of cameras for each park. He asked what was the problem being solved with the addition of the cameras. The Mayor replied it was to protect the infrastructures that the City had invested into the parks as well as safety for citizens.

Councilmember Jenkins confirmed that ideally, all City parks would have cameras.

Councilmember Robinson asked if smaller, pockets parks would also be getting cameras. He requested that the park on South Park Road also get cameras.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the affirmative, Chairperson Jenkins declared Resolution No. 25-083 approved.

d. Resolution No. 25-084 – Authorizing the Mayor or City Manager to enter into a contract with T.W. Reed Construction in the amount of $158,750.00 for the purchase and installation of new tennis court lighting for Kanawha City Recreation Center pursuant to a competitive bid process.

   Be it Resolved by the Council of the City of Charleston, West Virginia:

   That the Mayor or City Manager is authorized to enter into a contract with T.W. Reed Construction in the amount of $158,750.00 for the purchase and installation of new tennis court lighting for Kanawha City Recreation Center pursuant to a competitive bid process.

Mishoe added that the resolution will replace all of the outdated lighting.

Councilmember Ceperley added that Ms. Schoenbaum left money to the Greater Kanawha Foundation for the courts. Chief of Staff, Matt Sutton replied that most of those funds might have been used during the last renovation of the courts, and that they will check on that.

Councilmember Burton moved to approve the Resolution. With members present recorded thereon as voting unanimously in the affirmative, Chairperson Jenkins declared Resolution No. 25-084 approved.

Councilmember Taylor asked Coliseum and Convention Center Director Patrick Leahy for a status update on the new seating installation. Leahy replied that the older seats had been removed and the installation of the mounting and rails for the new seats has begun. The project is on schedule.

Councilmember Burton motioned to adjourn the meeting.
Meeting adjourned.

Resolution No. 25-085

Introduced in Council:	Adopted by Council:
September 15, 2025	
Introduced by:	Referred to:
Joseph Jenkins	Finance

Resolution No. 25-085 – Authorizing the Mayor or City Manager to purchase three new Ford Ranger crew cab pickup trucks from Stephens Auto Center in the total amount of $104,667.00 pursuant to a competitively sourced statewide contract. Two of these are for Public Grounds and one is for Parking pursuant to FY 2026 budget.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to purchase three new Ford Ranger crew cab pickup trucks from Stephens Auto Center in the total amount of $104,667.00 pursuant to a competitively sourced statewide contract.

INSTRUCTIONS: This form must be submitted to the City Manager's Office for any purchase of materials or supplies costing **$5,000 or more**. A minimum of **3** quotes is required for this form.

CITY OF CHARLESTON

Purchase Request

Replacing Parking System truck 609 off FY 2025-2026 Budget

Date: 9/10/2025

To: CITY MANAGER,

I request permission to purchase the following materials and/or supplies: To purchase a new Ford Ranger crew Cab 4x4 off Stephens Auto Center

Purchase justification: This is on it's regular replacement schedule off the WV State Contract.

If approved, the total purchase price will be: $ 34,889.00

(Check One)

☐ The price is less than the $25,000 permitted for purchases without advertising for bids and needing approval from City Council. I have not purposefully split the purchase request to keep the purchase under the $25,000 threshold and have not favored a particular vendor. I have not shared competitive information with any vendor(s).

☐ The proposed vendor is a sole source provider for the materials/supplies requested. (Skip to **ITEM A** on page 2.)

I have contacted the following responsible vendors and have attached their written quotes for the requested item(s): (Minimum of 3 Quotes Required)

1. Stephens Auto Center — Price Quote: $ 34,889.00
2. _____ — Price Quote: $ _____
3. _____ — Price Quote: $ _____
4. _____ — Price Quote: $ _____
5. _____ — Price Quote: $ _____

The apparent low-bid vendor *meeting specifications* is: _____

AND

☐ The low-bid vendor is not delinquent on any financial obligations owed to the City of Charleston according to the City Collector's records, and I recommend authorizing the purchase through the low-bid vendor.

OR

☑ I recommend not contracting with the lowest bidder meeting specifications and instead recommend contracting with Stephens Auto Center because:

This is getting Purchased off the WV State Contract.

Additionally, the recommended vendor is not delinquent on any financial obligations owed to the City of Charleston according to the City Collector's records.

ITEM A (For Sole Source Procurements ONLY)

Explain what is unique about this vendor/brand and why your department must purchase this product:

_____

_____

_____

Identify at least 1 independent third party who has verified the vendor is a sole source for the item(s) requested to be purchased, and submit his/her written opinion regarding the vendor's sole source status:

(*Name & Phone Number*)_____

REQUESTOR'S DECLARATION

I declare that I have fully complied with the letter and intent of the City Code as it pertains to procurement and have exercised reasonable precaution to procure the item(s) requested above at the lowest price, consistent with good service and quality.

I also declare that I have no personal or business relationship with the listed vendor(s) that would be considered a conflict of interest, except as follows:

(List Actual, Potential, or Perceived Conflicts of Interest) _____

_____

Request Submitted By: Kevin Oxley Department: Equipment Maintenance

Is this purchase being paid with grant funds? ☐ Yes ☑ No

****

Funds Approval: _____ Date: _____
Authorized Financial Officer

Account Number: _____

City Manager Approval: _____ Date: _____

INSTRUCTIONS: This form must be submitted to the City Manager's Office for any purchase of materials or supplies costing **$5,000 or more.** A minimum of **3** quotes is required for this form.

CITY OF CHARLESTON

Purchase Request

To replace public grounds trucks 361 and 358.

Date: 08/28/2025

To: CITY MANAGER,

I request permission to purchase the following materials and/or supplies: To purchase 2 new Ford Rangers Crew Cab 4x4 from Stephens auto Center off the WV State Contract.

Purchase justification: These are on their replacement schedule and need replaced.

If approved, the total purchase price will be: $ 69,778.00

(Check One)

☐ The price is less than the $25,000 permitted for purchases without advertising for bids and needing approval from City Council. I have not purposefully split the purchase request to keep the purchase under the $25,000 threshold and have not favored a particular vendor. I have not shared competitive information with any vendor(s).

☐ The proposed vendor is a sole source provider for the materials/supplies requested. (Skip to **ITEM A** on page 2.)

I have contacted the following responsible vendors and have attached their written quotes for the requested item(s): (Minimum of 3 Quotes Required)

1. Stephens Auto Center — Price Quote: $ $34,889.00 x 2 ~~$69,778.00~~
2. _____ — Price Quote: $_____
3. _____ — Price Quote: $_____
4. _____ — Price Quote: $_____
5. _____ — Price Quote: $_____

The apparent low-bid vendor *meeting specifications* is: _____

AND

☐ The low-bid vendor is not delinquent on any financial obligations owed to the City of Charleston according to the City Collector's records, and I recommend authorizing the purchase through the low-bid vendor.

OR

☑ I recommend not contracting with the lowest bidder meeting specifications and instead recommend contracting with Stephens Auto Center because:

This is getting Purchased off the WV State Contract through Stephens Auto Center

Additionally, the recommended vendor is not delinquent on any financial obligations owed to the City of Charleston according to the City Collector's records.

ITEM A (For Sole Source Procurements ONLY)

Explain what is unique about this vendor/brand and why your department must purchase this product:

_____

_____

_____

Identify at least 1 independent third party who has verified the vendor is a sole source for the item(s) requested to be purchased, and submit his/her written opinion regarding the vendor's sole source status:

(*Name & Phone Number*)_____

REQUESTOR'S DECLARATION

I declare that I have fully complied with the letter and intent of the City Code as it pertains to procurement and have exercised reasonable precaution to procure the item(s) requested above at the lowest price, consistent with good service and quality.

I also declare that I have no personal or business relationship with the listed vendor(s) that would be considered a conflict of interest, except as follows:

(List Actual, Potential, or Perceived Conflicts of Interest) _____

_____

Request Submitted By: Ken Oxley Department: Equipment Maintenance

Is this purchase being paid with grant funds? ☐ Yes ☑ No

****

Funds Approval: _____ Date: _____
Authorized Financial Officer

Account Number: _____

City Manager Approval: _____ Date: _____

Class 11 - Automobile
Mid-Size Pick Up Crew Cab

Vendor Name:	Stephens Auto Center	**Vendor Contact:**	Mike Ballard
Manufacturer/Brand:	Ford Ranger Crew 4x4	**Phone No.:**	304-369-2411 ext33
Model Name & Number:	R4P	**Email:**	mballard@stephensauto.com

Vehicle Requirements:	
Classification:	Mid-Size Pick Up Crew Cab
Drive:	4 Wheel/All Wheel with High & Low Range
Passenger seating:	4 minimum (including driver)
Doors:	4 full doors, minimum
Wheelbase:	120 in., minimum
GVWR:	5400 lbs. min, 6250 lbs. max.
Engine:	Minimum acceptable Engines: **Gas:** Non-Turbo- 6 cylinder minimum **Gas:** Turbo - 4 cylinder minimum **Diesel:** 4 cylinder minimum
Off Road Package:	Includes but not limited to: Limited Slip rear axle, traction lock differential, heavy duty engine cooling, skid plates, heavy duty suspension with gas shocks, tow hooks and all terrain tires.
Tow Package:	Installed Hitch & Wiring
Slush/ all-Weather mats	Installed on driver and passenger front and second row, except where vinyl floor covering is present.
Bed (Short):	Bed: Length 60" minimum, 65" maximum, with installed spray-in bedliner
Sliding Rear Window:	Not Required

Manufacturer's Standard Available Colors	
Standard Color Code	**Color Description**
YZ	White
E7	Velocity Blue
G1	Black
JS	Silver
M7	Carbonized Gray
NE	Cactus Gray

Additional Requirements:
The vehicle bid shall include the standard equipment requirements as required in section 3.1.1.1 of the specification.

Vendor Bid Response:

Vehicle fuel type	UNIT PRICE
Gasoline	$34,889.00
Flex-fuel	$ -
Diesel	$ -
CNG/Bifuel	$ -
Hybrid	$ -

*Options:

FOB Dealership: (Deduct)	N/A
FOB Other than Metro Charleston - Per Mile	$2.25

*Note - The above delivery "options" above are not evaluated as part of the award.

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Master Agreement

Order Date: 10-07-2024

CORRECT ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, AND SHIPPING PAPERS. QUESTIONS CONCERNING THIS ORDER SHOULD BE DIRECTED TO THE DEPARTMENT CONTACT.

Order Number:	CMA 0212 0212 MV25C 1	**Procurement Folder:**	1533366
Document Name:	MV25 - 2025, OR LATEST MODEL VEHICLE	**Reason for Modification:**	
Document Description:	(Original Folder No: (1515886)	AWARD of CRFQ SWC2500000002	
Procurement Type:	Statewide MA (Open End)		
Buyer Name:			
Telephone:			
Email:			
Shipping Method:	Best Way	**Effective Start Date:**	2024-10-15
Free on Board:	FOB Dest, Freight Prepaid	**Effective End Date:**	2025-10-14

VENDOR

Vendor Customer Code: 000000199714
STEPHENS AUTO CENTER
PO BOX 278

DANVILLE WV 25053278
US
Vendor Contact Phone: 999-999-9999 **Extension:**

Discount Details:

	Discount Allowed	Discount Percentage	Discount Days
#1	No	0.0000	0
#2	No		
#3	No		
#4	No		

DEPARTMENT CONTACT

Requestor Name: Mark A Atkins
Requestor Phone: (304) 558-2307
Requestor Email: mark.a.atkins@wv.gov

2025
FILE LOCATION _____

INVOICE TO

ALL STATE AGENCIES

VARIOUS LOCATIONS AS INDICATED BY ORDER

No City WV 99999

US

SHIP TO

STATE OF WEST VIRGINIA

VARIOUS LOCATIONS AS INDICATED BY ORDER

No City WV 99999

US

CR 10-9-24

Total Order Amount:	Open End

Purchasing Division's File Copy

MA 10/07/2024

PURCHASING DIVISION AUTHORIZATION
DATE: 10/8/24
ELECTRONIC SIGNATURE ON FILE

ATTORNEY GENERAL APPROVAL AS TO FORM
DATE: John S. Green
ELECTRONIC SIGNATURE ON FILE

ENCUMBRANCE CERTIFICATION
DATE: 10-10-24
ELECTRONIC SIGNATURE ON FILE

10/9/2024

Resolution No. 25-086

Introduced in Council:	Adopted by Council:
September 15, 2025	
Introduced by:	Referred to:
Joe Jenkins	Finance

Resolution No. 25-086 – Authorizing the Mayor or City Manager to enter into a contract with Buckeye Construction and Restoration in the amount of $2,493,986.00 for various repairs of the six City-owned parking garages, where the total contract price was determined through a competitive bid process.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with Buckeye Construction and Restoration in the amount of $2,493,986.00 for various repairs of the six City-owned parking garages, where the total contract price was determined through a competitive bid process.

CITY OF CHARLESTON

RECOMMENDATION TO AWARD

DATE: September 9, 2025

SUBJECT: Recommendation for Award

Solicitation Number: 2025-27 City Parking Garage Repair Project

Buckeye Construction & Restoration - $2,379,431.00 w/alternate $2,493,986.00

Award Recommendation: Check the appropriate box below.

[x] **Lowest Bid:** By signing below, the Department certifies that bids have been properly evaluated and recommends award to **Buckeye Construction & Restoration** in the amount of **$2,493,986.00**.

[ ] **Multiple Award**: By signing below, the Department certifies that bids have been properly evaluated and recommends award to multiple bidders meeting the required specifications. Those bidders receiving an award are identified as follows: _____.

[ ] **Other Than Lowest Bid:** By signing below, the Department certifies that bids have been properly evaluated and recommends award to _____as the lowest responsible bidder meeting the required specifications. Award to the lowest bid was not made due to disqualifications described in more detail below:

Bidding Vendors not awarded:

March-Westin Company - $3,561,609.00 w/alternate $3,677,684.00
Pullman - $3,035,556.00 w/alternate $3,158,008.00
Carl Walker Construction - $2,496,999.23 w/alternate $2,511,999.23
Structural and Waterproofing Restoration - $2,489,125.00 w/alternate $2,656,825.00

Respectfully,

Signature _____ Date 9-12-25

Terri Allen, Director of Parking
Printed Name and Title

2025-27 City Parking Garage Repair				
Business	**Opened at**	**Bid Total**	**Bid w/alternate**	**Local Vendor Preference**
Buckeye Construction & Restoration	8/26/2025 2:00pm	$2,379,431.00	$2,493,986.00	$2,375,431.00
March-Westin Company	8/26/2025 2:00pm	$3,561,609.00	$3,667,684.00	**N/A**
Pullman	8/26/2025 2:00pm	$3,035,556.00	$3,158,008.00	$3,031,556.00
Carl Walker Construction	8/26/2025 2:00pm	$2,496,999.23	$2,511,999.23	$2,492,999.23
Structural and Waterproofing Restoration	8/26/2025 2:00pm	$2,489,125.00	$2,681,125.00	$2,485,125.00

2025-27 City Parking Garage Repairs					
	Buckeye Construction & Restoration	March-Westin Company	Pullman	Carl Walker Construction	Structural Waterproofing and Restoration
Mandatory Requirement					
Section A: BASE BID					
1. Parking Garage 1 Base Bid Itemization	$541,424.00	$718,550.00	$576,847.00	$276,113.37	$535,145.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$136,376.00	$135,850.00	$41,950.00	$16,428.37	$40,000.00
B. 4/401: Concrete Topping Slab Repair	$9,490.00	$11,500.00	$10,140.00	$6,468.00	$10,790.00
C.5/401: Full Depth Double Tee Slab Repair	$226,600.00	$269,750.00	$281,600.00	$135,916.00	$268,400.00
D.7/401: Vertical Surface Concrete Repair	$2,275.00	$3,655.00	$3,408.00	$2,548.00	$2,200.00
E. 8/401: Overhead Concrete Repair	$6,705.00	$6,730.00	$7,317.00	$4,491.00	$4,725.00
F. 9/402: Inverted Tee Beam Concrete Repair	$3,980.00	$8,347.00	$4,200.00	$3,621.00	$3,200.00
G. 10/402: Concrete Curb Repair	$3,180.00	$2,277.00	$2,426.00	$4,455.00	$800.00
H. 11/402 Joist Bottom Repair	$2,940.00	$3,695.00	$3,660.00	$4,990.00	$1,800.00
I. 24/703: PG1 Perimeter Wall Top Grout Repair	$11,000.00	$23,575.00	$7,795.00	$1,321.00	$4,600.00
J. 12/402: PG1 Perimeter Wall Top Repair	$6,800.00	$30,674.00	$9,884.00	$3,900.00	$7,000.00
K. 17/403: Supp. Shearconnector Angle Case A	$2,320.00	$7,557.00	$5,255.00	$4,257.00	$6,200.00
L. 18/703: Supp. Shear Connector Angle Case B	$3,536.00	$8,242.00	$5,080.00	$4,701.00	$7,680.00
M. 19/403: Double Tee Bearing Reinforcing	$4,392.00	$8,180.00	$2,392.00	$12,177.00	$2,800.00
N. 21/403: Landing Angle Replacement	$6,330.00	$15,194.00	$16,030.00	$12,812.00	$12,000.00
O. 2/501: Random Crack	$3,000.00	$2,904.00	$2,700.00	$4,120.00	$24,500.00
P. 4/501 Construction Joint Sealant Replacement	$8,100.00	$10,804.00	$6,570.00	$7,974.00	$10,350.00
Q. 8/601: PG1 Membrane Strip Repair	$68,000.00	$114,887.00	$96,160.00	$20,920.00	$84,000.00
R. Heavy Duty Membrane With Leveling Installation	$22,000.00	$37,274.00	$48,675.00	$12,292.00	$28,875.00
S.Heavy Duty Membrane Installation	$4,400.00	$7,455.00	$11,605.00	$2,722.00	$5,225.00
T. Resetting of Perimeter Rails	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
2. Parking Garage 2 Base Bid Itemization	$207,203.00	$190,519.00	$133,577.00	$84,455.37	$68,220.00
A. Incidental Work, Mob. Demob., Barricades, Etc.	$51,453.00	$45,486.00	$12,200.00	$16,428.37	$7,000.00
B. 1/401: Slab-On-Grade Concrete Repair	$135.00	$7,310.00	$7,680.00	$2,701.00	$3,000.00
C. 4/401 Concrete Topping Slab Repair	$1,460.00	$2,105.00	$3,252.00	$1,038.00	$2,220.00
D. 8/401: Overhead Concrete Repair	$1,490.00	$1,653.00	$1,700.00	$1,014.00	$1,050.00
E. 11/502: Expansion Joint Header Repair	$1,360.00	$1,743.00	$8,020.00	$872.00	$3,600.00
F. 4/501 Construction Joiint Sealant Replacement	$4,500.00	$6,454.00	$3,650.00	$4,195.00	$5,750.00
G. Ramp Beam And Metal Flashing Painting 20/703	$15,855.00	$3,200.00	$3,298.00	$4,723.00	$9,000.00
H. Post - New Base Anchors 21/703	$16,475.00	$15,498.00	$4,098.00	$4,171.00	$7,100.00
I. Post - New HSS Post replacement 22/403	$20,178.00	$31,186.00	$21,594.00	$24,043.00	$5,200.00
J. Post - Covering and Sealant Repair 23/703	$3,913.00	$910.00	$5,660.00	$751.00	$2,000.00
K. Post - Sealant Repair 23/703	$1,362.00	$456.00	$2,544.00	$751.00	$800.00
L. CFMF HVAC - Base Repair 23/403	$41,566.00	$30,300.00	$20,030.00	$4,569.00	$8,000.00

M. Post HVAC - Base Repair24/403	$24,386.00	$22,440.00	$6,496.00	$14,257.00	$4,800.00
N. Drain Line Installation At Level 1	$8,940.00	$3,453.00	$7,740.00	$2,165.00	$3,900.00
O. New Glass Doors and Frame at Roof	$14,130.00	$18,325.00	$25,615.00	$2,777.00	$4,800.00
3. Parking Garage Base Bid Itemization	$704,253.00	$1,199,847.00	$1,126,033.00	$997,367.75	$835,100.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$100,700.00	$60,140.00	$60,218.00	$76,665.75	$61,685.00
B.4/401: Concrete Topping Slab Repair	$1,825.00	$2,760.00	$3,200.00	$1,909.00	$2,775.00
C. 7/401 Vertical Surface Concrete Repair	$3,185.00	$5,859.00	$4,760.00	$3,796.00	$3,885.00
D. 8/401: Overhead Concrete Repair	$2,235.00	$2,590.00	$2,439.00	$1,071.00	$1,675.00
E. 036423: Epoxy Injection Repair	$2,070.00	$8,713.00	$2,160.00	$1,649.00	$1,560.00
F. 25/404: Stair channel Support	$1,904.00	$2,572.00	$965.00	$2,229.00	$1,900.00
G. 26/404: Stair Modified Stair Support	$2,788.00	$3,108.00	$1,320.00	$2,471.00	$3,700.00
H.27/404: Stair Angle Support	$1,125.00	$5,632.00	$1,310.00	$2,078.00	$4,750.00
I. 16/702: Barrier Cable Support	$3,168.00	$2,336.00	$2,624.00	$5,791.00	$73,600.00
J. Barrier Cable Replacement 17/703	$14,740.00	$15,500.00	$5,390.00	$3,248.00	$41,000.00
K. 17/403: Supp. Shear Connector Angle - A	$1,160.00	$4,180.00	$2,630.00	$2,128.00	$3,150.00
L. 18/703:Supp. Shear Connector Angle B	$6,188.00	$11,487.00	$15,988.00	$8,227.00	$13,020.00
M. 19/703: Supp Shear Connector Angle C	$3,078.00	$2,767.00	$4,828.00	$1,397.00	$8,200.00
N. 18/403: Supp Steel Strut	$3,948.00	$7,368.00	$5,808.00	$16,710.00	$5,120.00
O. Foul Anchors At Shear Connectors	$1,213.00	$1,876.00	$2,122.00	$569.00	$11,550.00
P. Install New Anchors At Shear Connectors	$1,351.00	$450.00	$282.00	$569.00	$7,600.00
Q. Thread Rod At Column/Wall 15/702	$1,351.00	$6,875.00	$7,980.00	$1,125.00	$1,600.00
R. Compressible Seal EJ At Stair Tower 12/502	$5,928.00	$3,872.00	$10,082.00	$4,430.00	$15,000.00
S. Compressible Seal EJ At Stair Tower 132/502	$9,692.00	$3,872.00	$3,500.00	$4,090.00	$7,800.00
T. 2/501: Random Crack	$120.00	$258.00	$156.00	$554.00	$980.00
U. 4/501: Construction Joint Sealant Replacement	$5,400.00	$7,745.00	$4,392.00	$7,662.00	$6,900.00
V. 16/222: Stair Wall Clip Replacements	$2,848.00	$8,952.00	$5,376.00	$7,464.00	$1,200.00
W. Stairs: Door Panic Bar And Closer	$5,356.00	$3,400.00	$6,420.00	$1,780.00	$3,000.00
X. Stairs: Painting Interior walls, clips, doors	$72,476.00	$64,543.00	$107,644.00	$26,666.00	$18,250.00
Y. Stairs: Full Steel removal and replacement	$242,093.00	$585,798.00	$560,255.00	$618,644.00	$489,700.00
Z. Stairs: Drypipe Replacement	$147,872.00	$154,904.00	$146,788.00	$137,891.00	$4,800.00
AA. Stairs: Steel Painting and Traction Membrane	$36,698.00	$145,870.00	$120,250.00	$37,941.00	$27,400.00
BB. Stairs All Other Miscellaneous Work	$20,681.00	$71,450.00	$32,286.00	$15,555.00	$10,000.00
CC. Stairs: Vertical Surface Concrete Repair	$3,060.00	$4,970.00	$4,860.00	$3,058.00	$3,300.00
4. Parking Garage 4 Base Bid Itemization	$672,886.00	$1,262,386.00	$1,056,423.00	$955,589.00	$752,360.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$101,975.00	$59,452.00	$57,396.00	$76,665.00	$55,000.00
B. Curb Repair	$1,324.00	$387.00	$1,996.00	$2,962.00	$2,800.00
C. SOG Angle Supports At Wall and EJ 11/702	$5,712.00	$7,852.00	$2,722.00	$872.00	$5,500.00
D. 4/401: Concrete Topping Slab Repair	$8,760.00	$12,296.00	$13,800.00	$7,192.00	$13,320.00
E. 15/402 Pedestrian Wall Cable Barrier	$11,424.00	$17,430.00	$7,134.00	$4,156.00	$6,900.00
F. 16/402 Vehicular Column Cable Repair	$12,800.00	$37,958.00	$12,688.00	$3,369.00	$9,200.00

G. Mesh Panel Weld Repair12/702	$745.00	$1,041.00	$506.00	$1,903.00	$2,500.00
H. Thread Rod At Column/Wall 15/702	$1,351.00	$6,530.00	$11,536.00	$1,125.00	$4,000.00
I. Wall Scupper and Drain Repair 13/702	$3,670.00	$3,085.00	$1,826.00	$1,745.00	$3,900.00
J. Exit Sign at Stair	$2,856.00	$3,000.00	$1,888.00	$1,114.00	$1,200.00
K. Oversized Sealant at Stair Curb	$3,350.00	$930.00	$17.00	$1,195.00	$3,900.00
L. 4/501: Construction Joint Sealant Replacement	$18,000.00	$25,817.00	$14,600.00	$19,600.00	$19,000.00
M. 14/702: Drain Pipe Repair	$7,892.00	$4,844.00	$18,120.00	$4,332.00	$2,800.00
N. Paint Wall of Stair Exterior	$5,960.00	$6,454.00	$6,150.00	$16,666.00	$16,200.00
O. 16/222: Stair Wall Clip Replacements	$4,084.00	$10,520.00	$5,504.00	$7,464.00	$2,240.00
P. Stairs: Door Panic Bar And Closer	$5,355.00	$3,400.00	$6,416.00	$2,992.00	$1,600.00
Q. Stairs: Painting Interior Walls, Clips, Doors	$72,476.00	$70,998.00	$80,733.00	$25,555.00	$16,200.00
R. Stairs: Full Steel Removal and Replacement	$232,355.00	$638,506.00	$560,255.00	$627,904.00	$494,500.00
S. Stairs: Drypipe Replacement	$98,888.00	$101,850.00	$96,520.00	$92,224.00	$6,900.00
T. Stairs: Steel Painting and Traction Membrane	$36,698.00	$157,486.00	$120,250.00	$37,941.00	$66,400.00
U. Stairs: All Other Miscellaneous Work	$34,151.00	$87,580.00	$31,506.00	$15,555.00	$15,000.00
V. Stairs: Vertical Surface concrete Repair	$3,060.00	$4,970.00	$4,860.00	$3,058.00	$3,300.00
5. Parking garage 5 Base Bid Itemization	$92,939.00	$65,028.00	$46,200.00	$75,213.37	$120,200.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$31,907.00	$19,850.00	$6,300.00	$16,428.37	$8,900.00
B. 2/401: Double Tee Slab Repair	$2,550.00	$3,161.00	$2,880.00	$1,846.00	$3,300.00
C. 3/401: Cast-In-Place Pour Strip Repair	$4,800.00	$5,268.00	$5,300.00	$4,079.00	$6,000.00
D. 7/701: Stair Stringer HSS Beam	$14,020.00	$12,538.00	$5,284.00	$3,888.00	$3,200.00
E. Façade Bottom Connection	$21,197.00	$8,124.00	$12,266.00	$23,203.00	$46,000.00
F. Façade Top Connection	$16,625.00	$8,124.00	$11,510.00	$23,203.00	$48,000.00
G. Façade Relocate Member	$1,840.00	$7,963.00	$2,660.00	$2,566.00	$4,800.00
6. Parking Garage 6 Base Bid Itemization	$160,726.00	$125,279.00	$96,476.00	$108,260.37	$153,800.00
A. Incidental Work: Mob. Demob, Barricades, Etc.	$51,171.00	$21,393.00	$7,787.00	$16,428.37	$12,000.00
B. 2/401: Double Tee Slab Repair	$1,275.00	$2,592.00	$1,425.00	$1,065.00	$1,650.00
C. 3/401: Cast-In-Place Pour Strip Repiar	$960.00	$1,615.00	$1,140.00	$715.00	$1,200.00
D. 11/402: Joist Bottom Rpair	$735.00	$1,376.00	$1,060.00	$715.00	$750.00
E. 7/701: Stair Stringer HSS Beam	$17,525.00	$15,490.00	$6,520.00	$3,888.00	$4,000.00
F. Masonry Pier & Roof Sealant 1/701 And 2/701	$7,880.00	$13,260.00	$11,826.00	$5,163.00	$4,200.00
G. Pipe Guard And Membrane Patch 3/701	$12,377.00	$14,860.00	$9,418.00	$8,543.00	$2,800.00
H. Drain Membrane Patch 4/701	$17,162.00	$30,000.00	$24,906.00	$9,757.00	$1,200.00
I. Wall Connection Repair 4/701	$1,937.00	$2,241.00	$1,512.00	$1,745.00	$800.00
J. Drain Srtack Repair 6/701	$6,689.00	$3,824.00	$2,406.00	$4,315.00	$1,200.00
K. Façade Bottom Connection	$22,232.00	$9,314.00	$13,326.00	$27,963.00	$62,000.00
L. Façade Top Connection	$20,783.00	$9,314.00	$15,150.00	$27,963.00	$62,000.00
Section B: ALTERNATE BID					

No. 1 Ps3 and Ps4 Exterior Stair Storefronts Sealant and Wall Panel Joints Repairs	$114,555.00	$116,075.00	$122,452.00	$15,500.00	$192,000.00
Section C. LABOR RATES					
1. Laborer Hourly pay rate for work performed during notmal work hours	$75.00	$58.00	$84.07	$82.00	$48.00
2. Laborer hourly pay rate outside normal work hours	$90.00	$70.50	$114.81	$125.00	$56.00
3. Mason (foreman or bricklayer) hourly pay rate for work performed during normal work hours	$80.00	$79.00	$116.81	$90.00	$58.00
4. Mason (Foreman or bricklayer) hourly pay rate for work performed outside normal work hours	$105.00	$96.00	$156.40	$135.00	$68.00
Section E: PROJECT TEAM					
Project Manager	YES	YES	YES	YES	YES
Assistant Project Manager or General Superintendent	YES	YES	YES	YES	YES
Site Foreman	TBD	YES	YES	YES	YES
SUBSTITUTIONS					
Substitutes Requested	NONE	NONE	NONE	NONE	NONE
Required Documents					
Vendor Protest Acknowledgement	YES	YES	YES	YES	NO
Contact and Signature Form	YES	YES	YES	YES	NO
Pricing Page/Bid Form	YES	YES	YES	YES	YES
Addendum Acknowledgement	YES	YES	YES	YES	YES
Local Vendor Form (if Applicable)	YES	N/A	YES	YES	YES
City of Chalreston Purchasing Affidavit	YES	YES	YES	YES	YES
WV Contractor License	NO*	NO*	YES	YES	YES
SubContractor Form (if Applicable)	YES	YES	YES	YES	YES
Certificate of Insurance	NO*	NO*	NO*	YES	YES
Original Bid Bond	NO*	YES	YES	NO*	NO*
Drug Free Work Place Affidavit	YES	YES	YES	YES	YES
Non-Collusion Affidavit	YES	YES	YES	YES	NO*
Material Supplier List	YES	YES	YES	YES	YES
Grand Total	$2,379,431.00	$3,561,609.00	$3,035,556.00	$2,496,999.23	$2,464,825.00
W/Alternate	$2,493,986.00	$3,667,684.00	$3,158,008.00	$2,511,999.23	$2,656,825.00

NOTES:	Base bid on written submisson did not include the allowance. Bid bond was a copy. Copy of Contractor's License was missing, but form was included. COI was not included.	Base bid on written submisson did not include the allowance. Copy of Contractor's License was missing,m but form was included. COI was not included.	Price is not totaled correctly on Base Bid for Garage #4. It is itemized at $1,056,423. COI is expired.	Bid bond was a copy, no seal and the surety signature was not original.	*Price is not totaled correctly on Total Bid. #2 is itemized @ $835,000.00 Non-Collusion Affidavit was notorized but was not signed by vendor. Bid bond was not included.

2025-27 City Parking Garage Repair				
Business	**Opened at**	**Bid Total**	**Bid w/alternate**	**Local Vendor Preference**
Buckeye Construction & Restoration	8/26/2025 2:00pm	$2,379,431.00	$2,493,986.00	$2,375,431.00
March-Westin Company	8/26/2025 2:00pm	$3,561,609.00	$3,667,684.00	**N/A**
Pullman	8/26/2025 2:00pm	$3,035,556.00	$3,158,008.00	$3,031,556.00
Carl Walker Construction	8/26/2025 2:00pm	$2,496,999.23	$2,511,999.23	$2,492,999.23
Structural and Waterproofing Restoration	8/26/2025 2:00pm	$2,489,125.00	$2,681,125.00	$2,485,125.00

2025-27 City Parking Garage Repairs					
	Buckeye Construction & Restoration	March-Westin Company	Pullman	Carl Walker Construction	Structural Waterproofing and Restoration
Mandatory Requirement					
Section A: BASE BID					
1. Parking Garage 1 Base Bid Itemization	$541,424.00	$718,550.00	$576,847.00	$276,113.37	$535,145.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$136,376.00	$135,850.00	$41,950.00	$16,428.37	$40,000.00
B. 4/401: Concrete Topping Slab Repair	$9,490.00	$11,500.00	$10,140.00	$6,468.00	$10,790.00
C.5/401: Full Depth Double Tee Slab Repair	$226,600.00	$269,750.00	$281,600.00	$135,916.00	$268,400.00
D.7/401: Vertical Surface Concrete Repair	$2,275.00	$3,655.00	$3,408.00	$2,548.00	$2,200.00
E. 8/401: Overhead Concrete Repair	$6,705.00	$6,730.00	$7,317.00	$4,491.00	$4,725.00
F. 9/402: Inverted Tee Beam Concrete Repair	$3,980.00	$8,347.00	$4,200.00	$3,621.00	$3,200.00
G. 10/402: Concrete Curb Repair	$3,180.00	$2,277.00	$2,426.00	$4,455.00	$800.00
H. 11/402 Joist Bottom Repair	$2,940.00	$3,695.00	$3,660.00	$4,990.00	$1,800.00
I. 24/703: PG1 Perimeter Wall Top Grout Repair	$11,000.00	$23,575.00	$7,795.00	$1,321.00	$4,600.00
J. 12/402: PG1 Perimeter Wall Top Repair	$6,800.00	$30,674.00	$9,884.00	$3,900.00	$7,000.00
K. 17/403: Supp. Shearconnector Angle Case A	$2,320.00	$7,557.00	$5,255.00	$4,257.00	$6,200.00
L. 18/703: Supp. Shear Connector Angle Case B	$3,536.00	$8,242.00	$5,080.00	$4,701.00	$7,680.00
M. 19/403: Double Tee Bearing Reinforcing	$4,392.00	$8,180.00	$2,392.00	$12,177.00	$2,800.00
N. 21/403: Landing Angle Replacement	$6,330.00	$15,194.00	$16,030.00	$12,812.00	$12,000.00
O. 2/501: Random Crack	$3,000.00	$2,904.00	$2,700.00	$4,120.00	$24,500.00
P. 4/501 Construction Joint Sealant Replacement	$8,100.00	$10,804.00	$6,570.00	$7,974.00	$10,350.00
Q. 8/601: PG1 Membrane Strip Repair	$68,000.00	$114,887.00	$96,160.00	$20,920.00	$84,000.00
R. Heavy Duty Membrane With Leveling Installation	$22,000.00	$37,274.00	$48,675.00	$12,292.00	$28,875.00
S.Heavy Duty Membrane Installation	$4,400.00	$7,455.00	$11,605.00	$2,722.00	$5,225.00
T. Resetting of Perimeter Rails	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
2. Parking Garage 2 Base Bid Itemization	$207,203.00	$190,519.00	$133,577.00	$84,455.37	$68,220.00
A. Incidental Work, Mob. Demob., Barricades, Etc.	$51,453.00	$45,486.00	$12,200.00	$16,428.37	$7,000.00
B. 1/401: Slab-On-Grade Concrete Repair	$135.00	$7,310.00	$7,680.00	$2,701.00	$3,000.00
C. 4/401 Concrete Topping Slab Repair	$1,460.00	$2,105.00	$3,252.00	$1,038.00	$2,220.00
D. 8/401: Overhead Concrete Repair	$1,490.00	$1,653.00	$1,700.00	$1,014.00	$1,050.00
E. 11/502: Expansion Joint Header Repair	$1,360.00	$1,743.00	$8,020.00	$872.00	$3,600.00
F. 4/501 Construction Joiint Sealant Replacement	$4,500.00	$6,454.00	$3,650.00	$4,195.00	$5,750.00
G. Ramp Beam And Metal Flashing Painting 20/703	$15,855.00	$3,200.00	$3,298.00	$4,723.00	$9,000.00
H. Post - New Base Anchors 21/703	$16,475.00	$15,498.00	$4,098.00	$4,171.00	$7,100.00
I. Post - New HSS Post replacement 22/403	$20,178.00	$31,186.00	$21,594.00	$24,043.00	$5,200.00
J. Post - Covering and Sealant Repair 23/703	$3,913.00	$910.00	$5,660.00	$751.00	$2,000.00
K. Post - Sealant Repair 23/703	$1,362.00	$456.00	$2,544.00	$751.00	$800.00
L. CFMF HVAC - Base Repair 23/403	$41,566.00	$30,300.00	$20,030.00	$4,569.00	$8,000.00

M. Post HVAC - Base Repair24/403	$24,386.00	$22,440.00	$6,496.00	$14,257.00	$4,800.00
N. Drain Line Installation At Level 1	$8,940.00	$3,453.00	$7,740.00	$2,165.00	$3,900.00
O. New Glass Doors and Frame at Roof	$14,130.00	$18,325.00	$25,615.00	$2,777.00	$4,800.00
3. Parking Garage Base Bid Itemization	$704,253.00	$1,199,847.00	$1,126,033.00	$997,367.75	$835,100.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$100,700.00	$60,140.00	$60,218.00	$76,665.75	$61,685.00
B.4/401: Concrete Topping Slab Repair	$1,825.00	$2,760.00	$3,200.00	$1,909.00	$2,775.00
C. 7/401 Vertical Surface Concrete Repair	$3,185.00	$5,859.00	$4,760.00	$3,796.00	$3,885.00
D. 8/401: Overhead Concrete Repair	$2,235.00	$2,590.00	$2,439.00	$1,071.00	$1,675.00
E. 036423: Epoxy Injection Repair	$2,070.00	$8,713.00	$2,160.00	$1,649.00	$1,560.00
F. 25/404: Stair channel Support	$1,904.00	$2,572.00	$965.00	$2,229.00	$1,900.00
G. 26/404: Stair Modified Stair Support	$2,788.00	$3,108.00	$1,320.00	$2,471.00	$3,700.00
H.27/404: Stair Angle Support	$1,125.00	$5,632.00	$1,310.00	$2,078.00	$4,750.00
I. 16/702: Barrier Cable Support	$3,168.00	$2,336.00	$2,624.00	$5,791.00	$73,600.00
J. Barrier Cable Replacement 17/703	$14,740.00	$15,500.00	$5,390.00	$3,248.00	$41,000.00
K. 17/403: Supp. Shear Connector Angle - A	$1,160.00	$4,180.00	$2,630.00	$2,128.00	$3,150.00
L. 18/703:Supp. Shear Connector Angle B	$6,188.00	$11,487.00	$15,988.00	$8,227.00	$13,020.00
M. 19/703: Supp Shear Connector Angle C	$3,078.00	$2,767.00	$4,828.00	$1,397.00	$8,200.00
N. 18/403: Supp Steel Strut	$3,948.00	$7,368.00	$5,808.00	$16,710.00	$5,120.00
O. Foul Anchors At Shear Connectors	$1,213.00	$1,876.00	$2,122.00	$569.00	$11,550.00
P. Install New Anchors At Shear Connectors	$1,351.00	$450.00	$282.00	$569.00	$7,600.00
Q. Thread Rod At Column/Wall 15/702	$1,351.00	$6,875.00	$7,980.00	$1,125.00	$1,600.00
R. Compressible Seal EJ At Stair Tower 12/502	$5,928.00	$3,872.00	$10,082.00	$4,430.00	$15,000.00
S. Compressible Seal EJ At Stair Tower 132/502	$9,692.00	$3,872.00	$3,500.00	$4,090.00	$7,800.00
T. 2/501: Random Crack	$120.00	$258.00	$156.00	$554.00	$980.00
U. 4/501: Construction Joint Sealant Replacement	$5,400.00	$7,745.00	$4,392.00	$7,662.00	$6,900.00
V. 16/222: Stair Wall Clip Replacements	$2,848.00	$8,952.00	$5,376.00	$7,464.00	$1,200.00
W. Stairs: Door Panic Bar And Closer	$5,356.00	$3,400.00	$6,420.00	$1,780.00	$3,000.00
X. Stairs: Painting Interior walls, clips, doors	$72,476.00	$64,543.00	$107,644.00	$26,666.00	$18,250.00
Y. Stairs: Full Steel removal and replacement	$242,093.00	$585,798.00	$560,255.00	$618,644.00	$489,700.00
Z. Stairs: Drypipe Replacement	$147,872.00	$154,904.00	$146,788.00	$137,891.00	$4,800.00
AA. Stairs: Steel Painting and Traction Membrane	$36,698.00	$145,870.00	$120,250.00	$37,941.00	$27,400.00
BB. Stairs All Other Miscellaneous Work	$20,681.00	$71,450.00	$32,286.00	$15,555.00	$10,000.00
CC. Stairs: Vertical Surface Concrete Repair	$3,060.00	$4,970.00	$4,860.00	$3,058.00	$3,300.00
4. Parking Garage 4 Base Bid Itemization	$672,886.00	$1,262,386.00	$1,056,423.00	$955,589.00	$752,360.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$101,975.00	$59,452.00	$57,396.00	$76,665.00	$55,000.00
B. Curb Repair	$1,324.00	$387.00	$1,996.00	$2,962.00	$2,800.00
C. SOG Angle Supports At Wall and EJ 11/702	$5,712.00	$7,852.00	$2,722.00	$872.00	$5,500.00
D. 4/401: Concrete Topping Slab Repair	$8,760.00	$12,296.00	$13,800.00	$7,192.00	$13,320.00
E. 15/402 Pedestrian Wall Cable Barrier	$11,424.00	$17,430.00	$7,134.00	$4,156.00	$6,900.00
F. 16/402 Vehicular Column Cable Repair	$12,800.00	$37,958.00	$12,688.00	$3,369.00	$9,200.00

G. Mesh Panel Weld Repair12/702	$745.00	$1,041.00	$506.00	$1,903.00	$2,500.00
H. Thread Rod At Column/Wall 15/702	$1,351.00	$6,530.00	$11,536.00	$1,125.00	$4,000.00
I. Wall Scupper and Drain Repair 13/702	$3,670.00	$3,085.00	$1,826.00	$1,745.00	$3,900.00
J. Exit Sign at Stair	$2,856.00	$3,000.00	$1,888.00	$1,114.00	$1,200.00
K. Oversized Sealant at Stair Curb	$3,350.00	$930.00	$17.00	$1,195.00	$3,900.00
L. 4/501: Construction Joint Sealant Replacement	$18,000.00	$25,817.00	$14,600.00	$19,600.00	$19,000.00
M. 14/702: Drain Pipe Repair	$7,892.00	$4,844.00	$18,120.00	$4,332.00	$2,800.00
N. Paint Wall of Stair Exterior	$5,960.00	$6,454.00	$6,150.00	$16,666.00	$16,200.00
O. 16/222: Stair Wall Clip Replacements	$4,084.00	$10,520.00	$5,504.00	$7,464.00	$2,240.00
P. Stairs: Door Panic Bar And Closer	$5,355.00	$3,400.00	$6,416.00	$2,992.00	$1,600.00
Q. Stairs: Painting Interior Walls, Clips, Doors	$72,476.00	$70,998.00	$80,733.00	$25,555.00	$16,200.00
R. Stairs: Full Steel Removal and Replacement	$232,355.00	$638,506.00	$560,255.00	$627,904.00	$494,500.00
S. Stairs: Drypipe Replacement	$98,888.00	$101,850.00	$96,520.00	$92,224.00	$6,900.00
T. Stairs: Steel Painting and Traction Membrane	$36,698.00	$157,486.00	$120,250.00	$37,941.00	$66,400.00
U. Stairs: All Other Miscellaneous Work	$34,151.00	$87,580.00	$31,506.00	$15,555.00	$15,000.00
V. Stairs: Vertical Surface concrete Repair	$3,060.00	$4,970.00	$4,860.00	$3,058.00	$3,300.00
5. Parking garage 5 Base Bid Itemization	$92,939.00	$65,028.00	$46,200.00	$75,213.37	$120,200.00
A.Incidental Work: Mob. Demob, Barricades, Etc.	$31,907.00	$19,850.00	$6,300.00	$16,428.37	$8,900.00
B. 2/401: Double Tee Slab Repair	$2,550.00	$3,161.00	$2,880.00	$1,846.00	$3,300.00
C. 3/401: Cast-In-Place Pour Strip Repair	$4,800.00	$5,268.00	$5,300.00	$4,079.00	$6,000.00
D. 7/701: Stair Stringer HSS Beam	$14,020.00	$12,538.00	$5,284.00	$3,888.00	$3,200.00
E. Façade Bottom Connection	$21,197.00	$8,124.00	$12,266.00	$23,203.00	$46,000.00
F. Façade Top Connection	$16,625.00	$8,124.00	$11,510.00	$23,203.00	$48,000.00
G. Façade Relocate Member	$1,840.00	$7,963.00	$2,660.00	$2,566.00	$4,800.00
6. Parking Garage 6 Base Bid Itemization	$160,726.00	$125,279.00	$96,476.00	$108,260.37	$153,800.00
A. Incidental Work: Mob. Demob, Barricades, Etc.	$51,171.00	$21,393.00	$7,787.00	$16,428.37	$12,000.00
B. 2/401: Double Tee Slab Repair	$1,275.00	$2,592.00	$1,425.00	$1,065.00	$1,650.00
C. 3/401: Cast-In-Place Pour Strip Repiar	$960.00	$1,615.00	$1,140.00	$715.00	$1,200.00
D. 11/402: Joist Bottom Rpair	$735.00	$1,376.00	$1,060.00	$715.00	$750.00
E. 7/701: Stair Stringer HSS Beam	$17,525.00	$15,490.00	$6,520.00	$3,888.00	$4,000.00
F. Masonry Pier & Roof Sealant 1/701 And 2/701	$7,880.00	$13,260.00	$11,826.00	$5,163.00	$4,200.00
G. Pipe Guard And Membrane Patch 3/701	$12,377.00	$14,860.00	$9,418.00	$8,543.00	$2,800.00
H. Drain Membrane Patch 4/701	$17,162.00	$30,000.00	$24,906.00	$9,757.00	$1,200.00
I. Wall Connection Repair 4/701	$1,937.00	$2,241.00	$1,512.00	$1,745.00	$800.00
J. Drain Srtack Repair 6/701	$6,689.00	$3,824.00	$2,406.00	$4,315.00	$1,200.00
K. Façade Bottom Connection	$22,232.00	$9,314.00	$13,326.00	$27,963.00	$62,000.00
L. Façade Top Connection	$20,783.00	$9,314.00	$15,150.00	$27,963.00	$62,000.00
Section B: ALTERNATE BID					

No. 1 Ps3 and Ps4 Exterior Stair Storefronts Sealant and Wall Panel Joints Repairs	$114,555.00	$116,075.00	$122,452.00	$15,500.00	$192,000.00
Section C. LABOR RATES					
1. Laborer Hourly pay rate for work performed during notmal work hours	$75.00	$58.00	$84.07	$82.00	$48.00
2. Laborer hourly pay rate outside normal work hours	$90.00	$70.50	$114.81	$125.00	$56.00
3. Mason (foreman or bricklayer) hourly pay rate for work performed during normal work hours	$80.00	$79.00	$116.81	$90.00	$58.00
4. Mason (Foreman or bricklayer) hourly pay rate for work performed outside normal work hours	$105.00	$96.00	$156.40	$135.00	$68.00
Section E: PROJECT TEAM					
Project Manager	YES	YES	YES	YES	YES
Assistant Project Manager or General Superintendent	YES	YES	YES	YES	YES
Site Foreman	TBD	YES	YES	YES	YES
SUBSTITUTIONS					
Substitutes Requested	NONE	NONE	NONE	NONE	NONE
Required Documents					
Vendor Protest Acknowledgement	YES	YES	YES	YES	NO
Contact and Signature Form	YES	YES	YES	YES	NO
Pricing Page/Bid Form	YES	YES	YES	YES	YES
Addendum Acknowledgement	YES	YES	YES	YES	YES
Local Vendor Form (if Applicable)	YES	N/A	YES	YES	YES
City of Chalreston Purchasing Affidavit	YES	YES	YES	YES	YES
WV Contractor License	NO*	NO*	YES	YES	YES
SubContractor Form (if Applicable)	YES	YES	YES	YES	YES
Certificate of Insurance	NO*	NO*	NO*	YES	YES
Original Bid Bond	NO*	YES	YES	NO*	NO*
Drug Free Work Place Affidavit	YES	YES	YES	YES	YES
Non-Collusion Affidavit	YES	YES	YES	YES	NO*
Material Supplier List	YES	YES	YES	YES	YES
Grand Total	$2,379,431.00	$3,561,609.00	$3,035,556.00	$2,496,999.23	$2,464,825.00
W/Alternate	$2,493,986.00	$3,667,684.00	$3,158,008.00	$2,511,999.23	$2,656,825.00

NOTES:	Base bid on written submisson did not include the allowance. Bid bond was a copy. Copy of Contractor's License was missing, but form was included. COI was not included.	Base bid on written submisson did not include the allowance. Copy of Contractor's License was missing,m but form was included. COI was not included.	Price is not totaled correctly on Base Bid for Garage #4. It is itemized at $1,056,423. COI is expired.	Bid bond was a copy, no seal and the surety signature was not original.	*Price is not totaled correctly on Total Bid. #2 is itemized @ $835,000.00 Non-Collusion Affidavit was notorized but was not signed by vendor. Bid bond was not included.

Resolution No. 25-087

Introduced in Council:	Adopted by Council:
September 15, 2025	
Introduced by:	Referred to:
Joseph Jenkins	Finance Committee

Resolution No. 25-087 - Authorizing settlement of a pending disputed claim against the City, by Steven Lee with associated claim number WV1542025026403, related to an alleged use of excessive force during an arrest by a Charleston Police Department K9 unit, as recommended by the City Solicitor.

Now, therefore, be it Resolved by the Council of the City of Charleston, West Virginia:

That the City Council hereby authorizes and approves the settlement of a pending disputed claim against the City, by Steven Lee with associated claim number WV1542025026403, related to an alleged use of excessive force during an arrest by a Charleston Police Department K9 unit in the amount of $150,000.00, as recommended by the City Solicitor. The City Council authorizes the City Solicitor and City Manager to take all necessary steps to finalize resolution of the claim.

Resolution No. 25-088

Introduced in Council: Adopted by Council:

September 15, 2025

Introduced by: Referred to:

Joseph Jenkins Finance

Resolution No. 25-088 - Authorizing approval of Amendment No. 2 of the FY 2025-2026 General Fund Budget as indicated on the attached list of accounts.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That Amendment No. 2 of the FY 2025-2026 General Fund Budget as indicated on the attached list of accounts is approved.

General Fund FY 2025-2026 Budget Amendment No. 02 - September 15, 2025

Revenues and Fund Balances

Account No.						Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
1001	00	00000	000	000	329700	Fund Balance	Committed Fund Balance	-	2,684,617	2,684,617
							Net Increase/(Decrease) to Revenues		2,684,617	

Expenditures

Account No.						Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
1001	10	42400	000	000	556800	Main Streets Program	Contributions to Others	75,000	62,500	137,500
1001	20	70000	000	000	522140	Police - Uniform	Fine Supported Training	-	41,897	41,897
1001	20	70600	000	000	534500	Fire - Uniform	Uniforms	246,000	249,295	495,295
1001	60	90300	000	000	556800	Festivals	Contributions to Others	415,000	90,000	505,000
1001	80	97500	C06	000	645900	Capital Outlay - General Governmen	Information Systems - Equipment	290,500	67,679	358,179
1001	80	97600	C11	000	645900	Capital Outlay - Public Safety	Fire - Equipment	1,844,550	1,601,439	3,445,989
1001	80	97700	C13	000	645900	Capital Outlay - Streets	Streets - Equipment	1,765,000	504,265	2,269,265
1001	80	97800	C15	000	645900	Capital Outlay - Sanitation	Refuse - Equipment	660,000	42,780	702,780
1001	80	97900	C17	000	645900	Capital Outlay - Culture & Recreation	Parks - Equipment	291,000	24,762	315,762
							Net Increase/(Decrease) to Expenditures		2,684,617	

Description:

Committed Fund Balance - To recognize committed fund balance for previously approved purchases including: $62,500 for Charleston Urban Works for the Kanawha City Liaison position (Res 25-008), CPD Fine Supported Training (Municipal Code 114-3 (b)), CFD Turnout Gear (Res 25-044), Contribution to Arts Amplified for the 2026 City Center Live season (Res 25-008), computer replacements (Res 25-048), Fire Department Pumper Truck (Res 844-23), 2 Ambulances (Res 836-23), Fire Boat (Res 896-23), 3 Street Department Dump Trucks (Res 944-24, 991-24, &25-039), Refuse Department pickup truck (25-011), and Parks playground equipment (Res 25-043).

Revenues and Fund Balances

Account No.						Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
1001	00	00000	000	000	329900	Fund Balance	Unassigned Fund Balance	1,524,500	(35,000)	1,489,500
							Net Increase/(Decrease) to Revenues		(35,000)	

Expenditures

Account No.						Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
1001	80	97600	C11	000	645900	Capital Outlay - Public Safety	Fire - Equipment	3,445,989	(35,000)	3,410,989
							Net Increase/(Decrease) to Expenditures		(35,000)	

Description:

Unassigned Fund Balance - To correct the unassigned balance from Amendment #1 to reclassify an amount as committed relating to Fire Department equipment.

Reportable: To maintain compliance with the budgetary guidelines of the State of West Virginia.

Resolution No. 25-089

Introduced in Council:	Adopted by Council:
September 15, 2025	
Introduced by:	Referred to:
Joe Jenkins	Finance

Resolution No. 25-089 – Authorizing the Mayor or City Manager to enter into a contract with SQP Construction Group, Inc., in the amount of $399,195.00 for repairs and improvements to various City sidewalks and ADA ramps, where the total contract price was determined through a competitive bid process.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with SQP Construction Group, Inc., in the amount of $399,195.00 for repairs and improvements to various City sidewalks and ADA ramps, where the total contract price was determined through a competitive bid process.

2025- 39 Concrete Sidewalk and Accessible Ramp Project			
Business	**Opened at**	**Bid Total**	**Local Vendor Preference**
Lakecrest Construction	8/29/2025 2pm	$599,989.00	N/A
Rock Forge Bridge Co. LLC.	8/29/2025 2pm	$1,248,164.00	N/A
SQP Construction Group, In	8/29/2025 2pm	$399,195.00	$395,195.00
McClanahan Construction Company, LLC	8/29/2025 2pm	$564,700.00	$559,700.00

2025-39 Concrete Sidewalk and Accessible Ramp Project				
	Lakecrest Construction	Rock Forge Bridge Co. LLC	SQP Construction Group, Inc.	McClanahan Construction Company, LLC
Mandatory Requirement				
Item 3.01 – Concrete Ramp and Sidewalk	$403,000.00	$705,900.00	$260,000.00	$429,000.00
Item 3.02 – Curb and Gutter	$30,800.00	$45,150.00	$18,900.00	$16,450.00
Item 3.03 – Integral Curb	$33,005.00	$307,090.00	$35,875.00	$47,355.00
Item 3.04 – Plain Curb	$26,100.00	$35,700.00	$12,600.00	$11,400.00
Item 3.05 – Detectable Warning Surfaces	$21,084.00	$26,124.00	$29,820.00	$23,100.00
Item 3.06 – Curb Inlet Adjustment	$35,600.00	$20,000.00	$1,000.00	$2,400.00
Item 3.07 – Asphalt Replacement	$6,400.00	$23,200.00	$5,000.00	$3,200.00
Item 3.08 – Traffic Control	$34,000.00	$75,000.00	$26,000.00	$21,795.00
Item 3.09 – Allowances	$10,000.00	$10,000.00	$10,000.00	$10,000.00
Vendor Protest Acknowledgement	Yes	Yes	Yes	Yes
Contact and Signature Form	Yes	Yes	Yes	Yes
Pricing Page	Yes	Yes	Yes	Yes
Addendum Acknowledgement	Yes	Yes	Yes	Yes
Local Vendor Form (if Applicable)	N/A	N/A	Yes	Yes
City of Chalreston Purchasing Affidavit	Yes	Yes	Yes	Yes
WV Contractor's License	Yes	Yes	Yes	Yes
Certificate of Insurance	Yes	Yes	Yes	Yes
Bid Bond or Surety Check (valid)	No*	Yes	Yes	Yes
Drug Free Workplace Affidavit	Yes	Yes	Yes	Yes
Subcontractor's List (if applicable)	Yes	Yes	Yes	Yes
Grand Total	$599,989.00	$1,248,164.00	$399,195.00	$564,700.00

CITY OF CHARLESTON

RECOMMENDATION TO AWARD

DATE: September 9, 2025

SUBJECT: Recommendation for Award

Solicitation Number: 2025-39 Concrete Sidewalk and Accessible Ramp Project

SQP Construction Group, Inc. - $399,195.00

Award Recommendation: Check the appropriate box below.

[x] **Lowest Bid:** By signing below, the Department certifies that bids have been properly evaluated and recommends award to **SQP Construction Group, Inc**. in the amount of **$395,195.00.**

[ ] **Multiple Award**: By signing below, the Department certifies that bids have been properly evaluated and recommends award to multiple bidders meeting the required specifications. Those bidders receiving an award are identified as follows: _____.

[ ] **Other Than Lowest Bid:** By signing below, the Department certifies that bids have been properly evaluated and recommends award to _____ in the amount of _____ as the lowest responsible bidder meeting the required specifications. Award to the lowest bid was not made due to disqualifications described in more detail below:

Bidding Vendors not awarded:

Lakecrest Construction - $599,989.00
Rock Forge Bridge Co. LLC - $1,248,164.00
McClanahan Construction Company, LLC - $564,700.00

Respectfully,

_____ 9/9/25
Signature Date

AARON MORRIS - ASSISTANT CITY ENGINEER
Printed Name and Title

CITY OF CHARLESTON
KANAWHA COUNTY, WEST VIRGINIA
CHARLESTON FIRE DEPARTMENT - STATIONS 1,2,4,5, & 8 RENOVATIONS
BID TABULATION
TUESDAY, JULY 22, 2025 AT 2:00 PM
Thrasher Project #T60-11407

Item	Unit	Description	Persinger & Associates, Inc. Charleston, WV WV #053148	Maynard C. Smith Construction Company, Inc. Charleston, WV WV #000011	Agsten Construction Hurricane, WV WV #031022	The Neighborgall Construction Company Huntington, WV WV #005339	Danhill Construction Company Gauley Bridge, WV WV #001196	Start to Finish Construction, LLC Saint Albans, WV WV #059210
BASE BID			**TOTAL COST**	**TOTAL COST**	**TOTAL COST**	**TOTAL COST**	**TOTAL COST**	**TOTAL COST**
1		Provide all labor, materials, equipment, fees, bonds, insurance and taxes to perform the work as detailed in the plans and specifications and addenda	$ 4,387,000.00	$ 5,098,000.00	$ 5,434,000.00	$ 5,775,000.00	$ 5,904,762.00	$ 7,250,000.00
		TOTAL BID	**$ 4,387,000.00**	**$ 5,098,000.00**	**$ 5,434,000.00**	**$ 5,775,000.00**	**$ 5,904,762.00**	**$ 7,250,000.00**

THRASHER
1 (800) 273-6541
Fax: (304) 624-7831
thrasher@thethrashergroup.com
www.thethrashergroup.com

STATE OF WEST VIRGINIA
PHILIP M. FREEMAN
No. 3689
REGISTERED
ARCHITECT

CITY OF CHARLESTON
OFFICE OF THE CITY MANAGER

September 12, 2025

Persinger and Associates
General Contractors

Via E-Mail:
Courtney@persingerandassociates.com
Will@ persingerandassociates.com

Re: CFD Station Renovations

Dear Mr. Persinger,

This is a follow up to my letter to you of August 25, 2025, in which we outlined proposed modifications to the specs of the CFD fire station rehabilitation project. Thank you for the phone calls since then to continue the discussions. As you know, we provided three categories of modifications in response to your initial proposal: 1) changes we would agree to accept; 2) changes that we might accept; and 3) changes that we are not interested in accepting.

In response, you requested we eliminate all the items in Categories 1 and 2, to reduce the overall cost to $4,065,000.00. I responded by asking for a price that kept everything in Category 2 rather than removing it. You proposed adding all of Category 2 back into the scope of work (except for three items) for a total project cost of $4,200,000.00. As of today, we agreed to your proposal with the only modification being we add the balcony at Station 1 back into the scope.

Based on this, we have an agreement in principle – Pending City Council approval – to modify the following specifications of the project and a final cost of $4,200,000.00, with anything not included in this list remaining part of the project as-bid:

1) **Modifications Accepted:**

- Eliminate epoxy/resinous flooring at all stations
- Eliminate window treatments at all stations
- Eliminate job trailer
- Eliminate metering electricity
- Exclude asphalt paving/patching, striping, and bumper blocks. Paving by owner.
    - Provided Contractor responsible for repair of damage to paving during construction that was not anticipated in the design specs
- Allow contractor to use permanent HVAC equipment during construction
    - Provided Contractor shall use MERV 8 filters in return air locations

- Eliminate temporary dehumidification equipment
    - Provided this equipment will be provided if needed during replacement or repair of permanent HVAC equipment.
- Eliminate temporary HVAC and individual thermostat/ventilation requirements
    - Provided Contractor will provide temporary heating equipment if needed to prevent freezing conditions during permanent HVAC replacement
- Eliminate concrete testing
    - Provided "any other quality control testing" will still be permitted as needed, including but not limited to building inspection, fire code inspection, and life/safety inspections
- Eliminate ceramic tile work and add painted drywall walls at all stations
- Eliminate tackboards/markerboards/accessories at all stations
- Remove the cost of appliances from the contract; Owner will provide the following appliances outside of the contract:
    - Ranges with oven, dishwashers, microwaves, refrigerators, coffee makers, washers and dryers, gear extractors
        - Provided: Contractor will be responsible for installing appliances provided by Owner during renovations
    - Provided further the following will be provided by contractor:
        - Vent hoods, sinks, faucets, garbage disposals, and any other appliances included in the project specifications and not explicitly excluded in the preceding bullet point
- Exchange welded lockers for riveted lockers
- Exchange copper plumbing pipe for "PEX" plumbing pipe at all stations
- Exchange plaster walls for gypsum board wall system
    - Provided contractor shall ensure the surface finish shall seamlessly match existing adjacent walls
- Exchange mortise locksets for cylindrical locksets
- Exchange electrified hardware for mechanical hardware
- Exchange overhead stops for wall stops
    - Provided wall site is suitable for wall stops. Contractor will maintain overhead stops at any location where wall stops are not suitable.
- Allow supplier and/or material substitutions during construction, including but not limited to cabinetry, acoustical ceiling, flooring, and lighting; provided substitutions are of similar quality and approved by the Owner and/or Owner's Rep.

Please confirm by signing below that we have reached agreement on the modifications and cost.

Respectfully,

Benjamin Mishoe,
City Manager

Accepted:

Courtney Persinger
Persinger & Associates

Pres.
09-12-25

Resolution No. 25-090

Introduced in Council: Adopted by Council:

September 15, 2025

Introduced by: Referred to:

Joe Jenkins Finance

Resolution No. 25-090 – Authorizing the Mayor or City Manager to enter into a contract with Persinger & Associates in the amount of $4,200,000.00 for renovations and additions to various Charleston Fire Department fire stations, where the total contract price was determined through a competitive bid process, followed by negotiation with the low-bidder pursuant to W.Va. Code §5-22-4 to reach the final contract amount.

WHEREAS, the City of Charleston retained Thrasher Engineering to conduct an assessment of Charleston Fire Department's eight fire stations, and subsequently retained them to perform architecture and engineering work to design necessary renovations at five of those stations; and

WHEREAS, the City of Charleston published the design specifications to solicit competitive bids for the construction of the designed renovations and additions, with Persinger and Associates submitting the apparent low bid of $4,387,000.00; and

WHEREAS, West Virginia Code §5-22-4 permits the state and its subdivisions in certain instances to negotiate with the lowest qualified responsible bidder, and sets forth the method in which those negotiations may occur, including the requirement that a negotiated award must be made within 60 days of the bid opening date, the negotiated amount may not exceed 10% of the original low bid amount, and any change to the original project specifications be memorialized in writing; and

WHEREAS, the City of Charleston undertook negotiations with Persinger & Associates that resulted in changes to the original project specification as outlined in the attached letter agreement, which reduced the contract price by $187,000.00 to a final price of $4,200,000.00, well-within the 10% maximum allowable by State Code.

Now Therefore, Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with Persinger & Associates in the amount of $4,200,000.00 for renovations and additions to Charleston Fire Department's various fire stations, where the total contract price was determined through a competitive bid process followed by negotiation with the lowest qualified responsible bidder to

reach the final contract amount pursuant to W.Va. Code §5-22-4.