



BOARD OF COUNTY COMMISSIONERS

EMERGENCY MEETING

In accordance with Title 25§304.5

FILED

DEC 30 2024

TIME 11:30 AM
HOPE TRAMMELL COUNTY CLERK
PITTSBURG COUNTY
BY _____ DEPUTY

AGENDA

DATE: DECEMBER 31, 2024

TIME: 10:00 A.M.

PLACE: PITTSBURG COUNTY COMMISSIONERS CONFERENCE ROOM
PITTSBURG COUNTY COURTHOUSE
115 E. CARL ALBERT PKWY.
MCALESTER, OKLAHOMA

***CONSIDERATION, DISCUSSION AND POSSIBLE ACTION TO BE TAKEN ON THE FOLLOWING LISTED ITEMS ON THE AGENDA:

1. CALL MEETING TO ORDER

2. ROLL CALL: ROSS SELMAN - CHAIRMAN
CHARLIE ROGERS - VICE-CHAIRMAN
MIKE HAYNES - MEMBER

3. APPROVAL OF AGENDA

4. AGENDA ITEMS

- A. Discussion, Consideration and Possible Action to Award Vendor for the replacement of Soffit at the Pittsburg County Courthouse Annex Building, to be repaired with American Rescue Plan Act (ARPA) funds
- B. Discussion, Consideration and Possible Action to Award Vendor for the replacement of Emergency Lighting at the Pittsburg County Courthouse, to be replaced with American Rescue Plan Act (ARPA) funds

5. RECESS OR ADJOURNMENT

CLERK

**PITTSBURG COUNTY COMMISSIONERS
EMERGENCY MEETING
MINUTES
DECEMBER 31, 2024**

The Board of County Commissioners, Pittsburg County, met in emergency session on December 31, 2024 at 10:00 A.M., Meeting held in County Commissioners Conference Room, after proper notice and agenda were posted indicating time and date. Agenda was posted at 11:30 A.M., December 30, 2024.

ROLL CALL: The meeting was called to order by Chairman Selman.

Ross Selman	Present
Charlie Rogers	Present
Mike Haynes	Present

3. APPROVAL OF AGENDA: Rogers made a motion to approve the agenda; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

4. AGENDA ITEMS:

A. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO AWARD VENDOR FOR THE REPLACEMENT OF SOFFIT AT THE PITTSBURG COUNTY COURTHOUSE ANNEX BUILDING, TO BE REPAIRED WITH AMERICAN RESCUE PLAN ACT (ARPA) FUNDS: The following quote were received.

VENDOR	AMOUNT
Corso Construction Services	\$27,455.00
Bailey Little Construction	\$11,500.00
A. Ficker Roofing & Waterproofing	\$18,256.11
FW Walton	\$37,255.00

Selman read the specifications. Rogers made a motion to award the project to Bailey Little Construction the lowest bidder; seconded by Haynes.

AYE: Ross Selman
Charlie Rogers
Mike Haynes

NAY: None.

Motion Passed.

B. DISCUSSION, CONSIDERATION AND POSSIBLE ACTION TO AWARD VENDOR FOR THE REPLACEMENT OF EMERGENCY LIGHTING AT THE PITTSBURG COUNTY COURTHOUSE, TO BE REPLACED WITH AMERICAN RESCUE PLAN ACT (ARPA) FUNDS: The following quotes were received.

VENDOR	AMOUNT
Stone Electric	\$12,000.00
Art's Electric	No Response
Compton Electric	No Response

Rogers made a motion to award the quote to Stone Electric; seconded by Haynes.

AYE: Ross Selman
 Charlie Rogers
 Mike Haynes

NAY: None.

Motion Passed.

5. ADJOURNMENT/RECESS: There being no further business brought before the board; Selman made a motion to adjourn; seconded by Rogers.

AYE: Ross Selman
 Charlie Rogers
 Mike Haynes

NAY: None.

Motion Passed. Meeting Adjourned.

CORSO

CONSTRUCTION SERVICES

Quote

Date: 9-13-24
Fax / Email: jt@corsoconstruct.com
Job Name: Pittsburg county Da soffit repair
Street Address: McAlester, ok

We hereby submit specifications & estimate for:

Demo water damage soffit as needed. Replace sheathing and install a direct applied EIFS system to the underside of the soffit. Install a new acrylic coat over entire soffit area to make the finish all uniform. Prep and paint the soffit to match existing as close as possible.

Total: \$27,455.00

Texture will be applied to a close as possible match.

We hereby propose to furnish labor & materials for the sum of, (SEE ABOVE)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extras or deducts will be executed only upon written orders and will become an extra or deductive cost to the original estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

The proposal is subject to acceptance within 30 days, and it is void thereafter at the option of the undersigned.

Authorized Signature: *Jeremy Turner* Accepted by: _____ Date: _____

Corso Construction services 12514 S.241st E. Ave Broken Arrow ok 74014

Pittsburg County DA

Address of proposal: 115 E Carl Albert Pkwy, McAlester, OK, 74501

Provided by: Austin Fricker, Commercial manager of A. Fricker Roofing & Waterproofing

CIB Commercial Endorsement: 80004719

A. Fricker Roofing & Waterproofing
 3321 W. 5th St. Tulsa, OK 74127
 www.africkerroofing.com
 918-402-7167

Labor & Material Included	Notes
Description: Pittsburg County DA Soffit Repair/Scope of Work	
Pressure wash adjoining walls to the east and west of soffit at DA Entrance using a masonry safe, non toxic, biodegradable cleaner at no more than 2,000 PSI.	
Soak heavily stained areas prior to pressure washing and apply agitation with soft bristle brush should pressurized water not remove the stains on the first attempt.	
Remove existing EIFS system from soffit where system has failed and cut back to dry adhered system.	
Mechanically fasten GP gold board or equal to existing structure for new substrate.	
Rasp insulation board and apply base coat and mesh.	
Apply acrylic top coat to base coat and adjacent walls of soffit.	
Apply (2) coats of pigmented masonry damp proofer to soffit and adjacent walls to match existing as close as possible.	
Apply single coat of Siliane/Siloxane WB Masonry Sealer on adjacent stone walls.	
Install new backer rod and sealant color to match in all control joints and building joints at soffit and adjacent walls at entry. (Does not include window sealants)	
Total	\$18,256.11

* All work to be performed using good construction practice and comply with all codes and statutes governing this construction.
 * Clean all work areas and send pictures daily to owners representative.



OK, LLC. 80004719

ROOFING - SIDING - WATERPROOFING - GUTTERING

A. FRICKER ROOFING

INFO@AFRICKERROOFING.COM (918) 402-7167

WARRANTY:

2 year workmanship warranty for repairs done by A. Fricker Roofing

SAFETY PROCESS:

- Barricade ground location for staging equipment
- Designate location for A. Fricker Roofing applicators for parking
- Barricade location for lift to delivery and receive equipment and materials.
- Furnish & Install temporary anchors for applicators to perform work outside of the flagged locations
- Have pre-construction meeting every morning to review safety concerns and process.
- Store materials in accordance with manufacturer requirements and have materials distributed properly to avoid excessive weight build up in single locations.

PROJECT MANAGEMENT:

Project management will be performed by a qualified and certified by manufacturer provided by A. Fricker Roofing.
Project Manager will be photo documenting the entire process as well as maintaining communication with Joshua Rhodes and/or Chris Reed as our contact.
Project Manager be on site throughout the process except when needed to pick up materials or tools
With the A. Fricker Roofing process, Customer maintains communication and understanding of the job and process to ensure transparency!!

HOUSE KEEPING AND END OF DAY PROCESS:

At the end of each day, A. Fricker Roofing will inspect areas where roof has been completed and the tie in location
We will ensure that the tie in location is properly sealed and secured to combat water entry over night.
At the end of each day, A. Fricker Roofing will clean equipment and materials to be in a consolidated fashion
Daily clean up is required in order to maintain a clean project.

PRE-EXISTING CONDITIONS, EXTRAS & CHANGES:

A. Fricker Roofing will not be liable for construction issues resulting from prior construction, including improper installation, improper materials, or damaged roof decking. Replacement or repair of damaged decking, fascia boards, roof jacks, rafters, ventilators, flashing, chimneys, gutters, or other such materials, unless otherwise expressly stated in the Scope of Work or Supplement are not included. If requested Owner will be given a Change Order on a time and material basis. Owner hereby authorizes A. Fricker Roofing to replace, at Owner's sole cost and expense, rotted or water-logged trim or wood that will otherwise affect the repairs or replacements to be performed by A. Fricker Roofing under this Contract. The Owner shall be solely responsible for any and all damages as a result of any pre-existing conditions (including building code violations) which were undisclosed by Owner, and which could not be reasonably discovered by A. Fricker Roofing upon inspection of Owner's property and improvements.

EXCLUSIONS:

A. Fricker Roofing LLC disclaims any and all responsibility for pre existing conditions but not limited to:
Mold, asbestos removal, positive water drainage, removal of any materials not in proposal, HVAC units or repairs, any unknown deficiencies, damaged or leaking skylights.
Any work required to be performed or items repaired in regards but not limited to: electrical, gas lines, water lines, electric lines, conduits, landscaping, lighting systems, communication systems or any items not as listed above in proposal.
A. Fricker Roofing LLC is not acting or licensed as an architect, engineer, or design professional and assumes no responsibility for any such services.

ADDITIONAL EXCLUSIONS:

Any additional work not included within the scope of work is not included unless specified within the scope of work. Additional change orders may be applied during removal or installation is additional items are required in order to complete scope of work. **PROPERTY:** Owner is solely responsible for removing any breakable/valuable objects from the landscaping/exterior of the building, as well as pictures and valuables that may hang on interior walls or mantles of the home before A.Fricker Roofing commences its work on the Property. **NOISE, VIBRATION & DAMAGES:** A.Fricker Roofing shall have no liability or responsibility for noise, nuisance, vibration, or damage to personal property, whether or not caused by A.Fricker Roofing. A.Fricker Roofing is not responsible for damage to the Property below the roof due to leaks caused by excessive wind, ice, hail, vandalism or acts of nature.

PAYMENT TERMS:

Owner of building shall present payment in the sum of 50% once materials are delivered to the location written on this proposal. Payment is not required until materials are delivered to the roof of this property. Once initial payment is made, A. Fricker Roofing has up to 10 days to begin tear off and installation. Once process has begun, A. Fricker Roofing has the length of 14 days for completion of project (weather permitting) and excluding rain, snow, high winds or other unworkable weather situations. Once work has been completed, A. Fricker Roofing requires final payment in the amount of the final 50% to be paid within 10 days of completion. A. Fricker Roofing will submit final invoice on the day of completion and owner has a maximum of 10 full days to make payment in full to avoid Payments due more than 30 days shall be considered late, and interest will accrue on the unpaid amounts at a rate of 18% per annum and all costs of collection, including A.Fricker Roofing legal costs. A.Fricker Roofing may file a Mechanic's Lien on the Property for any unpaid balance or in the event Owner advises A.Fricker Roofing that Owner does not intend to pay.

By signing this agreement the building owner is in agreement to scope of work, cost per unit, warranty, exclusions, payment terms and any other language within this proposal-

Building owner printed name: _____

Building owner: _____

A. Fricker Roofing Representative printed name: _____

A. Fricker Roofing LLC Representative: _____

Date: _____

Date: _____

**SECTION 01
SUMMARY OF WORK**

1.1 RELATED DOCUMENTS –Pittsburg County DA Complex Entry Soffit Repair

- A. Attached, Component sections, forms a component part of this section. Areas of**
- 1. All work to be performed using good construction practice and comply with all codes and statutes governing this construction.**
 - 2. Pressure wash adjoining walls to the east and west of soffit at DA Entrance using a masonry safe, non toxic, biodegradable cleaner at no more than 2,000 PSI.**
 - 3. Soak heavily stained areas prior to pressure washing and apply agitation with soft bristle brush should pressurized water not remove the stains on the first attempt.**
 - 4. Remove existing EIFS system from soffit where system has failed and cut back to dry adhered system.**
 - 5. Mechanically fasten GP gold board or equal to existing structure for new substrate.**
 - 6. Attach Insulation board to new substrate using low rise foam adhesive.**
 - 7. Rasp insulation board and apply base coat and mesh.**
 - 8. Apply acrylic top coat to base coat and adjacent walls of soffit.**
 - 9. Apply (2) coats of pigmented masonry damp proofer to soffit and adjacent walls to match existing as close as possible.**
 - 10. Apply single coat of Siliane/Siloxane WB Masonry Sealer on adjacent stone walls.**
 - 11. Install new backer rod and sealant color to match in all control joints and building joints at soffit and adjacent walls at entry. (Does not include window selants)**
 - 12. Contractor to provide 2 YR Workmanship Warranty for repairs.**
 - 13. Contractor to clean all work areas daily and send pictures to owners representative.**

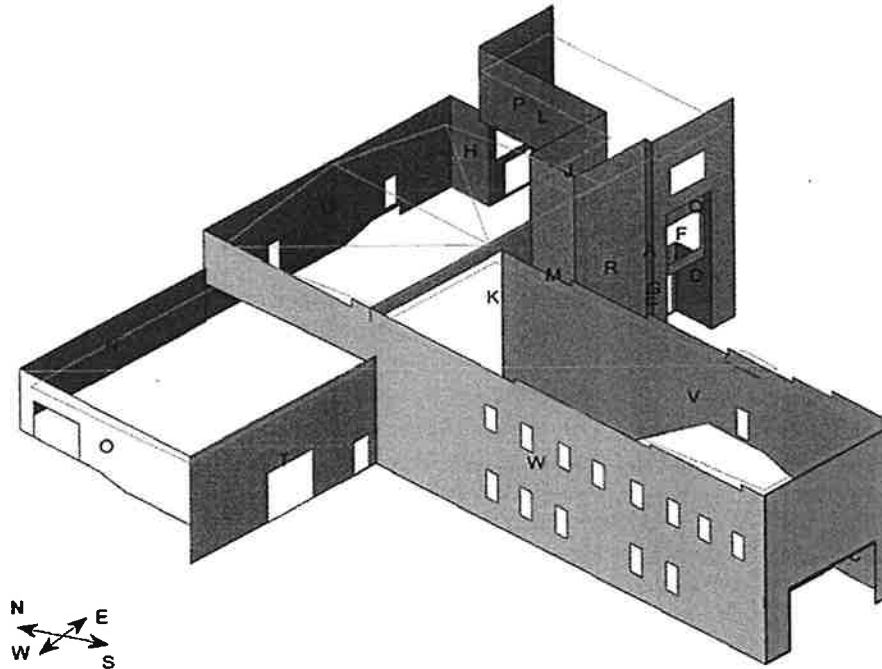
Total Bid: \$11,500

Contractor: Bailey Little Construction

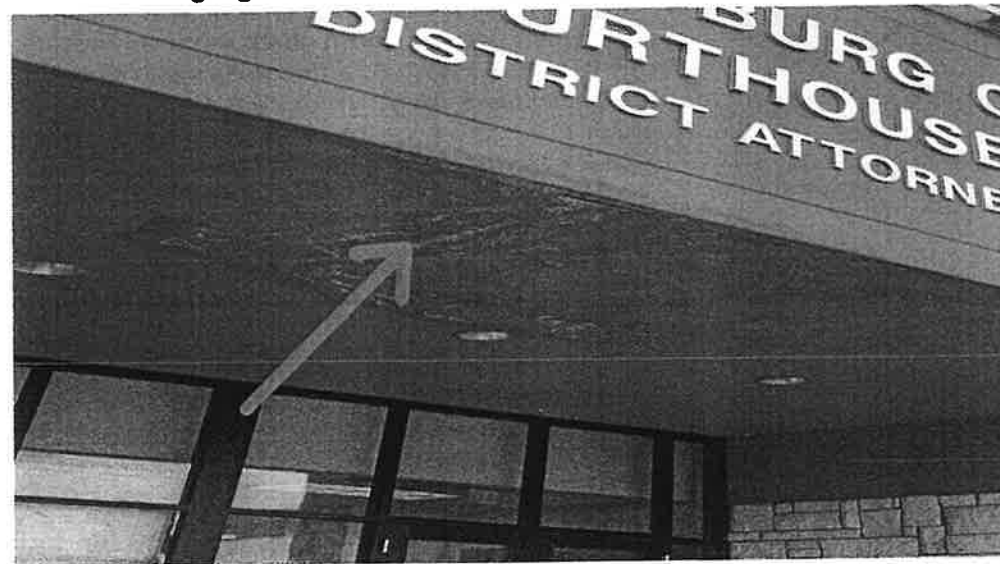
Name and Title: Bailey Little, Owner

Signature:

Date: 12/31/24



Highlighted Face of Building and Soffit to be Repaired



Arrow points to a roughly 14" wide gap in the EIFS outside the entry to the DA's Complex. The soffit cut out back to the sheathing due to amount of water intrusion.

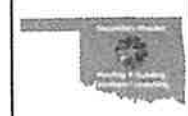


THE INFORMATION CONTAINED HEREIN IS OF A PROPRIETARY NATURE AND IS SUBMITTED IN CONFIDENCE FOR USE BY THE CLIENTS APPROVED BY THE ORIGINATOR OF THIS DOCUMENT - ONLY. THE USE OF THESE DOCUMENTS FOR ANY OTHER PROJECTS, PURPOSE, LOCATION, PUBLICATION, REPRODUCTION OR DISTRIBUTION IN WHOLE OR PART, BY ANY INDIVIDUAL OR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM THE ORIGINATING COMPANY IS PROHIBITED. THE INFORMATION HEREIN REMAINS THE PROPERTY AND ITS USE OR DISCLOSURE TO OTHERS IS PROHIBITED FOR ANY USE NOT AUTHORIZED BY THE ORIGINATING COMPANY.

NO.	DATE	REVISION	DESCRIP.

**Pittsburg County
115 E Carl Albert PKWY
McAlester, OK 74501**

Josh Rhodes
jrhodes@secondaryrhodes.org
918-993-1210



STONE ELECTRIC
P.O. BOX 1
PITTSBURG, OKLA 74560
Phone: 918-432-6312
Fax: 918-432-6313
Email: stoneelec@gmail.com

12/30/2024

QUOTE FOR: COUNTY COURTHOUSE EMERGENCY LED

- Install 85 LED emergency lamps

ELECTRICAL PRICE: \$12,000.00

Thank You,
Bryan Echelle
405-412-5898