
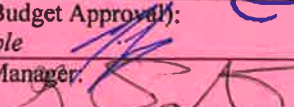
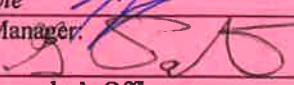


REQUEST FOR LEGISLATIVE ACTION
EXECUTIVE OFFICE

Completed by County Counselor's Office:
 Res/Ord No.: 5169
 Sponsor(s): Greg Grounds
 Date: October 29, 2018

OCT 24 2018

SUBJECT	<p>Action Requested <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Transfer of Funds from the Undesignated Fund Balance of the General Fund and Execute a Contract for Services to Replace the Eastern Jackson County Courthouse Roof</u></p>														
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$354,000.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$354,000.00</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td>\$354,000.00</td> </tr> <tr> <td>Source of funding (name of fund) and account code number;</td> <td></td> </tr> <tr> <td>FROM: 001-9999-32810 Undesignated Fund Balance – General Fund</td> <td>\$354,000.00</td> </tr> <tr> <td>TO: 001-1205-56510 General Fund Building Maintenance and Repair</td> <td>\$354,000.00</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: Estimated Use: \$</p> <p>Prior Year Budget (if applicable): Prior Year Actual Amount Spent (if applicable):</p>	Amount authorized by this legislation this fiscal year:	\$354,000.00	Amount previously authorized this fiscal year:	\$0	Total amount authorized after this legislative action:	\$354,000.00	Amount budgeted for this item * (including transfers):	\$354,000.00	Source of funding (name of fund) and account code number;		FROM: 001-9999-32810 Undesignated Fund Balance – General Fund	\$354,000.00	TO: 001-1205-56510 General Fund Building Maintenance and Repair	\$354,000.00
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TO: 001-1205-56510 General Fund Building Maintenance and Repair	\$354,000.00														
PRIOR LEGISLATION	<p>Prior ordinances and (date): n/a</p> <p>Prior resolutions and (date): n/a</p>														
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Brian Gaddie, PE, Director of Public Works, 881-4496</p>														
REQUEST SUMMARY	<p>This Ordinance will transfer funds from the Undesignated Fund Balance of the General Fund into the Public Works Facilities Management account designated for maintenance and repair of the Eastern Jackson County Courthouse. The roof of this facility has surpassed its' useful life and requires remediation. Unfortunately, the rehabilitation of this facility completed in 2015 did not address the need for the roof replacement.</p> <p>Public Works has performed the due diligence necessary to arrive at the recommended solution of EPDM replacement. External roofing expertise has been provided by several sources that corroborates the recommended roofing solution for the Courthouse. In addition, replacing the EPDM material and the insulation beneath will result in increased long term energy efficiency for the building. A 20 year warranty accompanies this solution.</p>														

	<p>As a result of the competitively bid RFP 52-18, Delta Innovation Services has been selected as the preferred contractor to complete the roof replacement work. Delta provided the lowest bid and most concise approach for the preferred mitigation alternative and was therefore selected.</p> <p>In addition to the transfer of funds, we request that the County Executive be authorized to execute a contract with Delta Innovation Services for completion of the Eastern Jackson County Courthouse roof at a cost not to exceed \$354,000.00. Notice to proceed will be provided upon execution of the contract and the work is to be completed prior to the end of 2018.</p>	
CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS	Recommendation Letter, Quote and Scope Items	
REVIEW	Department Director: 	Date: 10-24-18
	Finance (Budget Approval): <i>If applicable</i> 	Date: 10/24/18
	Division Manager: 	Date: 10-24-18
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:
2870	Undesignated Fund Balance	\$354,000.00

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.



JACKSON COUNTY Facilities Management Division

Jackson County Courthouse
415 East 12th Street, Third Floor Mezzanine
Kansas City, Missouri 64106
jacksongov.org

(816) 881-3258
Fax: (816) 881-3583

Memorandum

To: Brian Gaddie, PE, Director of Public Works

From: Taylor MacDonald, Project Manager, Facilities Management Division

Date: October 12th, 2018

Re: EJCCH

As a result of the competitively bid RFP 52-18 for improvements to the Eastern Jackson County Courthouse, Delta Innovative Services has been given preference to complete this project based on pricing, experience and their approach to the work. Of the three options they provided: EPDM Overlay, EPDM Replace and TPO Replacement, the department of Public Works recommends the EPDM Replace as the best solution for the Eastern Jackson County Roof.

The EPDM replace is the preferred method at a cost of \$354,000 it's the second lowest option. It is the preferred method for the following reasons:

This option allows a 20 year warranty. A new 2.7" layer of polyisocyanurate insulation (GAF Manufacturer) will be loose laid as well as new tapered insulation layer. The new tapered layer is detailed by Delta in their set of drawings provided with their response. This should eliminate any ponding water on the middle and east roof section. New overflow scuppers and downspouts will be placed on the middle section, with channels cut in the insulation to allow water to travel. New ballast will eliminate the opportunity for debris to continue to damage the EPDM layer and walk pads reduce wear on EPDM layer. In addition building energy costs should decrease through the application of the new ISO insulation. Over the life of the roof (20 years), savings are anticipated to reach \$70,520 (\$3,523/year) as indicated in Table 2.

EMDM Overlay was considered, at an initial cost of \$250,000 it is the lowest option. It was decided against for the following reasons:

This option allows for a 20 year warranty, if installation is done within the requirements of the manufacturer. In order to meet the manufactures warranty (Johns Manville & GAF) any areas of wet substrate (insulation) must be removed and replaced. Delta provides a unit cost of \$3.65/SF to remove and replace wet insulation. The total square footage of the EJCCH is 21,662SF. The amount of wet substrate is unknown, however table 2 shows the associated costs at increasing intervals. No assumptions are made as to the percentage of insulation that will need to be removed and replaced. Additionally, this option will not utilize a tapered insulation layer, the current pitch of the roof will remain, thus continuing the problem with ponding on the middle and east roof section.

Frank White, Jr., County Executive



JACKSON COUNTY

Facilities Management Division

Jackson County Courthouse
 415 East 12th Street, Third Floor Mezzanine
 Kansas City, Missouri 64106
 jacksongov.org

(816) 881-3258
 Fax: (816) 881-3583

Table 1:

RESULTS:		
	Existing	New
Annual Energy Loss (Kwh)	113,074	28,268
Annual Energy Cost (Heating)	\$985	\$246
Annual Energy Cost (Cooling)	\$3,713	\$928
Total Annual Energy Cost	\$4,698	\$1,174
Energy Cost (18 Years)	\$92,066	\$22,698
Annual Energy Savings	\$3,523	
Energy Savings (18 Years)	\$69,368	
Payback	21.59	years

Table 2:

% of wet insulation replacement	25%	50%	75%	100%
New cost with replacement	\$269,766	\$289,533	\$309,299	\$329,066

12.0 QUOTATION

12.1 Total Price for EPDM Overlay of all 5 roof sections, per Section 6.3.1 \$ 250,000.00
 Anticipated Project Duration Approx. 26 work days

12.2 Total Price for EPDM Replace of all 5 roof sections, per Section 6.3.2 \$ 354,000.00
 Anticipated Project Duration Approx. 32 work days

12.3 Total Price for TPO for all 5 roof sections, per Section 6.3.3 \$ 423,000.00
 Anticipated Project Duration Approx. 36 work days


SIGNATURE: 	DATE: 9-25-2018
NAME (PRINT): Sabina R. Boyle	PHONE: 913-371-7100
TITLE (PRINT): President	CELL: 816-808-1665
COMPANY NAME (PRINT) Delta Innovative Services, Inc.	FAX: 913-371-7107
E-MAIL ADDRESS (PRINT) dmarr@deltaservices.com	
E-MAIL ADDRESS FOR PO'S (PRINT) dmarr@deltaservices.com	
URL (PRINT): www.deltaservices.com	

Unit Costs:

- 1. Remove and replace wet insulation for EPDM Overlay Option: \$ 3.65 per square foot
- 2. Remove and replace deteriorated wood blocking \$ 4.65 per board foot

12.0 QUOTATION

12.1	Total Price for EPDM Overlay of all 5 roof sections, per Section 6.3.1	\$ 347,600.00
	Anticipated Project Duration	2 months
12.2	Total Price for EPDM Replace of all 5 roof sections, per Section 6.3.2	\$ 431,500.00
	Anticipated Project Duration	2.5 months
12.3	Total Price for TPO for all 5 roof sections, per Section 6.3.3	\$ 512,500.00
	Anticipated Project Duration	2.5 months

SIGNATURE: 	DATE: 09/21/2018
NAME (PRINT): Paul Coussens	PHONE: (816) 252-8300
TITLE (PRINT): Senior Vice President	CELL: (913) 752-7395
COMPANY NAME (PRINT) Cornell Roofing & Sheet Metal, Co.	FAX: (816) 252-8300
E-MAIL ADDRESS (PRINT) andrew@cornellroofing.com	
E-MAIL ADDRESS FOR PO'S (PRINT) andrew@cornellroofing.com	
URL (PRINT): www.cornellroofing.com	

12.0 QUOTATION

12.1	Total Price for EPDM Overlay of all 5 roof sections, per Section 6.3.1	\$ <u>361,745</u>
	Anticipated Project Duration	<u>30 Days</u>
12.2	Total Price for EPDM Replace of all 5 roof sections, per Section 6.3.2	\$ <u>516,618</u>
	Anticipated Project Duration	<u>60 Days</u>
12.3	Total Price for TPO for all 5 roof sections, per Section 6.3.3	\$ <u>539,891</u>
	Anticipated Project Duration	<u>60 Days</u>

SIGNATURE:	DATE: 09/25/2018
NAME (PRINT): Tom M. Caspari	PHONE: 573--636-7733
TITLE (PRINT): President	CELL:
COMPANY NAME (PRINT) Missouri Builders Service, Inc.	FAX: 573-636-7836
E-MAIL ADDRESS (PRINT) tmcaspari@missouribuilders.net	
E-MAIL ADDRESS FOR PO'S (PRINT) nklouzek@missouribuilders.net	
URL (PRINT):	

6.0 SCOPE OF SERVICES

- 6.1 The Successful Respondent shall furnish all labor, materials, tools, equipment and supervision required for **Re-roofing the Eastern Jackson County Courthouse**, located at 308 West Kansas Ave, Independence, MO 64050.
- 6.2 The Eastern Jackson County Courthouse consists of five roof areas: West Roof (9470 SF), Penthouse Roof (1290 SF), Middle Roof (5956 SF), East Roof (4988 SF), and Canopy Roof (2535 SF). **Prices quoted in this Request for Proposal should include the re-roofing of all five roof areas.**
- 6.3 Jackson County is requesting proposals for three different solutions to the current roofing conditions at the Eastern Jackson County Courthouse. The solutions are described in detail below. **Preference will be given to those Respondents who give pricing for all three solutions.**

6.3.1 EPDM Overlay

- 6.3.1.1 The Respondent must provide shop drawings for review and comment for the following components:

- 6.3.1.1.1 Layouts for crickets
- 6.3.1.1.2 Layouts for walk pads
- 6.3.1.1.3 Ballast – Submit phasing plan for approval, per Section 6.3.1.2
- 6.3.1.1.4 Protocol for end-of day “dry-in” efforts
- 6.3.1.1.5 Sheet metal flashings
- 6.3.1.1.6 Pre-fabricated PVC flashings/boots
- 6.3.1.1.7 Product data sheets for all components of roof system including adhesives, membranes, fasteners, etc
- 6.3.1.1.8 All roofing components must comply with their relevant ASTM Standards.

6.3.1.2 Ballast

- 6.3.1.2.1 Respondent has the option to either:

- 6.3.1.2.1.1 Reuse the Existing Ballast – the existing ballast contains scrap metal from past work. This must be filtered/removed before the ballast can be reused.
- 6.3.1.2.1.2 Remove the Existing Ballast and replace with new ballast. Removed ballast can be stock-piled onsite. Jackson County will be responsible for removal.

- 6.3.1.2.2 A Ballast Phasing Plan must be submitted with the Respondent’s proposal documents. This must be approved before any work may begin.

- 6.3.1.2.3 Which option is proposed must be clearly stated and explained in the proposal documents, and pricing must reflect the chosen option.

- 6.3.1.3 Remove and replace areas of wet substrate.

- 6.3.1.4 Remove existing EPDM base flashing and associated sheet metal flashings and trim.

- 6.3.1.5 Install a new separation layer consisting of 1” polyisocyanurate insulation to separate the existing membrane from the new membrane.

- 6.3.1.6 Install tapered polyisocyanurate insulation over the flat insulation to direct water toward existing room drains as follows:

- 6.3.1.6.1 West Roof – ¼ : 12 taper
- 6.3.1.6.2 Penthouse Roof – 1/8 : 12 taper

- 6.3.1.6.3 Middle Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
- 6.3.1.6.4 East Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
- 6.3.1.6.5 Canopy Roof – no tapered insulation necessary
- 6.3.1.7 Install a new 60 mil EPDM membrane over the tapered polyisocyanurate insulation
- 6.3.1.8 Install new 60 mil EPDM base flashings.
- 6.3.1.9 Install appropriate flashings at all roof penetrations, roof/wall intersections, etc.
- 6.3.1.10 Install overflow channels at perimeters of Middle Roof and East Roof as necessary to prevent over-loading of existing concrete structure.
- 6.3.1.11 Install new edge metals, termination bars, counter-flashings, etc. as appropriate.
- 6.3.1.12 Redistribute ballast, per option selected in Section 6.3.1.2.
- 6.3.1.13 Provide Jackson County with proposed roofing materials manufacturer.
- 6.3.1.14 Provide anticipated project duration.
- 6.3.1.15 Logistics plan must be submitted with the Respondent's proposal documents that includes proposed material laydown area, any traffic control measures necessary, dumpster/equipment locations, etc.

6.3.2 EPDM Replace

- 6.3.2.1 The Respondent must provide shop drawings for review and comment for the following components:
 - 6.3.2.1.1 Layouts for crickets
 - 6.3.2.1.2 Layouts for walk pads
 - 6.3.2.1.3 Ballast – Submit phasing plan for approval, per Section 6.3.2.2
 - 6.3.2.1.4 Protocol for end-of day “dry-in” efforts
 - 6.3.2.1.5 Sheet metal flashings
 - 6.3.2.1.6 Pre-fabricated PVC flashings/boots
 - 6.3.2.1.7 Product data sheets for all components of roof system including adhesives, membranes, fasteners, etc
 - 6.3.2.1.8 All roofing components must comply with their relevant ASTM Standards.
- 6.3.2.2 Ballast
 - 6.3.2.2.1 Completely remove the existing ballasted EPDM roofs to bare deck. This includes the removal of river rock, felt protection layer, single-ply membrane, and insulation.
 - 6.3.2.2.2 Respondent has the option to either:
 - 6.3.2.2.2.1 Reuse the Existing Ballast – the existing ballast contains scrap metal from past work. This must be filtered/removed before the ballast can be reused.
 - 6.3.2.2.2.2 Remove the Existing Ballast and replace with new ballast. Removed ballast can be stock-piled onsite. Jackson County will be responsible for removal.
 - 6.3.2.2.3 A Ballast Phasing Plan must be submitted with the Respondent's proposal documents. This must be approved before any work may begin.

- 6.3.2.2.4 Which option is proposed must be clearly stated and explained in the proposal documents, and pricing must reflect the chosen option.
 - 6.3.2.2.5 All decks are concrete with the exception of the Penthouse Roof, which is a metal deck.
 - 6.3.2.2.6 The West, Middle and East Roofs may have a vapor barrier of hot-mopped asphalt on the concrete decks.
 - 6.2.2.2.7 A Ballast Phasing Plan must be submitted with the Respondent's proposal documents. This must be approved before any work may begin.
 - 6.3.2.3 Completely remove all penetration flashings and wall flashings.
 - 6.3.2.4 Completely remove all edge metal.
 - 6.3.2.5 Install flat polyisocyanurate insulation over the field of all roofs as indicated below:
 - 6.3.2.5.1 West Roof – 2.7” thick
 - 6.3.2.5.2 Canopy Roof – 1.5” thick
 - 6.3.2.5.3 Penthouse Roof – 2.7” thick
 - 6.3.2.5.4 Middle Roof – 2.7” thick
 - 6.3.2.5.5 East Roof – 2.7” thick
 - 6.3.2.6 Install tapered polyisocyanurate insulation over the flat insulation to direct water toward existing roof drains as follows:
 - 6.3.2.6.1 West Roof – ¼ : 12 taper
 - 6.3.2.6.2 Penthouse Roof – 1/8 : 12 taper
 - 6.3.2.6.3 Middle Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
 - 6.3.2.6.4 East Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
 - 6.3.2.6.5 Canopy Roof – no tapered insulation necessary
 - 6.3.2.7 Install a new 60 mil EPDM membrane over the tapered polyisocyanurate insulation
 - 6.3.2.8 Install new 60 mil EPDM base flashings.
 - 6.3.2.9 Install appropriate flashings at all roof penetrations, roof/wall intersections, etc.
 - 6.3.2.10 Install overflow channels at perimeters of Middle Roof and East Roof as necessary to prevent over-loading of existing concrete structure.
 - 6.3.2.11 Install new edge metals, termination bars, counter-flashings, etc. as appropriate.
 - 6.3.2.12 Redistribute ballast, per option selected in Section 6.3.2.2.
 - 6.3.2.13 Provide Jackson County with proposed roofing materials manufacturer.
 - 6.3.2.14 Provide anticipated project duration.
 - 6.3.2.15 Logistics plan must be submitted with the Respondent's proposal documents that includes proposed material laydown area, any traffic control measures necessary, dumpster/equipment locations, etc.
- 6.3.3 **TPO – Tear off and Re-roof**

- 6.3.3.1 The Respondent must provide shop drawings for review and comment for the following components:
 - 6.3.3.1.1 Layouts for crickets
 - 6.3.3.1.2 Layouts for walk pads
 - 6.3.3.1.3 Protocol for end-of-day “dry-in” efforts
 - 6.3.3.1.4 Sheet metal flashings
 - 6.3.3.1.5 Pre-fabricated PVC flashings/boots
 - 6.3.3.1.6 Product data sheets for all components of roof system including adhesives, membranes, fasteners, etc.
 - 6.3.3.1.7 ALL roofing components must comply with their relevant ASTM Standards.
- 6.3.3.2 Ballast
 - 6.3.3.2.1 Completely remove the existing ballasted EPDM roofs to bare deck. This includes the removal of river rock, felt protection layer, single-ply membrane, and insulation.
 - 6.3.3.2.2 All decks are concrete with the exception of the Penthouse Roof, which is a metal deck.
 - 6.3.3.2.3 The West, Middle and East Roofs may have a vapor barrier of hot-mopped asphalt on the concrete decks.
- 6.3.3.3 Completely remove all penetration flashings and wall flashings.
- 6.3.3.4 Completely remove all edge metal.
- 6.3.3.5 Install additional wood mailer boards at the perimeter of the Penthouse, Middle and East Roofs as necessary to accommodate thicker insulation as needed
- 6.3.3.6 Install flat polyisocyanurate insulation over the field of all roofs utilizing low-rise foam adhesive as indicated below:
 - 6.3.3.6.1 West Roof – 2.7” thick
 - 6.3.3.6.2 Canopy Roof – 1.5” thick
 - 6.3.3.6.3 Penthouse Roof – 2.7” thick
 - 6.3.3.6.4 Middle Roof – 2.7” thick
 - 6.3.3.6.5 East Roof – 2.7” thick
- 6.3.3.7 Using low-rise spray foam adhesive, install tapered polyisocyanurate insulation over the flat insulation to direct water toward existing roof drains as follows:
 - 6.3.2.7.1 West Roof – ¼ : 12 taper
 - 6.3.2.7.2 Penthouse Roof – 1/8 : 12 taper
 - 6.3.2.7.3 Middle Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
 - 6.3.2.7.4 East Roof – 1/8 : 12 taper, subject to change after field-verifying slope of existing concrete deck
 - 6.3.2.7.5 Canopy Roof – no tapered insulation necessary
- 6.3.3.8 Install ¼” thick cover board on polyisocyanurate insulation on all roofs. Adhere with low-rise spray foam.
- 6.3.3.9 Install 60 mil white fleece-back PVC single-ply membrane over the cover board utilizing low-rise spray foam adhesive. Membrane must meet the SDTM Standard tests as detailed in Section 1507.13 in the 2012 IBC.
- 6.3.3.10 Install appropriate flashings at all roof penetrations, roof/wall intersections, etc.

6.3.3.11 Install overflow channels at perimeters of Middle Roof and East Roof as necessary to prevent over-loading of existing concrete structure.

6.3.3.12 Install new edge metals, termination bars, counter-flashings, etc. as appropriate.

6.3.3.13 Provide Jackson County with proposed roofing materials manufacturer.

6.3.3.14 Provide project duration.

6.3.3.15 Logistics plan must be submitted with the Respondent's proposal documents that includes proposed material laydown area, any traffic control measures necessary, dumpster/equipment locations, etc.

6.4 RESPONSIBILITIES OF SUCCESSFUL RESPONDENT

6.4.1 Supply all personnel, equipment, supplies and services to complete the requested project.

6.4.2 "Drying-in" the roof at the end of each work day to prevent water infiltration overnight or over weekends.

6.4.3 Site Cleanup – The Successful Respondent shall remove from the premises and properly dispose of all waste material and debris resulting from all work on a daily basis. This Successful Respondent shall keep packaging, waste and debris picked up as the work progresses. The job site shall be left neat and clean.

6.4.4 Site Work – The Successful Respondent shall conduct their work in manner that will eliminate hazards to person and property in the area. Areas under construction shall be marked with temporary barricades, ribbon or other methods necessary to provide safety warning to the public.

6.4.4.1 Successful Respondent shall provide temporary fall protection around work areas.

6.4.4.2 Successful Respondent shall provide traffic control, if necessary.

6.4.5 Protection of Property – The Successful Respondent shall protect adjacent improvements from work in progress (landscaping, sidewalks, flooring, etc.). Any damage caused by the Successful caused by the Successful Respondent shall be repaired at the Successful Respondent's expense. The Successful Respondent shall be responsible to leave all job sites in a condition as near as possible to that which existed prior to any work. The Successful Respondent shall include site worker protection.

6.5 GUARANTEES AND WARRANTIES

6.5.1 All roof systems furnished and installed under this contract shall be unconditionally guaranteed by the Successful Respondent for a minimum of one (2) years from the date of completion of the work by the Successful Respondent against any and all defects in materials, workmanship and installation.

6.5.2 In addition, the Successful Respondent shall provide a 20-year warranty for single-ply EPDM or PVC membrane, whichever option is chosen by Jackson County.