



HYRUM
CITY
Established 1860

60 West Main Street
Hyrum, Utah 84319
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City Council Agenda Information

To: Mayor Miller and City Council
From: Dan Ferris, City Administrator
Date: June 16, 2026
Subject: Recommendation to Award Elite Hall Roofing Contract

Summary: We have received two bids to replace the roof of Elite Hall and install seismic upgrades to meet current building codes and ensure safety of occupants within the historical building. The first bid is from Wood Integrated Solutions LLC for \$188,614.00 and the second bid is from Mountain Peak Builders, Inc for \$145,971.00.

Recommendation:

Following the bid opening and subsequent evaluation process for the Elite Hall Roofing Replacement Project, staff recommends awarding the construction contract to Wood Integrated Solutions LLC, despite not being the lowest bid.

As part of the evaluation, references were contacted for both the apparent low bidder, Mountain Peak Builders, Inc, and Wood Integrated Solutions LLC. The references for Wood Integrated Solutions LLC consistently provided exceptionally positive feedback regarding the firm's performance, professionalism, safety practices, and expertise in projects involving historic structures. Multiple references specifically noted the contractor's ability to successfully complete complex work on historic buildings while maintaining the integrity of existing structures, adhering to project schedules, and effectively coordinating with owners and project stakeholders.

In addition, references cited Wood Integrated Solutions, LLC's outstanding safety culture and record. The firm was repeatedly described as proactive in identifying and mitigating hazards, maintaining safe job sites, and demonstrating a strong commitment to worker and public safety throughout construction activities. By comparison, reference checks for Mountain Peak Builders, Inc revealed concerns regarding the firm's safety performance and project execution. References reported struggles related to safety compliance and identified other performance issues that negatively affected project delivery.

Based on the overall evaluation of qualifications, experience, references, safety performance, and best value to Hyrum City, staff recommends awarding the contract to Wood Integrated Solutions LLC.

City Council Meeting Details:

- Meeting Date: June 18, 2026
- Council Role: Approval

Attachments:

Bid Documents



Wood Integrated Solutions LLC

May 23, 2026

Hyrum City – Vincent Neumiller
60 West Main Street
Hyrum, Utah 84319
1-435-994-4808

Project:
Elite Hall
Roofing/ Seismic Bid

Scope of work:

- Set up safety and materials per OSHA and Hyrum City standards.
- Tear off and remove the existing failed EPDM roof membrane and flashings.
- Remove and dispose of the existing parapet cap and the abandoned electrical conduits from the wall locations.
- Perform a visual inspection of the structural wood deck. Any of the slats that appear to be wet or damaged will be verified by installing a #15 fastener and complete a pull test to verify the structural integrity of the wood decking (we are a licensed B-100 general contractor).
- Repairs to the wood deck will be completed on a as needed basis and will be billed on a time and material basis this will be billed in-addition to the base cost.
- Perform an inspection of the existing roof drains to verify if the drains are properly connected and meet the requirements of the plumbing code (we are a licensed P-200 commercial plumbing contractor).
- Apon total inspection of the wood deck we will install a ¼" Gypsum roofing board this will smooth out the roof surface and provide a class A roof assembly fire. This will protect the roof from fire works overheated bearings in the HVAC etc.
- Mechanically attach a 80 mil White PVC Energy Saver membrane over the fully prepared roof deck and gypsum board.
- Fully adhere the new PVC membrane to the wall and curbs. The wall flashings are to extend up and over and terminate on the outside of the wall ensuring a watertight seal.
- Install a 24 ga standing seam parapet cap around the building. Owner to choose from standard CMG colors. Install a 20 galvanized full length hold down clip to ensure proper installation against strong winds.
- Install new field fabricated flashings for curbs, pipes and roof hatch. Flashings to meet or exceed the manufactures warranty specifications.

P.O Box 167 Eden, Utah 84310

(801) 745-5825

brent@woodis.com



Wood Integrated Solutions LLC

- Install new PVC drip edge flashing on the north edge of the roof. The field sheet is to be heat welded to the PVC drip edge to ensure a watertight seal.
- Clean up and haul away all roofing debris and clean the landscape and parking lots around the roofing area.

Seismic Upgrades:

- Install 19/32" wood sheeting over the fully prepared wood deck (prior to the gypsum board). With a type A and type B diaphragm type A = 4" on center B = 3" on center.
- Install Simpson Strong Tie CS 16 Galvanized straps down the east and west walls of the roof system and install per details S101 of the building plans.
- Install Simpson Strong Tie CMST 12 Galvanized straps around the perimeter of the roof and install per details S101 of the building plans
- Install Simpson Strong Tie LTP2 Tension tie with Python w 8" embedment and 3" blocking per detail 1 S201 detail on the plans.
- Install Simpson Strong Tie A-35 clip with Python anchor with 8" embedment and 2" blocking per plans on 2 S201 detail on plans.
- Install Simpson Strong Tie Tension Tie and Python with 8" embedment and 2x ledger Per plans 3 S201 details on plans.
- Install Python with 8" embedded fastener and 2x wood ledger per plans 4 S201 per details on plans.
- Install 2" x 2" galvanized square tube with welded cap on top and bent angle brackets welded on the top and bottom of the support. Install with 3/4" x 6" wood lag bolts and Python Masonry anchors as per plans 5 S201.

Roofing and seismic upgrades with 60 mil membrane and 20 - year warranty.

Base cost: \$ 184,181.00

Roofing and seismic upgrades with 80 mil membrane and 30 - year warranty.

Base cost: \$ 188,614.00

Previous Historical – Seismic / Roofing Projects:

Utah State University Old Main Seismic / Roofing
Utah State University Ray B West Seismic and Roofing
Preston Stake Academy
Freeport Center C-16 State Of Utah Dept of Records

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Mountain Peak Builders, Inc.
 dba Mt. Peak Roofing
 135 South 700 West
 Logan, UT 84321

Phone# 435-787-4174
 Fax: 435-213-3160
 Email: estimating@mtpeakroofing.com

Estimate

Date	Estimate #
5/11/2026	20982

NAME/ADDRESS
Hyrum City 83 West Main St Hyrum, UT 84319

JOB ADDRESS
Hyrum City Elite Hall 60 West North Main Street Hyrum, UT 84319

PROJECT	ESTIMATOR	ADDITIONAL CONTACT	PHONE NUMBER
TPO Reroof & Seismic	Rob	Vincent	435-994-4808

Description	Total
<p>Tear off the existing single-ply roof down to the existing roof deck. Provide building protection from falling debris during the tear-off process. Clean up and dispose of debris. Tear off will be completed in stages to allow for the seismic upgrades.</p> <p>Seismic:</p> <ul style="list-style-type: none"> - Majority of the existing roof deck to remain, much of the seismic work can be completed from beneath the roof deck. The north side of the roof deck will need to be removed and replaced for the new 2x blocking and fasteners to be installed. - Install new 2x ledger board on the south wall with Simpson tension ties. - Install new Simpson tension ties on the east and west walls with new blocking between the joists extending 8' to match the new CS16 coil straps. Anchor tension ties and existing joists to the wall. - Install new 19/32" sheathing over the existing roof deck. Install CMST12 straps over the new roof deck. Does not include new blocking under the CMST12 layout. - Install parapet braces 8' O.C. on walls greater than 18" around the perimeter. <p>Install a fanfold recovery board over the roof deck and fasten Versico 60 Mil TPO Membrane to the roof. Wrap walls with membrane, wrap RTUs, pipes, wall supports, and other flashing details. Install TPO drip edge on the north edge. Includes a 2 year Labor and 20 year Materials Warranty.</p> <p>Install 24 gauge standing seam parapet cap metal on the east, south, and west walls. Shop fabricated to 10' lengths, includes standard colors.</p> <p>Alternate #1: Install Versico 80 Mil TPO Membrane Includes a 2 year Labor and 30 year Materials Warranty. Add to Base Bid \$8,528.00</p> <p>Estimate does not include any inspections.</p> <p>Replace any rotted framing or sheathing with new, will be additional cost for time and materials.</p>	\$145,971.00

Total

BID GOOD FOR 30 DAYS. Pricing is based on current market and is subject to change with price increases from manufacturers. Material and work to be completed as specified. Changes will be executed upon written orders and may change the cost as outlined above. Owner to carry fire and other necessary insurance. Snow removal to be done by general contractor/owner or additional charges will incur. PAYMENT TERMS: Payment due upon receipt of invoice. Purchaser agrees to pay a FINANCE CHARGE of 2% per month. (24% Per Annum) On any unpaid balance after 30 days. Purchaser also agrees to pay a \$5.00 REBILLING SERVICE CHARGE per month on any unpaid balance after 30 days. If account is referred to an attorney or collections, purchaser further agrees to pay reasonable attorney's and collection agency's fees, with or without suit, and all costs of suits should it become necessary.

Mountain Peak Builders, Inc.
 dba Mt. Peak Roofing
 135 South 700 West
 Logan, UT 84321

Phone# 435-787-4174
 Fax: 435-213-3160
 Email: estimating@mtpeakroofing.com

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<p>Although this estimate is based on our most recent pricing from our material suppliers, the current market is extremely volatile. Prices are currently moving vigorously, unpredictably and will continue to rise throughout the year. If we receive price increases the estimate will need to be re-evaluated.</p>	

Total	\$145,971.00
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