

**MTAA Special Board Meeting 4:00PM**

**Tuesday, April 11, 2023**

**MTAA Administrative Office (Via ZOOM)**

The ZOOM meeting will be available at approximately 3:55 PM.

1. Inquire if Notification was given to all Requesting Notification of MTAA Board Meetings.
2. Adopt Agenda.

**ACTION ITEMS:**

3. Consider Award of Hangar 603 Siding Project to JB Turner & Sons Roofing & Sheet Metal.

ITEM TO BE ADDED to Published Agenda:

4. Consider Approval of Quote Regarding Asbestos Abatement at 6930 SE Ross St. (Hangar 603).

Office of: President

To: Board of Directors

From: Eric M. Johnson

Subject: **Consider Award of Hangar 603 Siding  
Project to JB Turner & Sons Roofing &  
Sheet Metal (Board Action Required)**



Date: April 11, 2023

Hangar 603 is a 14,754-sf hangar located along the flightline, South of the airport terminal building. It has the original siding and windows and is in need of repair. The MTAA has used this building to keep our snow removal equipment out of the weather for the previous 15 years but we have a potential tenant interested in leasing the hangar for aircraft storage.

We contacted JB Turner and Sons Roofing and Sheet Metal to provide a quote for the replacement of the exterior siding. JB Turner has siding material, originally intended for a different project, in stock and available immediately. This is Sierra Tan, 24ga Berridge M-Panel metal siding.

We also requested the installation of R-13 insulation during the siding project. This material will be positioned between the structural steel and the new siding.

In accordance with the MTAA Bid Policy, as approved by the Board of Directors, an advertisement of a sealed-bid process would typically be required for an expenditure of this magnitude. However, as stated in Section II, 5.C. of the policy:

**SECTION II: Competitive Bids; Supplies, Materials, and Equipment.**

5. Notwithstanding any provision to the contrary, sealed competitive bids shall not be required:
  - C. when an emergency requires immediate delivery of supplies, materials or equipment, or immediate performance of services.

Exceptions to the MTAA bid policy justify moving forward with this project. Time is of the essence for this project as the MTAA has an immediate / emergent need for this project in order to accommodate the needs of an important aviation tenant. JB Turner has the materials immediately available which will satisfy this need. In addition, proceeding with this project now, instead of delay which could detrimentally impact both the MTAA and the tenant, is in the best interest of the MTAA.

I recommend the Board accept the quote provided by JB Turner and Sons Roofing and Sheet Metal at a cost of One Hundred Sixty-Five Thousand Nine Hundred Twenty-three Dollars and No Cents. (\$165,923.00). This is not 2023 budgeted expense. However, as you may recall, funds were encumbered for building improvements.

If you have any questions, please do not hesitate to contact me.

# Proposal

## J.B. Turner & Sons Roofing & Sheet Metal

P.O. Box 19525

Topeka, KS 66619

Phone (785) 233-9603 FAX (785) 233-3868

SUBMITTED TO	PHONE	DATE
MTAA	785-862-2362	4/7/2023
STREET	JOB NAME	
6510 SE Forbes Ave., Ste 1	Building 603	
CITY, STATE, & ZIP	JOB LOCATION	
Topeka, KS 66619-1446	Forbes Field	
ATTENTION:	JOB PHONE	FAX

J.B. Turner & Sons Roofing & Sheet Metal will do the following:

Remove and properly dispose of existing wall panel and trims.

Provide and install 4" faced fiberglass insulation (R - 13) between the structure and the new panels.

Provide and install new 24ga Berridge M-Panel (color - Sierra Tan). Will cover over the window openings.

Provide and install new 24ga. Pre-finished metal flashings, trims, gutter and downspouts (standard color)

Price below includes a \$10,000 allowance for any unforeseen conditions.

Note: Does not include any disconnect or reconnect around electrical or gas lines.

Does not include any work on lower out buildings. They will be demolished and disposed of by others.

Does not include any sales tax. Tax exempt certificate will need to be provided.

Does not include any work on the doors.

Does not include any work on the roofs.

Option: Instead of M-Panel (Sierra Tan) we will provide 24ga. R-panel or M-Panel in a standard color.

Add to price below ----- \$22,433.00

We propose, hereby, to furnish material and labor, complete in accordance with the above specifications, for the sum of:

One Hundred Sixty-Five Thousand Nine Hundred Twenty-Three & 00/100 ----- Dollars \$165,923.00

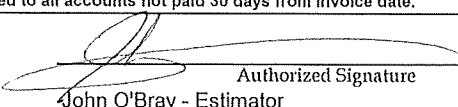
Payment to be made as follows:

Net due in full upon completion. A service charge of 1 1/2% per month will be added to all accounts not paid 30 days from invoice date.

All material is guaranteed to be specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the original proposed estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

One (1) year of Completed Operations Insurance Coverage is included with any / all other insurance policies maintained by J.B. Turner & Sons Roofing & Sheet Metal on behalf of themselves and our customers.

  
Authorized Signature  
John O'Bray - Estimator

Note: This proposal may be withdrawn by us if not accepted within 30 days.

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Agenda Item 3

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Original- to be signed and mailed

Office of: President

To: Board of Directors

From: Eric M. Johnson



Subject: **Consider Approval of Quote Regarding  
Asbestos Abatement at 6930 SE Ross St.  
(Hangar 603). (Board Action Required)**



**MTAA**

METROPOLITAN TOPEKA AIRPORT AUTHORITY

TOPEKA REGIONAL | BILLARD AIRPORT  
AIRPORT & BUSINESS CENTER

Date: April 11, 2023

Prior to renovation of the hangar, we completed an inspection of the property to determine if asbestos abatement would be necessary. Jacobson Asbestos Company identified asbestos in the boiler room and on pipes throughout the interior of the hangar. Asbestos material was also identified in the tile and mastic glue on the floor of the old office spaces.

As the board is aware, it is the MTAA practice to remove asbestos materials in buildings prior to leasing them. We requested quotes for asbestos abatement and Jacobson Asbestos Company provided a quote of \$36,600.00. This includes preparation, removal, disposal and OSHA compliant air monitoring in the structure, leaving the hangar safe for remodeling.

I request the Board authorize the removal of the asbestos material at a cost not to exceed Thirty-Six Thousand Six Hundred Dollars and No Cents (\$36,600.00). This is not 2023 budgeted expense. However, as you may recall, funds were encumbered for building improvements.

If you have any questions, please do not hesitate to contact me.

# Jacobson Asbestos Company

Street Address 1414 w 19th terr

P: 785.817.2047

Email jcbns\_ndrw@yahoo.com

City, State ZIP Code Lawrence, ks 66046

F: Fax Number

Website

Quote To: MTAA Forbes Field

P: 785.862.2362

Quote #: 28-23

Address: 6510 SE Forbes Ave. Topeka, ks  
66619

Fax:

Quote Date: 4 6 23

Email:

Quote For: Hanger # 603

Item #	Description	Qty	Unit Price	Discount	Price
1	ACM removal of mag block wrap on old boiler.				\$ -
2	ACM removal of mag block wrap on old small scale boiler.				\$ -
3	ACM removal of material of piping through out boiler room				\$ -
	and interior hanger area.				\$ -
4	Removal of ACM transite panelling inside of boiler room				\$ -
	on all 4 walls.				\$ -
5	Removal of 9" floor tile and black mastic glue on floors				\$ -
	inside of hanger in all four rooms.				\$ -
6	All ACM debris clean up on floors in boiler room.				\$ -
					\$ -
					\$ -
					\$ -
Subtotal					\$ -
Tax Rate					
Sales Tax					\$ -
Other					
Deposit Received					
<b>TOTAL</b>					<b>\$ 36,600.00</b>

Make all payable checks to JACOBSON ASBESTOS COMPANY . 1414 w 19th terr, Lawrence ks.  
This invoice includes all tax fee's, material costs, labor costs, state fee's and EPA approved Landfill fee.