

Request for Proposals

The Board of Aldermen for the City of Knob Noster, MO, is seeking proposals from qualified vendors to provide construction for a 40 feet wide by 70 feet long Maintenance Barn. Enclose your proposal in a sealed envelope with **"2026 Maintenance Building Project"** written on the envelope and deliver it to Knob Noster City Hall no later than 12:00pm October 7, 2026. There will be a public opening of proposals at 4:00pm on October 7, 2026, in the Knob Noster Council Chambers.

Knob Noster, Missouri reserves the right to: (1) waive any defect in the offer of any Respondent; and (2) to reject any or all offers.

Bid packages may be picked up at City Hall, 201 N. State Street, Knob Noster, Missouri or found online at www.cityofkn.net. Contact the City Administrator, Cameron Jackson, for additional information, at cjackson@cityofkn.net via email or call (660) 563-2595.

Bid Deadline is Wednesday, October 7, 2026, at 12:00pm.



Office of the City Administrator
City of Knob Noster, Missouri
"Growing With Purpose."

cityofkn.net
(660) 563-2595
201 N. State Street

REQUEST FOR PROPOSALS MAINTENANCE BARN CONSTRUCTION

The City of Knob Noster is requesting proposals for the construction of a new maintenance and equipment storage barn. The City has reviewed examples of open-front maintenance buildings and is seeking a structure of a similar general design and function, consisting primarily of covered open equipment storage with an enclosed maintenance/storage bay located at one end.

The proposed building is anticipated to be approximately 40 feet wide by 70 feet long, providing approximately 2,800 square feet under roof.

The City desires a building approximately 20 to 25 feet in height, with sufficient vertical and horizontal clearance to accommodate City trucks, tractors, loaders, trailers, mowers, and other municipal equipment. Final building height, roof design, and structural configuration may be recommended by the contractor based upon the proposed building system and applicable structural requirements.

The anticipated general building configuration includes:

- Approximate overall dimensions of 40' x 70'
- Approximately 2,800 square feet under roof
- One enclosed maintenance/storage bay located at one end of the structure
- Approximately 50' x 40' of open-front covered equipment storage, assuming an approximately 20' x 40' enclosed bay
- Building height of approximately 20' to 25'
- Large overhead door in the enclosed maintenance bay
- Personnel walk through door
- Open equipment bays along the front of the covered storage portion
- Enclosed rear wall
- Enclosed exterior end walls where applicable
- Metal roofing
- Metal exterior siding
- Concrete floor throughout the building
- Structural posts or columns positioned to provide adequate access for large municipal equipment
- Clear-span construction where practical to minimize interior obstructions
-

The dimensions provided are approximate and are intended to establish the general size and function desired by the City. Contractors may recommend reasonable modifications to dimensions, structural systems, roof pitch, post spacing, or building configuration when such modifications improve structural performance, functionality, or cost effectiveness.

ENCLOSED MAINTENANCE BAY

One end of the structure shall contain an enclosed area approximately 20 feet wide by 40 feet deep.

The enclosed portion should include non-insulated metal building shell as specified in the contractor's proposal and shall include, at minimum:

- One approximately 16' x 16' overhead garage door, or comparable size suitable for City maintenance equipment
- Personnel entry door
- Concrete floor
- Appropriate framing and structural support
- Weather-tight construction
-

OPEN EQUIPMENT STORAGE AREA

The remaining approximately 50' – 65' x 40' portion of the building shall primarily consist of covered open equipment storage.

The front of this portion of the structure shall remain open to allow City vehicles, trucks, tractors, mowers, trailers, and other equipment to enter and exit individual storage bays.

The rear wall shall be enclosed with metal siding. The City prefers the end wall opposite the enclosed maintenance bay to also be enclosed unless otherwise approved.

Structural columns or posts should generally be positioned approximately every 10 feet along the open side, or at another spacing recommended by the contractor that provides comparable equipment, access and structural integrity.

The design should minimize interior structural obstructions and provide sufficient clearance for large municipal equipment.

ROOF AND EXTERIOR

The building shall have a metal roofing system suitable for long-term municipal use. The City anticipates a roof pitch of approximately 4:12, although contractors may recommend an alternate pitch based upon the proposed building system.

Roofing, siding, trim, flashing, gutters if included, fasteners, closures, and related components shall be installed in accordance with manufacturer specifications.

CONCRETE

The proposal shall include a concrete floor on the enclosed portion

Concrete shall be of sufficient thickness, reinforcement, base preparation, and strength for the anticipated use of municipal trucks, tractors, loaders, trailers, and maintenance equipment.

The contractor shall specify the proposed:

- Concrete thickness
- Concrete strength
- Reinforcement

- Sub-base preparation
- Control and expansion joints
- Any thickened edges or structural footings required for the building system

The City would also like contractors to separately identify the cost of any recommended exterior concrete apron along the open equipment-storage side of the building.

SITE WORK AND FOUNDATION

The contractor shall provide all excavation, grading, base preparation, footings, piers, foundations, posts, anchors, or other structural components necessary for the proposed building system.

The building shall be properly graded to provide positive drainage away from the structure. All foundations, footings, structural posts, columns, trusses, framing, connections, and anchoring shall be designed and installed to meet applicable building requirements and manufacturer or engineering specifications.

STRUCTURAL DESIGN

The contractor shall be responsible for providing a structurally sound building system suitable for the proposed municipal use and local weather conditions.

Contractors may propose wood trusses, engineered wood framing, steel framing, or another comparable construction system.

Any required engineered drawings, structural calculations, or stamped plans shall be identified in the proposal and included in the proposed price unless specifically listed as an exclusion.

SCOPE OF WORK

The selected contractor shall furnish all labor, materials, equipment, supervision, transportation, excavation, grading, concrete, structural framing, roofing, siding, doors, fasteners, hardware, cleanup, haul-off, and other work necessary to provide a complete maintenance barn as described in this Request for Proposals.

The contractor shall coordinate construction activities with the City and shall maintain the work area in a safe and orderly condition throughout construction.

Upon completion, all construction debris, unused materials, packaging, and waste generated by the contractor shall be removed from City property.

BID REQUIREMENTS

The proposed price shall include all costs associated with completing the project, including labor, materials, equipment, excavation, grading, foundation work, concrete, structural framing, roofing, siding, doors, installation, cleanup, haul-off, and disposal unless an item is specifically identified as an exclusion or alternate.

Each proposal should identify the contractor or company submitting the proposal, contact information, total proposed project cost, description of the proposed building system and materials, anticipated project start date, estimated construction time, experience with similar post-frame, agricultural, commercial, or municipal buildings, and any warranties

provided on materials or workmanship.

The proposal should clearly identify all assumptions, allowances, exclusions, or items that are not included in the proposed price. Any recommended upgrades or alternative construction methods may be listed separately as optional alternates and should not replace the base proposal requested by the City.

The City of Knob Noster will evaluate proposals based upon cost, qualifications, proposed building design and materials, experience with similar projects, project schedule, completeness of the proposal, warranties, references, and other factors determined to be in the best interest of the City.

The selected contractor must have or obtain a City of Knob Noster business license and shall comply with all applicable City, state, and federal requirements prior to beginning work.

SITE CONDITIONS

Contractors are encouraged to inspect the proposed maintenance barn location prior to submitting a proposal and verify site access, elevations, drainage, soil and grading conditions, utility locations, equipment access, and any other existing conditions that may affect construction or the proposed price. Submission of a proposal shall indicate that the contractor has considered conditions reasonably necessary to complete the work described in this Request for Proposals.

ALTERNATE PRICING

In addition to the base proposal, bidders are encouraged to separately provide pricing for any of the following items they recommend for the facility:

- Exterior concrete apron along the open storage bays
- Gutters and downspouts
- Insulation of the enclosed maintenance bay
- Interior liner panels in the enclosed maintenance bay
- Electrical service, outlets, and lighting
- Exterior lighting
- Heating for the enclosed maintenance bay
- Additional overhead doors
- Additional enclosed storage
- Other recommended improvements

Alternate pricing shall be clearly separated from the base bid so that the City may select individual items without affecting the remainder of the proposal.

PROJECT COMPLETION

The successful contractor shall coordinate the construction schedule with the City of Knob Noster. The contractor shall identify the anticipated number of calendar days required from commencement of construction to substantial completion.

Weather delays, material availability, or other anticipated scheduling considerations should be identified in the proposal.

RESERVATION OF RIGHTS

The City of Knob Noster reserves the right to reject any or all proposals, waive informalities or irregularities, request additional information from any bidder, negotiate with one or more bidders, and accept the proposal determined to be in the best interest of the City.

The City is not required to select the lowest-priced proposal.

SUBMISSION - Bid deadline is October 7, 2026, to be received by 12 pm (noon) Proposals shall be submitted in sealed envelopes marked **"2026 Maintenance Building Project"** with the name of the bidder on the outside.

Cameron Jackson
City Administrator
City of Knob Noster, Mo