

**COVER SHEET**

**Proposer Information**

Company Name JB Turner and Sons Roofing

Address PO Box 19525

City, State, Zip Topeka KS 66619

Main Phone 785-233-9603

**Contact Person Information**

Name Brian O'Neill

Job Title Estimator

Phone 785-233-9603

Alt. Phone 785-221-0254

Email boneill@jbturnerandsons.com

Signature 

Date: 02/13/25

**PRICE QUOTE**

Total Cost to Complete the Project

The undersigned agrees to perform all work indicated on the drawings and described in the specifications and addenda thereto. Base bid is for the work herein.

Base Bid – 20-Year Warranty with 115 Mil Membrane and 2” Hail Protection \$ 79,628.00

Alternate #1 – Base Bid Plus 25-Year Warranty: \$ 94,599.00

Alternate #2 – Base Bid Plus 30-Year Warranty with 135 Mil Membrane and 3” Hail Protection \$ 98,279.00

Unit Price – Replacement Roof Deck Insulation, Cost per square foot \$ 3.80 per SF. FT Polyisocyanurate flat boards total thickness 3 ½”.

Approximate Start Date May 1, 2025

Approximate Complete Date June 15, 2025

**Warranty Information**

JB Turner and Sons will provide a manufacturer's warranty that meets the stated length and hail protection.

JB Turner and Sons will provide a contractor warranty covering labor and material for 2 years.

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**CONTRACT**

If notified of the acceptance of this bid within ninety (90) calendar days of the time set for opening of bids, Undersigned agrees to execute “Abbreviated Standard Form of Agreement Between Owner / Contractor for Construction Projects of Limited Scope where the Basis of Payment is a Stipulated Sum”, Document No. A-107, as issued by the American Institute of Architects, current edition, within ten (10) calendar days of the receipt of such notification and in accordance with the bid and the Contract Documents.

\*Topeka Metro is tax exempt and will obtain a Project Exemption Certificate from the Kansas Department of Revenue. Do not include sales tax in your proposed price.

**DISADVANTAGED BUSINESS ENTERPRISES (DBE) CERTIFICATION**

This contract is subject to the requirements of Title 49, Code of Federal Regulations, Part 26, *Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs*. The national goal for participation of Disadvantaged Business Enterprises (DBE) is 10%. Metro's overall 2025-2027 goal for DBE participation is 1.68%; the race neutral goal is 0.78%, and the race conscious goal is 0.90%. There is no contract goal for this procurement.

The contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of this DOT-assisted contract. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Metro deems appropriate. Each subcontract the contractor signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b)).

The contractor is required to pay its subcontractors performing work related to this contract for satisfactory performance of that work no later than 30 days after the contractor's receipt of payment for that work from Metro.

The contractor may not hold retainage from its subcontractors.

The contractor must promptly notify Metro, whenever a DBE subcontractor performing work related to this contract is terminated or fails to complete its work, and must make good faith efforts to engage another DBE subcontractor to perform at least the same amount of work. The contractor may not terminate any DBE subcontractor and perform that work through its own forces or those of an affiliate without prior written consent of Metro.

Signature: 

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25



**LOBBYING CERTIFICATION**

The undersigned contractor certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions. See 49 CFR 20.100.

(3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 USC. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. [Note: Pursuant to 31 USC 1352(c)(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or amend a required certification or disclosure form shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure or failure. See 49 CFR 20.400.]

The undersigned contractor certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 USC 3801, et seq, apply to this certification and disclosure, if any.

Signature: 

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25



NON-COLLUSION CERTIFICATION

This is my sworn statement to certify that this proposal was not made in the interest of or on behalf of any undisclosed entity. This proposal is not collusive.

This proposer has not been a party to any agreement or collusion in restraint of freedom of competition by agreement to bid a fixed price, to refrain from bidding, or otherwise. This proposer has not, directly or indirectly, by agreement, communication or conference with anyone, attempted to induce action prejudicial to the interest of Topeka Metropolitan Transit Authority, or of any proposer, or anyone else interested in the proposed contract.

Signature: Brian O'Neill

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25

**SEISMIC SAFETY CERTIFICATION**

The contractor agrees that any new building or addition to an existing building will be designed and constructed in accordance with the standards for Seismic Safety required in Department of Transportation Seismic Safety Regulations 49 CFR Part 41 and will certify to compliance to the extent required by the regulation. The contractor also agrees to ensure that all work performed under this contract, including work performed by a subcontractor, will be in compliance with the standards required by the Seismic Safety Regulations and the certification of compliance issued on the project.

Signature: 

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25

**SUSPENSION / DEBARMENT CERTIFICATION**

**In regard to 2 CFR Parts 180 and 1200**

In accordance with 2 CFR Parts 180 and 1200, the contractor is required to verify that none of its principals or affiliates:

- 1) is included on the federal government's suspended and debarred list;
- 2) is proposed for debarment, declared ineligible, voluntarily excluded or disqualified;
- 3) within three years preceding this proposal, has been convicted of or had a civil judgment rendered against them for (a) commission of fraud or criminal offense pertaining to performing a public transaction, (b) violation of any federal or state antitrust statute, or (c) embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
- 4) is indicted or charged by a governmental entity for any of the charges in 3) above; and
- 5) has had any public transaction terminated for cause or default within three years preceding this proposal.

The contractor is required to include this requirement in any subcontracts related to this contract.

By signing and submitting its proposal, the proposer certifies that the certification in this clause is a material representation of fact relied upon by Metro. If it is later determined that the proposer knowingly rendered an erroneous certification, in addition to remedies available to Metro, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The proposer agrees to verify that none of its principals or affiliates is included on the federal government's suspended and debarred list at any time throughout the period of this contract. The proposer further agrees to include a provision requiring the same compliance in its subcontracts related to this contract.

Signature: 

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25



**WAGE RATES AND FRINGES CERTIFICATION**  
**Davis-Bacon Requirements**

The undersigned, being duly authorized to sign and act for the proposer, hereby certifies that all parties involved in the project as specified in this contract will pay wage rates and fringes in accordance with the Davis-Bacon requirements, and in conformance with the appropriate US Department of Labor decision.

Signature: 

Name and Title: Brian O'Neill - Estimator

Company Name: JB Turner and Sons Roofing

Date: 02/13/25



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**JB** Turner  
AND SONS  
**ROOFING & SHEET METAL**

**Company Profile**

# ABOUT US

In 2005 JB Turner and Sons purchased the assets from Vincent Roofing Incorporated, which had been installing quality roofs in Northeast Kansas for over fifty years. Our corporate office is located in Topeka, Kansas.

We handle jobs as small as replacing an individual shingle or as large as a shopping mall or large industrial complex. In addition to our roofing operations, we have a full service sheet metal shop.

We employ highly skilled workers, who are capable of completing the most demanding projects. They are well versed in installing shingles, slate, Spanish and conventional clay tile, built-up roofs, single ply systems, modified bitumen, metal, or virtually any other roofing system available. Over half our field staff have been employed with JB Turner for over 10 years. In addition to the experience of our employees, we also contract with a safety consultant who keeps our employees up to date on the latest safety protocols and inspects jobsites to assure our employees have a safe working environment.

We partner with local architectural firms and major suppliers in the roofing industry. These partnerships allow us to design roofing systems that will last and give us access to the latest developments in the roofing industry.

**Our success is based on our commitment to quality workmanship and customer satisfaction.**

No matter what your roofing need, JB Turner and Sons has the resources to get the job done and done right!

## JB TURNER AND SONS ROOFING

Phone: (785) 233-9603

Fax: (785) 233-3868

Email: [contact@jbturnerandsons.com](mailto:contact@jbturnerandsons.com)

6840 SE Johnston Street

PO Box 19525

Topeka, KS 66619



# PERSONNEL

## **John O'Bray, Owner/President**

John has almost thirty years of experience in the roofing industry. He joined JB Turner and Sons in 2005, after spending 11 years prior with a commercial roofing company in Herington, KS, then moving to Topeka to work for Vincent Roofing, which would later be purchased by JB Turner and Sons Roofing.

He began his career in the field as a laborer, then moved into the office to handle material controls. From there, John advanced into estimating and project management. For the last decade, he has overseen running the day-to-day operations of JB Turner. He and his wife purchased the company on January 1, 2021.

## **Deb O'Bray, Owner/V.P./Accounts Payable**

Deb is a 1998 graduate of Kansas State University with a Bachelor of Science.

## **Brian O'Neill, Estimator**

Brian joined J.B. Turner and Sons in 2009. He brought a range of experience that included general construction, customer service and computer skills. He started out as an assistant in the sheet metal shop where he helped with fabrication and metal installation. After successfully running the sheet metal shop for two years, he moved into the office. As an estimator, he is now involved in helping customers arrive at the ideal roofing solution for their specific needs. He also helps with submittals, warranties, and other aspects of successful roofing and sheet metal projects.

## **Randy Wilson, Maintenance Director**

Randy has been in the roofing industry since 1981. For his first 7 years, Randy gained expansive knowledge of roofing application in the field as a laborer, roofer, and foreman, with experience in all types of commercial roofing systems. He became an estimator in 1990, then General Manager in 1992. During his 3 decades in management, Randy has a proven track record of promoting quality roofing installations and improved customer relations. Randy remains intensely committed to providing customers with superior workmanship and roofing systems designed to meet their specific needs.

## **Amanda Giltner, Controller**

Amanda joined JB Turner and Sons in May of 2019. She is a 2013 graduate of Washburn University where she earned a Bachelor's in Business Administration with a major in Accounting. She has experience working for small business, as well as large corporations. Her strengths include expense reconciliation, accounts payable and accounts receivable.

## **Emily Young, Accounting Specialist**

Emily joined JB Turner and Sons in October of 2020. She comes to us with ten plus years of accounting experience and more than four years background in commercial construction. Her strengths include great customer service and the ability to take on new tasks.

## **Jennifer Rhoads, Executive Assistant**

Jennifer joined JB Turner and Sons in May of 2019. She oversees the receptionist duties in the office, and various other administrative tasks.

# OUR SERVICES

## ◆ New Construction / Roof Replacement

We employ skilled craftsmen trained and experienced in installing built-up roofs, single-ply systems, modified bitumen, metal, shingles, or virtually any other commercial roofing system available.

## ◆ Design / Build

We work with our leading manufacturers and local architect firms to design a roof system that meets your needs and capital plan.

## ◆ Maintenance and Repair

We repair roof leaks to keep your business safe and functioning. We also inspect and evaluate existing roof systems to determine budgets for repairs to maintain the roof's integrity. Finally, we prepare multi-year plans to extend the life of your roof.

## ◆ Emergency Service and Repairs

We respond to wind and hail-damaged roofs 24/7 within 24 hours, making the necessary repairs to damaged areas to keep you watertight. We evaluate the damaged roof areas and work for you, with your insurance company, to permanently repair or replace your roof to your maximum insurance benefit allowed for your situation.



PROFESSIONAL COMMERCIAL &  
INDUSTRIAL ROOFING SERVICES

## SHEET METAL DIVISION

*We are your one-stop source for custom architectural sheet metal.*



In addition to our roofing operations, we have a full-service sheet metal shop.

We employ highly skilled sheet metal forming employees who are capable of completing the most demanding projects.



Our investment in computer-controlled sheet metal shearing and fabrication equipment enables us to fabricate architectural metal components for both interior and exterior projects.

*We work with various metal, including:*

- ◆ *Steel*
- ◆ *Aluminum*
- ◆ *Copper*
- ◆ *Stainless Steel*
- ◆ *Brass*



# Our Performances



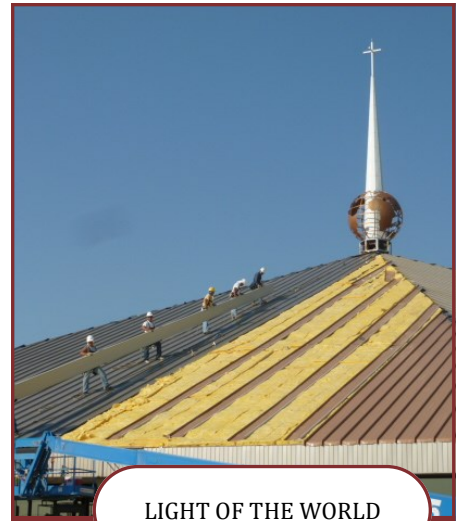
FELLOWSHIP BIBLE CHURCH

What a unique job! This was a new construction striated, curved panel, metal roof system, unique in design on a Load Master deck. Great care had to be taken on the installation of this product to achieve not only weather-tight functionality, but also the aesthetics of curved system.



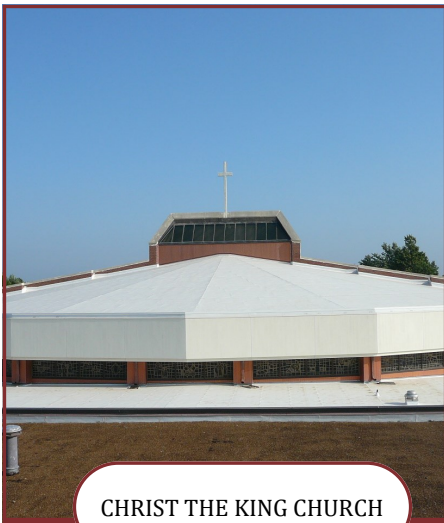
BENTON HALL

An asbestos abatement shingle removal and installation of new 50-year architectural shingles. Logistics proved a challenge with the University being in session.



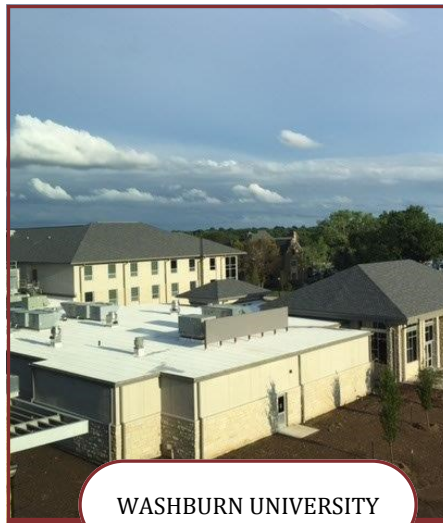
LIGHT OF THE WORLD

Due to the length of some of the panels being over 100 feet they were produced by a roll form machine on site. This eliminated any seams in the field.



CHRIST THE KING CHURCH

We removed the existing Hypalon roof system and installed a new Carlisle fully adhered TPO roof system. Challenges of this roof included the steepness of the slope, the circular pattern of the roof, and high visibility. The results were magnificent!



WASHBURN UNIVERSITY

This was a new construction project with both sloped and flat roofs. The architect chose modified bitumen with the equipment and foot traffic that will be on the roof. Ultra White color was chosen to be more reflective than standard color.



SEAMAN HIGH SCHOOL

A very difficult wall panel system with individual pieces that were specifically factory made and installed on site. It was critical that we work closely with the manufacturer to acquire the precise measurements to successfully achieve the desired results.

# Our Performances



MOTHER TERESA CHURCH

This job was a challenge to meet the design requirements of a curved panel roof. We worked closely with the architect and the builder to satisfy the required parameters.



KCSL BUILDING

We worked closely with the owner's representative to achieve the ultimate look for this facility with new shingles and intricate metal work.



AGC BUILDING

This project required tear-off and replacement of TPO roof system with new exterior edge metal. The existing HVAC system proved to be a challenge, but we were able to successfully accomplish weather tightness.



PLYMOUTH CHURCH

This job was a wind-damaged project that we approached with its towers blown off and shingles lost. Its location in downtown Lawrence required us to coordinate closely with several parties to replace the damaged roof, and to remove and reinstall the towers.



FRITO LAY PLANT

Frito Lay, being a processing facility, has unique situations that must be dealt with on a one-on-one basis. As with all roof systems, being able to maintain the facility's work schedule while coordinating the replacement of a complete roof system was vital to the satisfaction of the client.



OAKLAND COMMUNITY CTR

This was a design-build project. We designed the various roofing and exterior metal systems based on customer need, design, and budget limitations. We used two different roof systems according to roof location for durability and energy cost savings.





# SAFETY

## Our Layers of Safety

We provide proper safety training and safety equipment to protect our workforce and provide a managed safety plan for each project, big or small. As a leader in commercial roofing, we strive to stay ahead of OSHA fall protection provisions.



Our jobs are randomly audited weekly by Summit Safety Group, which has provided safety and environmental services for years.

They utilize Certified Safety Professionals that have worked with a variety of businesses throughout the Midwest. They are committed to helping clients achieve reductions in accidents and implementing programs to comply with OSHA and EPA requirements.



J.B. Turner and Sons is an ISN Member Contractor. Each of ISN's contract companies is required to subscribe and maintain a subscription to ISNetworld. ISNetworld serves as an information management system to their clients. They collect and verify documentation to ensure that contractors and vendors comply with OSHA requirements and their clients' own health and safety requirements.



J.B. Turner and Sons is an Avetta member. Avetta membership requires compliance to health, safety, environmental, and other legislative standards to ensure the work environment remains safe.

## Our Experience Modification Rate (EMR)

J.B. Turner and Sons has an EMR of .67 which is outstanding in the roofing industry! A company's EMR is calculated by the National Council on Compensation Insurance (NCCI) from a formula comparing a company's workers' compensation claims to other similar-sized employers operating in the same business type. All employers start with an EMR of 1.0. If a company operates 20% better than average, its EMR would be a .80; if it is 20% lower than average, it's EMR would be 1.20.



**Firestone**



**CertainTeed**  
SAINT-GOBAIN

LUDOWICI®



**Sarnafil®**

# Quick Facts



- JB Turner and Sons is owned by John and Deb O'Bray and operates as a private corporation.
- JB Turner and Sons corporate office and sheet metal shop are located in Topeka, KS.
- JB Turner and Sons is a member or affiliate of the following organizations:
  - Midwest Roofing Contractor's Association
  - Associated General Contractors





## References

Metropolitan Topeka Airport Authority  
6510 SE Forbes Avenue, Suite 1  
Topeka KS 66619

Eric Johnson, President  
785-862-2362

[ejohnson@mtaa-topeka.org](mailto:ejohnson@mtaa-topeka.org)

Various new roofs as well as maintenance and repair work.

USD 437 Auburn-Washburn Schools  
5928 SW 53<sup>rd</sup> Street  
Topeka KS 66610

Rich Jones, Director of Operations  
785-339-4000  
[jonesric@usd437.net](mailto:jonesric@usd437.net)

Various new roofs as well as maintenance and repair work.

Kansas Department of Administration  
700 SW Harrison Street, Suite 1200  
Topeka KS 66603

Dale Bowman, Deputy Director  
785-224-9244

[Dale.Bowman@ks.gov](mailto:Dale.Bowman@ks.gov)

Various new roofs as well as maintenance and repair work.

KBS Constructors, Inc. (General Contractor)  
1701 SW 41<sup>st</sup> Street  
Topeka KS 66609

Sam Stallbaumer, Chief Operations Officer  
785-266-4222

[samstallbaumer@kbsci.com](mailto:samstallbaumer@kbsci.com)

Many new construction and reroof projects through the years.