FROM THE GROUND UP

By Council Member Adrienne Balkum
Presented on June 19, 2018

*Additional Information Added Per Discussion Portion of the City Council Meeting
At Morton, we continue to innovate and make our buildings the best in the industry. To be the best you need to start with a strong foundation. That’s why many years ago, our research and development department began creating and testing a new way to extend the life of our buildings further by using concrete lower columns in the foundation, rather than wood. Working together with our in-house concrete manufacturing plant, the Morton Foundation System (MFS) was developed.

The evolution of post-frame construction is here—remove wood from the ground to create the strongest and most durable building yet. We’re proud to say that all new Morton buildings come standard, when possible, with our exclusive concrete foundation system that removes wood from the ground and can stand the test of time.
What are some of the benefits of MFS?

- Cast-in-place concrete size is based on the engineering requirements of every building—it is not a one-size-fits-all solution
- Can be used in all climate conditions for a variety of building uses
- No need for future treatment
- 5 times stronger than standard concrete

Some of the specially designed components and superior materials used in MFS include:

- The internal threaded adjustment bracket is used to set all the foundation columns to the same height during construction and anchors it against wind uplift
- Our concrete column is a specially designed concrete formula that inhibits steel rebar corrosion, withstands shock, and increases durability to freeze and thaw
- Stainless steel splashboard bracket is far superior in corrosion resistance than that of galvanized or painted steel
- Internal column connectors connect the concrete column to our custom tailored notched/groove laminated wood column to provide a rigid structural connection
- Our dependable, three-member, laminated No. 1 Southern Yellow Pine columns are hydraulically compressed during lamination, providing stronger columns than solid posts
- Be sure your next building has the strength and durability to last.
HISTORY OF WORKING WITH MUNICIPALITIES

Morton Buildings has constructed over 1000 fire stations, EMS facilities, public use buildings, and municipal storage facilities. From office buildings and meeting areas to multiple-bay fire stations with duty quarters and activity rooms, our open floor plans with clear-span trusses allow for less construction time without sacrificing quality.

We offer a wide variety of exterior and interior options, so you can choose the style you want, inside and out. Plus, our buildings are virtually maintenance-free, which allows you to focus on helping the community, not maintaining your building. Our Energy Performer® insulation package will help save on utility costs throughout the year while keeping your building comfortable in both the summer and winter months.

Our century-old, financially solid company will be there to honor its warranties. Snow damage, wind damage, roof leaks, preservative-treated lumber, paint fading, chipping, peeling, or signs of red rust are not a concern for owners of Morton buildings. Our 50-year snow warranty has no weight limit, where many of our competitors do. And these companies make you jump through hoops with manufacturers when you need to use it. A Morton warranty claim is handled directly in-house, and most importantly, our warranties are non-prorated and include labor.

Many municipal clients use our Morton designBUILD project delivery method as it provides single-source responsibility, integrated design, collaborative construction planning, and accelerated schedules.

We work with organizations in various stages of their building project—some have already had plans drawn by an outside architect, some are only in the planning phase, and some are ready for our designers/architects to draw up plans and move forward with construction. No matter what stage you are in currently, we will help guide you to the best possible outcome. We invite you to experience the award-winning Morton Buildings difference.
BUILDING ADDITIONS
Your relationship with Morton Buildings doesn’t end when your building is completed. We built this together after all and we want to be the ones you call when it’s time for service. And get this, even if you don’t have a Morton building, we’re happy to provide repairs any of your building needs. Our expertly trained crews will use quality Morton materials on your existing structure to make it look better than ever.

**Whether you want to completely renovate your building or just want to repair a damaged door, we have you covered.**

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When you build with Morton, you build something that lasts. A Morton stands the test of time – we've been at this for more than 110 years after all. What got us here is simple: our materials, our people and a warranty that beats all others.

In the construction industry, you get what you pay for, and cheaper is rarely better. With Morton, you get the most for your money. There’s a reason for that: Quality. We want your building to be one you are proud to show off and pass down to future generations.

Morton Buildings is also a 100% employee-owned company. Employee ownership means that we are all committed to being the industry leader with a focus on innovation, service, and quality, but most importantly, making sure each customer is completely satisfied with their decision to build Morton.
BUILDING MATERIALS
Quality is at the heart of Morton Buildings. From the smallest fastener to the trusses overhead, Morton leaves nothing to chance. Our competitors use a network of various suppliers to source their materials. Do some research and you’ll find they go with cheaply made parts that cost them less. We don’t build that way. We source and manufacture our own materials. We roll form our own steel, build our own trusses, doors, and so much more. Exceptional quality is the hallmark of a Morton. We’re only as good as our materials so we take full control of the entire process.

FASTENERS | CHOICE OF NAIL OR SCREWS
While many companies claim to have rust-resistant or stainless steel screws, Morton Buildings has developed a true stainless steel screw—our exclusive Stainless Steel Internal Drive Screw.

Created to provide a color-matched fastener that would look better and virtually eliminate the possibility of rust, this fastener features a solid stainless steel head and shank, as well as a separate stainless steel and EPDM washer.

Morton’s double hot-dipped galvanized ring shank nails are 2 ¼” long and provide superior corrosion resistance. Double hot-dipped zinc-galvanized Maze nails used by Morton provide a zinc coating that is 500 times thicker than competitors’ zinc-coated fasteners. Our ring shank nails include an EPDM (synthetic rubber) washer. These washers—highly resistant to deterioration by ultraviolet rays—remain flexible in extreme heat or cold. EPDM washers form an excellent seal between the nail and the steel.
CRITICAL COMPONENTS

Morton Buildings’ unique structural concept allows plumbing and electrical to be placed between the insulation and the finished wall or ceiling. When a suspended ceiling is used, the HVAC can be placed between the insulation and the finished ceiling. This configuration results in no penetration of the insulation and an increase in energy efficiency and overall insulation performance.

Seven critical elements of the Energy Performer® Package:

1. Nearly nine-inch-thick walls with 6 inches of insulation
2. Wide spans of insulation vs. only 14.5 inches in standard house construction
3. Polyethylene vapor retarder meticulously installed to keep insulation dry and reduce drafts
4. Fully ventilated attics for enhanced air circulation and condensation control
5. 15.5-inch truss heels allow deep insulation and air space for attic ventilation
6. Uncompressed sidewall fiberglass blanket insulation that’s six inches thick and has a true R-19 rating*
7. Blown-in ceiling insulation with a rating of R-38 and better

*An R-Value rating is a standard measure of thermal resistance.
Morton Hi-Rib Steel - $350k-$400k*

80% Masonry – $400k-$450k

Version 4
62ft x 50ft

(This option has 5” Hardi Plank that can be painted any color)
INTERIOR PLANNING:
This is just one of several interior ideas.

This project could potentially add to include additional spaces such as more storage spaces for equipment, murphy beds, bunker gear room, laundry room, etc.
AREA PLANNING:
This is just one of several overviews.
EXAMPLE OF BUNKER ROOM

It may be required to have 2 per personnel bunker gear.
• **CONCRETE:** 75,000 lbs on both driveways.
• **MASONRY:** The stone type is Granbury. Color is grey and it is quarry chop 4”, 6”, & 8”.
• **PLACEMENT:** Utilize space for emergency vehicles to drive in and out of bays. City Planner recommended using the fire lane.
• **PARKING SPACES:** 4
• **UTILITY PLACEMENT:** More information needed
• **FINANCING:** Morton, Munilease, etc. SEE PG 16.
• **BUNKER ROOMS FOR BUNKER GEAR:**
  - New initiative is underway.
  - Must be a space separate from the vehicles
  - Must be separate from living spaces, kitchens & bathrooms.
  - Must be ventilated.
• **UNISEX RESTROOM:** City Planner recommended separate rooms.
• **STORAGE:** Fire Chief will need to identify these needs.
• **SITE PLANNING & SURVEYS:** Morton can manage this and quoted about 2 weeks. Mike Coker quoted 10 hrs worth of work.

— MINOR CONCERNS —
FINANCING WITH MORTON*
MUNICIPAL LEASE
DEVELOPMENT PROPOSAL

*This is just one of the financial options and one of many quotes received from Morton.

Our goal is to work with our budget and to review viable options that meet our current public safety needs.

PROJECT DESCRIPTION:
42' x 16'4" with 21' x 9'4" x 48' Mono Morton Building

CONSTRUCTION COSTS: $450,000.00

LEGAL & ISSUANCE COST: $15,000.00

CASH DOWN PAYMENT: $50,000.00

AMOUNT TO FINANCE: $415,000.00

PAYMENT FREQUENCY: Annual

PAYMENT TERM: 5 Year, 10 Year, 15 Year

PAYMENT AMOUNT:
$93,875.92 (5 YEAR at 4.25%)
$52,447.21 (10 YEAR at 4.50%)
$39,309.27 (15 YEAR at 4.75%)

INTEREST RATE: 4.25%, 4.50%, 4.75%

This financing is subject to annual appropriation.
This financing will not require a dedication of taxes.
Our “Green” Legacy Morton Buildings, Inc. has a history of integrating “green” or environmentally friendly principles into our general building practices. Long before the U.S. Green Building Council (USGBC) created its building rating system (LEED® Leadership in Energy & Environmental Design), Morton Buildings was already applying a number of sustainable building practices. Since we constructed our first building in 1949, we’ve been using timber frames manufactured from renewable wood sources. The siding and roof steel used in our buildings is typically recycled and recyclable. To conserve energy and natural resources, the materials used in most Morton buildings are manufactured within 500 miles of each building site. We also practice conservation in a number of ways at our corporate office in Morton, Illinois.

To improve your building’s overall efficiency we offer several “cool roof” paint colors that are ENERGY STAR® approved for reflectivity. These approved colors help to reflect sunlight and heat away from the building, which helps to keep the building cooler and reduce cooling loads. We also offer ENERGY STAR labeled windows and doors in a variety of styles to help maximize the energy performance of your building. Our typical building floor plans promote the use of “daylighting”, which maximizes the use of natural lighting—reducing the need for electric lighting.

Morton is proud to be an ENERGY STAR partner and also employs LEED Accredited Professionals to help customers who want to achieve certification. We have been involved in a number of projects where the customer wanted to build an environmentally friendly structure. We are particularly delighted to have a Morton building win the Green Building of America Award and receive LEED Silver certification, while other projects have received the ENERGY STAR Label for efficiency. Whether you are looking to achieve certification on your project or just want to reduce your carbon footprint during the construction process, Morton can help you achieve the sustainable design you want.