

# Memo

**To:** Honorable Mayor and City Council  
Joe Kohlmann, City Administrator

**From:** Greg Kluver, Public Works Superintendent

**Date:** May 2, 2012

**Re:** City Hall brick monuments, Rear steps and sidewalk repair.

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Identified in the 2012 Capital Improvement Fund Budget is the replacement of the brick monuments, rear steps and repair of the concrete handicap ramp at City Hall.

The descriptions of work to repair or replace the items are listed below. All project costs include labor and materials to complete the job. Items identified for replacement have been determined by Staff and Contractor to be non repairable.

- **Brick Monuments**

Remove existing monuments and replace with brick monuments to match City Hall. Replace top cap to accept new light. Light and electrical work to be supplied by City. (Existing monuments have many bricks that are falling apart; also the brick surface is covered by calcium deposits that cannot be cleaned off. One of the top concrete caps is cracked beyond repair.)

Proposal for rebuilding brick monuments.

Mohler Chimney Repair	<b>\$ 3,050.00</b>
Studor Concrete	<b>\$ 3,500.00</b>

- **Handicap Ramp, Front and Rear Steps**

Remove old fascia. Install pre-finished flashing below 4" slab, Install lathing and reinstall fascia. Raise up front sidewalk entry to make first step compliant with building code. A mud jacking method will be used to raise the slab 2.5 inches.

Form and pour new concrete steps. Reinstall existing hand rail on new steps. Public Works to remove and dispose of old concrete steps.

(Existing steps have multiple structural cracks with re-bar exposed and rusting).

Proposal for Handicap Ramp and Front and Rear Steps

Hage Concrete Works – Edina, MN	<b>\$ 7,269.00</b>
Studor Concrete, - Excelsior, MN.	<b>\$ 9,150.00</b>

ATTACHMENTS:

- Proposal from Mohler Chimney Repair
- Proposal from Studor Masonary
- Proposal from Hage Concrete Works
- Capital improvement Fund Narrative.

Staff is recommending approval of the low bid of \$3,050 from Mohler Chimney for the rebuilding of the Brick Monuments. Staff is also recommending approval of the low bid of \$7,269 from Hage Concrete Works for the mud jacking of the sidewalk, repair of the fascia and replacement of the rear step.

The Capital Improvement Fund identifies \$10,000 to complete the following City Hall Improvements: Rebuild Brick Monuments, repair of concrete fascia, replacement of rear steps, painting of the iron hand rails and lighting for the flag pole.

**Council Action Requested:**

***Motion to approve the low bid of \$ 3,050 from Mohler Chimney for the rebuilding of new Brick Monuments.***

***Motion to approve the low bid of \$ 7,269 from Hage Concrete Works for the repair of the Handicap ramp, replacement of the rear steps for City Hall. Project cost to be paid for from the Capital Improvement Fund.***

Please Note: If the projects are approved, work would begin in 3 to 4 weeks.



4313 Brook Avenue South  
 Minneapolis, MN 55424  
 952-922-2507  
 LICENSED • BONDED • INSURED  
 Est. in 1970

City of Tonka Bay - Attn: Greg Kluver  
 4901 Manitou Road  
 Tonka Bay, MN 55331

Date 5-02-12  
 Job Address 4901 Manitou Road  
Tonka Bay  
 Cell Phone 612-590-1828  
 Office Phone \_\_\_\_\_  
 Estimator John L. Mohler

**Description of Job**

We will replace both brick piers by the front entry and cap them with Bedford Limestone 4" flat with a 3" hole for electric. \$2,780.00

Washed four ways to 4" on the outside edge, add \$270.00.

Bid valid for 30 days; subject to change thereafter.  
 Full Payment to be Made Within 30 Days of Completion

Labor Material and Cleanup – Involves Hauling Away All Debris	<b>Total</b>	
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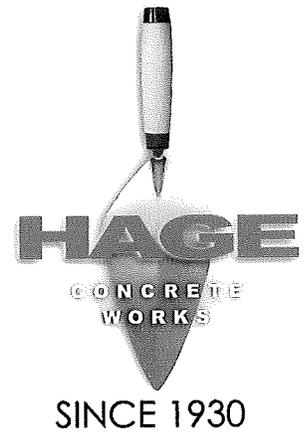
All items listed below are extra if the box is checked.

Extras:

Office Use (B w/o ex)

# Proposal

For: City of Tonka Bay  
City Hall  
4901 Manitou Rd.  
Tonka Bay, MN 55331  
Attn: Greg Kluver  
Office: 952-474-2947  
Mobile: 612-590-1828  
gkluver@cityoftonkabay.net  
Estimator: Ole Hage Date: 5/3/2012



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Front Sidewalk: front main entrance; 12'0" X 10'2"; mudjack to 7 1/2" (raised 2 1/2" +/-) below the top of the bottom riser of the front entrance steps. \$580.00

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Concrete Wall: repair; front and side of building. 21'0" X 2'0" front wall; 31'9" X 1'8" (average) on south wall. Saw cut a joint between the 4" concrete slab and the masonry wall below. Fill the cut with sealant and install a pre-finished flashing; bend the flashing to extend over the new plaster. Install lathing and accessories over the masonry and sound parging with casing beads at the end terminations. Apply fiber reinforced plaster over the lath. Color: natural concrete gray. Subject to the discovery of concealed damage to the masonry wall or the concrete slab the cost for the above work is: \$3,640.00

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Rear Entrance Steps: replace; TechniCrete. 5'0" wide; 3'7" platform; two 12" treads (same dimensions and design as present). No footing required. Railings and carpentry work under the doorsill by others. \$2,699.00  
Option: rear entrance steps removed by others: deduct \$350.00.

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The rear entrance steps are to be constructed using TechniCrete. TechniCrete is guaranteed not to crack or have surface defects for 25 years. Free replacement-not pro-rated.

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**Bonded • Licensed • Insured**

We look forward to working with you. Half down is required to schedule your job. The balance is due upon completion.

I have received and understand Hage Concrete Works Explanation of Contract. I agree to the above proposal and the contractual obligations associated with it. The dimensions listed on this proposal and/or drawings are approximate only.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

# Studer Masonry, Inc.

604 Glencoe Road  
Excelsior, MN 55331

Voice: 612-327-5024

Fax:

## QUOTATION

Quote Number: 1153

Quote Date: May 3, 2012

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**Quoted To:**

City of Tonka Bay  
4901 Manitou Rd  
Tonka Bay, MN 55331

Customer ID	Good Thru	Payment Terms	Sales Rep	
City of Tonka Bay	6/2/12			
Description			Line Item ID	Line Item Amount
Tear down and haul away brick columns. Install new brick columns. Install new 4" limestone cap washed four ways. Install hole for electric.			Brick Work	3500.00
Lift front sidewalk at main entrance to bring riser up to 7 1/2"			Concrete Work	1350.00
Repair front and side of building. Lathe and plaster the masonry walls with reinforced plaster.			Concrete Work	4850.00
Install flashing between the concrete slab and the masonry wall.				
Tear out and haul away rear entrance steps. Install new steps with the same dimensions.			Concrete Work	2950.00
The new concrete will be reinforced and sealed.				

Subtotal	12,650.00
Sales Tax	
<b>TOTAL</b>	<b>12,650.00</b>

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## 2012 Capital Purchases Narrative

### Streets CIP

#### Street Repairs - \$65,600

Seal coating	54,600
Striping and Crack Seal	3,000
General Patching	8,000

(Henn. Cty. Road Aid Allocation revenue offsets \$3,000)

Road project priorities for 2012 are as follows:

The City's goal is to sealcoat 1/3 of all streets each year in order to maximize their useful life.

Costs are based upon the same square yards as three years ago, the pricing we received this year plus an additional increase to purchase all the rock in 2011 instead of screening and reusing last years rock.

The following streets are scheduled for 2012 Seal Coating:

Tonka Bay Road, Tonka Bay Lane, West Point Road, West Point Drive, West Point Circle, West Point Court, West Point Avenue, Fairhope Avenue, Interlachen Lane, Interlachen Place, Circle Road

### City Hall/Public Works Facility CIP

#### Miscellaneous Repairs - \$10,000

Includes repairs to the Brick work on the building, monuments, fascia, railings, steps, and electrical work.

### Parks CIP

#### Lighting - \$2,700

Includes installing lighting and electrical to Wekota Park Flag (other options are available to light as well).

#### Trash Receptacles - \$2,000

This includes replace the last two remaining receptacles in the Park.

#### Court Resurfacing - \$25,000

This includes installing a Sport Court and replacing the hoops at Manitou (grant will also be applied for from Hennepin County)

#### Signs- \$8,000

This includes beginning to replace the entrance monuments and park signs.

### Equipment CIP

#### Office Equipment- \$7,000

3 new computers, monitors, installation, server battery backup, paper shredder, office furniture, etc.

#### Lawn Mower - \$7,000

This includes a walk behind mower not included in the original CIP count in 2009.