

Memo

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

From: Greg Kluver, Public Works Superintendent

Date: August 15, 2012

Re: Brick repair at City Hall

In June of 2012, contractors completed improvements to City Hall which included new brick pillars with lights, new rear steps and the painting of the handrails and doors.

The brick masons (Mohler Chimney) who built the pillars, pointed out to staff that there were a significant number of bricks around the building that were in need of repair. The mortar was eroded or missing and if left unrepaired would eventually allow moisture behind the brick or cause the bricks to crumble and fall out. As a result, staff asked Mohler to provide an estimate to repair the brick. Repair would consist of grinding out and tuckpointing the deeply eroded joints with a matching mortar. Their estimate is in the amount of \$2720.

Staff also obtained a comparable bid from another Cities Masonry Restoration Inc. in the amount of \$ 6,500 with options on additional work listed as Alternates 1 and 2 for an additional \$2,450.

After review of both estimates, it is staff's recommendation to proceed with the low bid from Mohler Chimney because the estimate is based on time plus materials. Staff would recommend a dollar amount not to exceed \$3,500.00.

ATTACHMENTS:

- Estimate from Mohler Chimney
- Estimate from Cities Masonry Restoration

Council Action Requested:

Motion to approve the low bid from Mohler Chimney Repair L.L.C. in an amount not to exceed \$3,500.

Funds for the project to be paid from General Fund Building Repairs.

6 Month Expenditure report: \$947 of \$3,344 has been spent. This line item has \$2,297 remaining.

MOHLER

CHIMNEY REPAIR

SPECIALIZING IN BRICK & STONE REPAIR

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

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

Date	<u>7-05-12</u>
Job Address	<u>Same</u>
Cell Phone	<u>612-590-1828</u>
Office Phone	<u></u>
Estimator	<u>John L. Mohler</u>

Description of Job

We will do the masonry repair on your property on a time plus material basis.

We charge \$85.00 per hour per man on the job.

Material, permit fees and dumping charge are extra.

We charge for travel time from our shop in St. Louis Park - average is 45 minutes per day.

Grinding out and tuckpointing the deeply eroded joints on the building including all the window sills on the north side should take about 32 hours.

RECEIVED

JUL - 5 2012

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	Approx. Cost	
Office Use (8)		

Cities Masonry Restoration, Inc.

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

7/18/12

Re: Exterior Masonry Restoration.

After a thorough inspection and review with you, we are pleased to submit the following proposal for your consideration.

Tuckpointing and brick replacement:

We will remove and replace deteriorated mortar joints within the exterior elevations of the City Hall Building. We are including replacement of 100% of the window sill mortar joints on the north elevation.

We estimate the other areas of tuckpointing to be approximately 30% of the entire exterior brick veneer. This estimate includes cracked, loose, or missing mortar joints.

We estimate 20 brick are in need of replacement. After our discussion, we anticipate that there are enough original brick on site to accommodate for these repairs and will exclude the cost of replacement brick from this estimate.

All new mortar will match original as closely as possible. New mortar samples will be provided prior to installation.

Our price for the tuckpointing and brick replacement is \$6,500.00.

Our estimated start date as of today (July 18, 2012) is Monday, August 13th, 2012. We anticipate the project to be completed in 3 to 5 working days for 3 workers; 2 masons and 1 laborer.

Alternate bid 1: We recommend installing a steel angle support for the brick load over the rear basement entrance. Over time, this will become more of a problem with settling and water intrusion if it is not corrected. **Our price for the steel angle support is \$200.00.**

Alternate bid 2: We recommend solid tuckpointing at all sill locations and the chimney from the roof line to the top as the mortar joints are de-bonded and beginning to deteriorate. **Our price for the additional tuckpointing is \$2,250.00**

Cities Masonry Restoration, Inc.

Our price includes all labor, materials, equipment, taxes, insurance, debris removal, permit, and any other expenses necessary to complete the work as stated above

Signature of Acceptance

Date Accepted

Work items excluded from this contract

A signature to this estimate will serve to bind Cities Masonry Restoration, Inc. and the above signed into a contractual agreement.

Sincerely,

Jason P Burg
President
763-439-3160