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**Public Works**

**City Transit**  
263-8152

MEMORANDUM

**Equipment Maintenance**  
**Roadway Maintenance**  
**Collection & Drainage**  
**Building & Grounds**  
**Engineering**

To: Mayor and City Council Members  
CC: Gregg Mandsager, City Administrator  
FROM: Brian Stineman, Public Works Director  
DATE: August 1, 2016  
RE: Recommendation for City-owned Building Repairs

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**INTRODUCTION:**

The Building and Grounds Division of Public Works is responsible for maintaining most city-owned buildings. It has been determined that many are in need of repair.

**BACKGROUND:**

All rubber roofs on city-owned buildings are well past their life expectancy of thirty years. All brick and stone buildings have never been sealed so bricks are now spalling and need to be replaced, cracks need to be filled and the bricks and stone need to be sealed to prevent future weather damage and increase their lifespan. In addition, several areas in multiple buildings need painting and minor repairs.

**RECOMMENDATION/RATIONALE:**

Public Works staff recommend approving the following list of deferred maintenance items. Quotes have been requested and received for all listed work and the low bid prices are those recommended for approval. The \$317,333.53 total of this work is under the budgeted amount of \$344,928.79.

Art Center Music Room Roof	\$5,164.00
Art Center Gallery Roof	\$26,293.00
Art Center Tuck Pointing: House	\$14,900.00
Art Center Tuck Pointing: Ramp	\$4,885.00
Art Center Tuck Pointing: Carriage House	\$6,885.00
Art Center Tuck Pointing: Linkage	\$3,885.00
Art Center Tuck Pointing: Music Room	\$6,950.00
Art Center Tuck Pointing: Gallery	\$11,250.00
Art Center Exterior Painting and Repair	\$28,939.00
Art Center Gutter and Downspout Replacement	\$9,851.55
Art Center Music Room Ceiling Repair	\$17,800.00
Public Works Tuck Pointing and Sealing	\$8,900.00
Public Safety Building Tuck Pointing and Sealing	\$18,900.00
Transfer Station Tuck Pointing and Sealing	\$5,985.00
Airport Building Tuck Pointing and Sealing	\$2,450.00
Public Works Morgan Buildings Tuck Pointing, Sealing, Block and Painting	\$12,900.00
City Hall Stone Repair, Seal, Paint	\$42,250.00
Public Safety Building Remaining Roofs	\$61,776.00
Fire Department Replace Rear Concrete Apron	\$27,370.00
<b>TOTAL</b>	<b>\$317,333.55</b>

