

REQUEST FOR ACTION

<p><u>Department Head</u> Luke Fischer, Assistant to the City Administrator</p>	<p><u>City Council Date</u> June 15, 2010</p>	<p><u>Agenda Item</u></p>
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Consider parapet reconstruction at the Delano Village Hall

ACTION REQUESTED

Consider and approve parapet reconstruction at the Delano Village Hall

BACKGROUND

The City of Delano is currently under contract with Les Jones Roofing to replace the entire roof at the Delano Village Hall. The contractor began work the final week of May, beginning with the flat work. During this portion of the process, the contractor removed the original rubberized roof material on the northern annex of the Village Hall and encountered a structural issue on the northeast corner of the building. While cutting away the existing rubber membrane, the roofers found the parapet to be loose. They noted a two to three inches lateral movement of the parapet. This loose brickwork spans approximately five feet, extending two to three feet below the roofline. When the issue was identified by the roofers, work was stopped in that portion of the building and the City's architect, MacDonald and Mack, was notified of the issue and consulted for guidance on the best way to proceed.

The architect reported that the deficiency was likely caused by the design of the parapet. The portion of the wall that extends above the roofline was not tied back into the overall structure—though it was with the main portion of the building. This, with the aesthetic overhang, likely stressed the joint and weakened the mortar. Staff and the architect have considered a number of options to ensure the structural integrity of the wall.

The Council has two main considerations regarding the parapet. The first would be to find a temporary way to stabilize the wall and reduce the risk further deterioration. This would likely be accomplished by documenting the current condition, breaking down the wall to the loose brick, and rebuilding the wall to the roofline. In this instance, temporary roofing would be extended over the portion of the wall and all of the removed brick would be saved for installation at a later date. Due to the historic nature of the building, the aesthetic value of the parapet is significant and when the brick was reinstalled the roofing on the northern portion of the building would have to be redone. The second option would be to rebuild the parapet with a more structurally sound design to its current aesthetic standard. This second option would be considered a permanent fix to the parapet issues. The roof design would not have to be altered in this option, which would likely reduce cost in the long run.

In order to make either repair to the building, the City would need a detailed plan set from the architect. MacDonald and Mack have proposed an hourly contract for this plan set with a "not-to-exceed" amount of \$2,000. Staff requested a preliminary project budget for the second option of rebuilding the parapet, noted above. The architects have reported the project will likely cost up to \$13,000, plus architectural fees. Staff would recommend this option to reduce the cost associated with reroofing the northern portion of the building, associated with the temporary fix.

Staff has projected a two month timeline for this project to be completed, if the Council were to authorize the work at tonight's meeting. Les Jones has agreed maintain a temporary roof over the affected portion of the building until masonry work is complete. At that time they would return and fully seal the roof. Staff has negotiated a no-cost extension to the contract and would recommend approval of that agreement tonight as well.

FUNDING

General Fund

ATTACHMENTS

- MacDonald and Mack Proposal (June 3, 2010)
- MacDonald and Mack Temporary Solutions (June 3, 2010)
- MacDonald and Mack Parapet Estimate (June 7, 2010)
- Agreement Amendment with Les Jones Roofing