

Luke Fischer

From: Amy Meller [AmyM@mmarchltd.com]
Sent: Thursday, June 03, 2010 1:49 PM
To: Luke Fischer
Cc: Stuart MacDonald; Karen Cooke
Subject: Delano Village Hall - Parapet Repairs Proposal

Hello Luke,

I spoke with Stu MacDonald, and our opinion is that the brick parapet at the Delano Village Hall should be taken down to sound brick, reinforced horizontally and vertically, and rebuilt to match its original appearance now in conjunction with the roof replacement, rather than stabilized and repaired at a later date.

Proposal

MacDonald & Mack Architects proposes to provide design-level construction drawings and specifications to obtain competitively-priced contract proposals for brick parapet repair in compliance with Secretary of the Interior and National Park Service restoration guidelines based on an hourly rate plus reimbursables with a not-to-exceed amount totaling:

Two Thousand Dollars (\$2,000.00)
Hourly rate of \$95.00 per hour

Bidding and construction administration are not included in this proposal. Reimbursable Expenses include direct costs incurred on behalf of the project during the course of the work such as mileage, mounting boards for presentation purposes, reproduction of drawings and specifications, and miscellaneous shipping.

Please let me know if this proposal is approved, and we'll get started on construction documents immediately and provide a ballpark estimate for the work. We can have them ready early next week. Don't hesitate to contact me if you have any questions.

Sincerely,

Amy Meller AIA, NCARB, LEED AP

MACDONALD & MACK
ARCHITECTS, LTD.

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Luke Fischer

From: Amy Meller [AmyM@mmarchltd.com]
Sent: Thursday, June 03, 2010 3:24 PM
To: Luke Fischer
Cc: Stuart MacDonald
Subject: RE: Delano Village Hall - Parapet Repairs Proposal
Attachments: image001.jpg; image002.png

Luke,

There are two temporary solutions that we can think of, and neither is ideal.

- 1) Remove the parapet and rebuild only the brick courses needed to bring the parapet wall level with the existing roof deck. This could then be temporarily roofed over to keep water out, and then reinforced and rebuilt in conjunction with the future masonry project. If you go with this option, the parapet will need to be photographed and field-measured to ensure that will be accurately rebuilt later. The brick should also be salvaged and stored for reinstallation.
- 2) Design some sort of temporary enclosure to encase and hold the parapet in place. This will need to be anchored or strapped back to the roof deck and weighed down with concrete blocks, sandbags, etc. to hold it in place. We suggest using weights to hold it in place since these can be placed on top of the new roof instead of tying into it which would require patching or replacement later.

The only sure-fire ways to ensure that the parapet won't fall onto the sidewalk below are to either rebuild it with proper reinforcing as we initially proposed or go with option 1) above.

Amy Meller AIA, NCARB, LEED AP

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Please consider the environment before printing this email

From: Luke Fischer [mailto:lfischer@delano.mn.us]
Sent: Thursday, June 03, 2010 2:15 PM
To: Amy Meller
Cc: Stuart MacDonald; Karen Cooke
Subject: RE: Delano Village Hall - Parapet Repairs Proposal

Amy,

Luke Fischer

From: Amy Meller [AmyM@mmarchltd.com]
Sent: Monday, June 07, 2010 1:02 PM
To: Luke Fischer
Cc: Stuart MacDonald
Subject: Delano Village Hall - Parapet Estimate

Hello Luke,

We received a very preliminary cost estimate from Macpherson-Towne Co. late Friday and they're estimating that the parapet repairs will range somewhere between \$10,500 and \$12,800. This doesn't include any architectural fees (hourly plus reimbursables with a not to exceed amount of \$2,000).

Now would be an ideal time to rebuild and reinforce the parapet before the roof work is completed, however tying it in with the masonry work a few years down the road is also practical. If this is outside your budget, we'd recommend taking the parapet down to sound brick, rebuilding only what is necessary to bring it level with the roof deck, and extending the membrane roofing over until it can be fully rebuilt at a later date.

Please let us know how you would like us to proceed, and if you want us to either revise our fees for setting bid standards for taking down the parapet or prepare a ballpark estimated cost. I have two meetings out of the office this afternoon, but Stu MacDonald will be here until around 5pm if you have any questions.

Amy Meller AIA, NCARB, LEED AP

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