

**AGENDA
OF THE CITY
COUNCIL WORK SESSION
CITY OF EAST GRAND FORKS
TUESDAY, AUGUST 27, 2013 - 5:00 P.M.**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

- 1. Construction Update for 13CP3 Police Building Improvements – Brent Dammann**
- 2. Civic Center Parking Lot Repair Discussion – City Council**
- 3. Microprocessor Panel for Civic Center – Dave Aker**

ADJOURN:

Upcoming Meetings

Regular Council Meeting – September 3, 2013 – 5:00 PM – Council Chambers
Work Session – September 10, 2013 – 5:00 PM – Training Room
Regular Council Meeting – September 17, 2013 – 5:00 PM – Council Chambers
Works Session – September 24, 2013 – 5:00 PM – Training Room

Request for Council Action

Date: August 13, 2013

To: East Grand Forks City Council, Mayor Lynn Stauss, President Craig Buckalew, Council Vice President Greg Leigh, Council Members: Clarence Vetter, Henry Tweten, Chad Grassel, Mark Olstad and Ron Vonasek.

Cc: File

From: Greg Boppre, P.E.

RE: Construction Update – 2013 City Project No. 3 Police Building Improvements

Background:

The construction of the Police Building is under way and please see the attached update from Brent Dammann, AIA.

Therefore, Brent will attend the Tuesday, August 27 Work Session to go through the progress of the construction .

Recommendation:

N/A

Enclosures:

N/A

MEMO

Date: August 13, 2013
To: Honorable Mayor and City Council Members
From: Brent Dammann, AIA
Cc: Greg Boppre
Project Name: 2013 City Project No. 3 - Police Building Improvements
Project No.: 0706G0019.000
Subject: Project Update



East Grand Forks
1600 Central Avenue NE
East Grand Forks, MN 56721-1570

218.773.1185
218.773.3348
EastGrandForks@wsn.us.com

WidsethSmithNolting.com

To all:

The following is an update on the current renovations that are under construction at the Police department.

Construction Progress

Exterior Walls:

Demolition work associated with the exterior walls of the building is complete. The steel brick ledger angle been installed. The mason is currently installing the weather barrier, exterior insulation, cavity drainage mesh, and brick. Masonry has been proceeding with no significant issues. Window replacement, site grading and paver work at the front of the building will proceed following completion of masonry work.

Roof:

Re-roof work has not yet begun. The roofer completed a couple of test cores of the existing assembly to verify existing conditions.

Main Roof - The existing roof consists of tapered expanded polystyrene (beadboard) insulation plus two ½" coverboards. At the center, high-point of the roof, there is approximately 5-6 inches total. This tapers to approximately ½" of insulation, plus the coverboards, at the east and west walls. This results in a single digit r-value at the perimeter.

High Roof – The existing roof has no insulation and 2 layers of coverboard.

Warranty – The contractor has indicated that the roofing manufacturer will warranty the new membrane as specified, provided a new coverboard is installed. The manufacturer can't warranty the existing insulation. As part of the bidding process, JTC was required to include a unit cost for new coverboard. As a result, the cost of the new coverboard can be calculated.

Insulation – Because of the minimal existing insulation, JTC has been asked to submit a cost proposal that will include options for providing additional insulation on the roof. The cost proposal will include an average R-24 of insulation over the roof, plus a vapor barrier over the deck, and additional blocking at the perimeter to account for the added insulation thickness. If the insulation were to be replaced, the manufacturer's warranty would cover the entire system.

Interior Mold Remediation:

Steamatic has been completing their scope of work based on testing completed by Legends. The areas indicated have been remediated. However, as they have been completing their work, they have visually identified additional mold. This mold has shown up on some interior wall locations, as well as exterior wall locations that have previously been

remediated. It should be noted that Legends testing focused on the exterior walls only. Follow-up air test results have been mixed. This is likely caused by on-going exterior construction activities that have generated dust that has migrated to the interior of the building and resulted in some fouled tests. At this time, JTC is in the process of completing the interior renovations so that the spaces can be turned back over to staff.

Investigative Mold Search – As a result of the additional mold that has been found, Steamatic has been asked to submit a cost proposal to complete a visual inspection of all stud walls. Steamatic will open a 2'x2' opening to visually inspect the wall cavity. If mold is found it will be documented. The opening will then be patched to match existing. This survey of the existing walls should give the City an idea of how extensive the interior mold is and allow for a plan to be developed regarding how the issue would be addressed.



822 South 46th Street
Grand Forks, ND 58201
Phone: 701-746-0600
Fax: 701-746-0604

August 5, 2013

Widseth Smith Nolting
2850 24th Avenue South
Grand Forks, ND 58201

RE: EGF Police Station

CPR #2- Grouting CMU Cores

Provide price (material and labor) to grout the existing CMU cores to receive proper anchorage when install steel angles. Epoxy and screens to install angle in brick area on North side.

Install Grout and Materials \$2,892.12

10 % Overhead \$289.21

~~5% Profit \$159.07~~

Total Cost ~~\$3,340.40~~ **\$3,181.33**



Acme Tools - Grand Forks
 1705 13th Ave N
 GRAND FORKS, ND 58203
 USA

INVOICE

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INVOICE NO.	2071937
INVOICE DATE	8/02/13

10084
 JTC INC
 822 S 46TH ST
 GRAND FORKS, ND 58201-3842
 USA
 7017460600

Acme Tools - Grand Forks
 1705 13th Ave N
 GRAND FORKS, ND 58203
 USA

CUSTOMER PURCHASE ORDER NO.		SHIP VIA		TERMS		DATE SHIPPED	SLMN 1	SLMN 2	ORDER NO
JOB#1311		Best Way		Net 30 Days		8/02/13	1620	1620	10260053-000
SPECIAL INSTRUCTIONS > BRYAN									
QTY. ORDERED	QTY. SHIPPED	QTY. BACK ORDERED	U/M	ITEM NO./DESCRIPTION	PRICE	AMOUNT			
16.00	16.00	.00	EA	383680 Injectable mortar HIT-HY 70 330/1 WH	34.4300	550.88			
1.00	1.00	.00	EA	229138 BRUSH EXTENSION	10.6900	10.69			
12.00	12.00	.00	EA	284511 Mesh sleeve HIT-SC 22X85 (10)	10.7700	129.24			
1.00	1.00	.00	EA	273214 (EACH) ROUND STEEL BRUSH HIT-RB 1-1/8"	13.8300	13.83			
SUB - TOTAL		HANDLING	TAX	SUB-TOTAL	DEPOSIT	BALANCE DUE			
704.64		.00	47.55	752.19	.00	752.19			
						Original Signature			



INVOICE

Invoice	00227188
Date	7/30/2013
Page	1

REMIT TO: PO BOX 2107, FARGO, ND 58107-2107

Bill To:

JTC INC
822 S 46 ST
GRAND FORKS ND 58201

Ship To:

JTC INC
WILL CALL - GRAND FORKS

Purchase Order No.		Customer ID		Salesperson ID		Shipping Method		Payment Terms		Req Ship Date		Master No.	
JOB# 1311		2387		MARC		WILL CALL		1% 10 Net 30		7/29/2013		257,826	
Ordered	Shipped	B/O	Item Number	Description				Unit Price	Ext. Price				
40	40	0	0340222	SIKAGROUT 212 50 LB BAG				\$13.65	\$546.00				

Comments:

Tax: ND/GRAND FORKS
Discount Available: \$5.46

Subtotal	\$546.00
Misc	\$0.00
Tax	\$36.86
Freight	\$0.00
Total	\$582.86

Fargo Location:
1401 40th St. NW
Fargo, ND 58102
Phone (701) 282-7100

Grand Forks Location:
5411 Gateway Dr.
Grand Forks, ND 58203
Phone (701) 738-8800

Fergus Falls Location:
201 S. Peck St.
Fergus Falls, MN 56537
Phone (218) 739-3344

No goods returned without authorization, and 15% restocking charge. Non-stock items subject to factory restocking charge, if greater than 15%, and freight charges both ways.



INVOICE

Invoice	00227692
Date	8/1/2013
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REMIT TO: PO BOX 2107, FARGO, ND 58107-2107

Bill To:

JTC INC
822 S 46 ST
GRAND FORKS ND 58201

Ship To:

JTC INC
WILL CALL - GRAND FORKS

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
EGF POLICE DEPT	2387	PHIL	WILL CALL	1% 10 Net 30	7/31/2013	258,282
Ordered	Shipped	B/O	Item Number	Description	Unit Price	Ext. Price
1	1	0	HCFC2103	BIT SDS 5/8 X 10 XTREME	\$23.600	\$23.60
1	1	0	CR201R-0	REEL CHALK TAJIMA XTRBOLD 100'	\$25.95	\$25.95
5	5	0	EMN22I	ACRYLIC SIMPSON 30OZ MIXING NOZZLE	\$5.65	\$28.25
12	12	0	0340222	SIKAGROUT 212 50 LB BAG	\$13.65	\$163.80
						#163.80
						TAX #11.06
						TOTAL \$174.86

Comments:

Tax: ND/GRAND FORKS
Discount Available: \$2.42

Subtotal	\$241.60
Misc	\$0.00
Tax	\$16.30
Freight	\$0.00
Total	\$257.90

Fargo Location:
1401 40th St. NW
Fargo, ND 58102
Phone (701) 282-7100

Grand Forks Location:
5411 Gateway Dr.
Grand Forks, ND 58203
Phone (701) 738-8800

Fergus Falls Location:
201 S. Peck St.
Fergus Falls, MN 56537
Phone (218) 739-3344

No goods returned without authorization, and 15% restocking charge. Non-stock items subject to factory restocking charge, if greater than 15%, and freight charges both ways.



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August 13, 2013

Widseth Smith Nolting
2850 24th Avenue South
Grand Forks, ND 58201

RE: EGF Police Station

CPR #3- 2" Rigid Insulation

Provide price (material and labor) to supply and install 2" rigid insulation under the 6x6 angles holding up the brick at the soil locations only.

Install Rigid and Materials \$1,073.00

10 % Overhead \$107.30

~~5% Profit \$59.02~~

Total Cost ~~\$1,239.32~~ \$1,180.30



822 South 46th Street
Grand Forks, ND 58201
Phone: 701-746-0600
Fax: 701-746-0604

August 15, 2013

Widseth Smith Nolting
2850 24th Avenue South
Grand Forks, ND 58201

RE: EGF Police Station

CPR #4- Roofing

Provide price (material and labor) to install a fully adhered EPDM roof or a Ballasted Roof. Price includes 3 rows of 2x blocking at the parapet (detail will be finalized by Architect once roofing decision is made.)

Three weeks of extra time is requested to complete these changes. We are anticipating that we will receive a notice to proceed if accepted on or before September 4th.

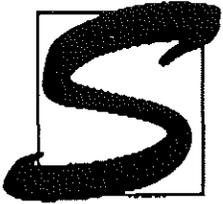
Install Fully Adhered Roof \$49,115.00

5% Profit \$2,455.75

JTC Work \$3,960.00

Total Cost \$55,530.75

Install Ballasted Roof Deduct \$6,200.00 off of total cost.



SKINNER

ROOFING & INSULATION

BREAKDOWN - EAST GRAND FORKS POLICE STATION - REMODELING

Basic Contract \$49,115.00

Increase for changing roof components

1. Removal of all roofing & roof insulation to Metal deck.
2. Start with new vapor barrier 4 mil poly. loose laid.
3. New roof insulation Isocyanurate Avg. "R" -26.00 both flat and tapered and crickets
4. Roof Insulation mechanically fastened, special fasteners
5. Adhere a 60 mil EPDM roof.
6. Wider prefinished metal fascia-

Cost vapor barrier work	\$ 950.00
Cost roof insulations & tapens screws	\$ 28,000.00
Cost metal fascia changes wider etc.	\$ 1,400.00
Additional Labor & Removal & clean up	\$ 6,200.00
Additional Labor new insulation installed	<u>\$ 8,100.00</u>
	\$ 44,650.00
Overhead	<u>10%</u>
	\$ 49,115.00

*Less - \$6,200.00 Ballasted in lieu of Adhered

*Rubber EPDM needs to be 60 mil to get 15 or 20 yr warranties.

P.O. BOX 13091 • GRAND FORKS, ND 58208-3091 • (701) 772-3636 • FAX (701) 772-3324
BLOWN INSULATION • COMMERCIAL AND RESIDENTIAL ROOFING



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August 15, 2013

Widseth Smith Nolting
2850 24th Avenue South
Grand Forks, ND 58201

RE: EGF Police Station

CPR #4- Roofing

JTC breakdown for new parapet framing.

2x10 material (3 layers)	\$1,640.00
Install Blocking at Parapet	\$1,710.00
Fasteners & Tools	\$250.00
10% O&P	\$360.00
	Total Cost \$3,960.00



STEAMATIC OF THE RED RIVER VALLEY

2942 FIECHTNER DRIVE
FARGO ND 58103
PH: 701-232-4707
FAX: 701-271-6776
TAX ID: 27-4410612

Client: Widseth, Smith & Nolting (EGF Police Dept)
Billing: 2850 24th Avenue South
Grand Forks, ND 58201
Property: 520 Demers Avenue
East Grand Forks, MN 56721

Operator Info:
Operator: JEFF

Estimator: Jeff Torgerson
Business: 4051 Gateway Drive
Grand Forks, ND 58203

Business: (701) 746-1856

Type of Estimate: Mold
Date Entered: 8/16/2013 Date Assigned: 8/16/2013
Date Est. Completed: 8/20/2013 Date Job Completed:

Price List: NDGF7X_AUG13
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2013-08-20-1424

This is an ESTIMATE not a BID for the listed scope of services for this job. CHANGE ORDERS by the Customer or discovery of additional contaminated areas will increase the estimated charges in this estimate.

Steamatic proposes to provide demolition and remediation services in accordance with: 1) Remediation and cleaning guidelines from the ACGIH publication, Bioaerosols: Assessment and Control, 1999, Chapter 15. On-site requirements may include 1) A site specific safety & health plan established and maintained by Steamatic's administrative personnel; 2) A covered and secured debris container; 3) One or more portable lavatories for remediation personnel.

SCOPE OF SERVICE

1. Containment will be erected in fungal effected areas to minimize cross contamination. Makeup air will be filtered from a window into the containment area and collected into a HEPA-filtered Negative Air machine. Negative air will be maintained throughout the demolition and remediation process.
2. Drywall and other structural surfaces will be removed where water damage and or fungal amplification is indicated. All affected framing and structural surfaces will be HEPA vacuumed, wire brushed or sanded and detail-cleaned. Following dry removal, all framing materials will be damp-wiped.
3. All debris will be properly bagged and disposed of by Steamatic.
4. Place drying equipment to reduce GPP in unit for stabilization.
5. Continuous air "washing" will be maintained after the completion of the demolition/remediation services and throughout repair process.



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6. Steamatic does not perform clearance testing and accordingly is not responsible for such testing following the remediation services. This service is available from qualified environmental testing professionals in this area.

Special Points:

BUILDING WILL BE DIVIDED INTO WORK ZONES. OFFICES WITHIN DESIGNATED AREAS WILL BE EVACUATED THROUGHOUT WORK AND REPAIR PROCESS. REMOVAL OF CONTENTS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

Unforeseen problem areas or concerns discovered during completion of the scope of work may result in changes and additions to the scope of work and pricing.

Damaged areas must be repaired immediately to prevent further water intrusions and mold issues.

This ESTIMATE includes reconstruction, re-installation of fixtures or material replacement services.

A controlled environment must be maintained before beginning remediation services.

TERMS AND CONDITIONS

Steamatic requires a signed contract to begin the job. Services not listed or changes in the scope of services as listed require a CHANGE ORDER authorized by property representative before completion. CHANGE ORDER cost estimates will be provided and approved before services are provided. Payment for CHANGE ORDERS is due at the time of the CHANGE ORDER or as listed herein. Payment for services is due upon completion of each phase of the project and receipt of invoice.



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2013-08-20-1424

Remediation

Front Entry

DESCRIPTION	QNTY
1. Remove Ceramic tile base	62.00 LF
2. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	62.00 LF
3. HEPA Vacuuming - Detailed - (PER SF)	124.00 SF
4. Apply anti-microbial agent	124.00 SF
5. Floor protection - self-adhesive plastic film	124.00 SF
6. Clean door (per side)	12.00 EA
7. Clean ceramic tile	600.00 SF
8. Negative air fan/Air scrubber (24 hr period) - No monit.	4.00 DA
9. Dust control barrier per square foot	100.00 SF
10. Drywall replacement per LF - up to 2' tall	0.00 LF
11. Seal/prime then paint the surface area (2 coats)	620.00 SF
12. Ceramic tile base - Premium grade	62.00 LF

Front Entry MB & WB

DESCRIPTION	QNTY
13. Remove Ceramic tile - Standard grade	160.00 SF
14. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	40.00 LF
15. HEPA Vacuuming - Detailed - (PER SF)	124.00 SF
16. Apply anti-microbial agent	124.00 SF
17. Floor protection - self-adhesive plastic film	80.00 SF
18. Clean door (per side)	2.00 EA
19. Clean ceramic tile	80.00 SF
20. Drywall replacement per LF - up to 2' tall	40.00 LF
21. Seal/prime then paint the surface area (2 coats)	400.00 SF
22. Ceramic tile - Standard grade	160.00 SF
23. Toilet - Detach & reset	2.00 EA
24. Sink - single - Detach & reset	2.00 EA

Corr 104 & 117

DESCRIPTION	QNTY
25. Tear out trim	112.00 LF
26. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	112.00 LF
27. HEPA Vacuuming - Detailed - (PER SF)	224.00 SF
28. Apply anti-microbial agent	224.00 SF
29. Clean door (per side)	16.00 EA

2013-08-20-1424

8/20/2013

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CONTINUED - Corr 104 & 117

DESCRIPTION	QNTY
30. Clean floor	600.00 SF
31. Floor protection - self-adhesive plastic film	500.00 SF
32. Drywall replacement per LF - up to 2' tall	112.00 LF
33. Seal/prime then paint the surface area (2 coats)	2,000.00 SF
34. Cove base molding - rubber or vinyl, 4" high	200.00 LF
35. Negative air fan/Air scrubber (24 hr period) - No monit.	40.00 DA
36. Dust control barrier per square foot	800.00 SF
37. Add for personal protective equipment - Heavy duty	40.00 EA
38. Equipment setup, take down, and monitoring (hourly charge)	64.00 HR

Room 109

DESCRIPTION	QNTY
39. Tear out trim	22.00 LF
40. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	22.00 LF
41. HEPA Vacuuming - Detailed - (PER SF)	44.00 SF
42. Apply anti-microbial agent	44.00 SF
43. Floor protection - self-adhesive plastic film	100.00 SF
44. Clean and deodorize carpet	100.00 SF
45. Clean door (per side)	1.00 EA
46. Drywall replacement per LF - up to 2' tall	22.00 LF
47. Seal/prime then paint the surface area (2 coats)	440.00 SF
48. Cove base molding - rubber or vinyl, 4" high	44.00 LF

Room 110

DESCRIPTION	QNTY
49. Tear out trim	18.00 LF
50. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	18.00 LF
51. HEPA Vacuuming - Detailed - (PER SF)	36.00 SF
52. Apply anti-microbial agent	36.00 SF
53. Floor protection - self-adhesive plastic film	140.00 SF
54. Clean and deodorize carpet	140.00 SF
55. Clean door (per side)	1.00 EA
56. Drywall replacement per LF - up to 2' tall	18.00 LF
57. Seal/prime then paint the surface area (2 coats)	480.00 SF
58. Cove base molding - rubber or vinyl, 4" high	48.00 LF



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Room 111

DESCRIPTION	QNTY
59. Remove Reception desk - Commercial	10.00 LF
60. Tear out trim	62.00 LF
61. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	62.00 LF
62. HEPA Vacuuming - Detailed - (PER SF)	124.00 SF
63. Apply anti-microbial agent	124.00 SF
64. Floor protection - self-adhesive plastic film	140.00 SF
65. Clean and deodorize carpet	140.00 SF
66. Clean door (per side)	1.00 EA
67. Drywall replacement per LF - up to 2' tall	62.00 LF
68. Seal/prime then paint the surface area (2 coats)	620.00 SF
69. Cove base molding - rubber or vinyl, 4" high	62.00 LF
70. (Install) Reception desk - Commercial	10.00 LF

Room 113

DESCRIPTION	QNTY
71. Tear out trim	10.00 LF
72. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	10.00 LF
73. Hazardous Waste/Mold Cleaning Technician - per hour Move shelving	1.00 HR
74. HEPA Vacuuming - Detailed - (PER SF)	20.00 SF
75. Apply anti-microbial agent	20.00 SF
76. Clean door (per side)	1.00 EA
77. Clean floor	120.00 SF
78. Floor protection - self-adhesive plastic film	10.00 SF
79. Drywall replacement per LF - up to 2' tall	10.00 LF
80. Seal/prime then paint the surface area (2 coats)	120.00 SF
81. Cove base molding - rubber or vinyl, 4" high	10.00 LF

Room 114

DESCRIPTION	QNTY
82. Tear out trim	24.00 LF
83. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF
84. HEPA Vacuuming - Detailed - (PER SF)	48.00 SF
85. Apply anti-microbial agent	48.00 SF
86. Floor protection - self-adhesive plastic film	144.00 SF
87. Clean and deodorize carpet	144.00 SF
88. Clean door (per side)	1.00 EA
89. Drywall replacement per LF - up to 2' tall	24.00 LF


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CONTINUED - Room 114

DESCRIPTION	QNTY
90. Seal/prime then paint the surface area (2 coats)	480.00 SF
91. Cove base molding - rubber or vinyl, 4" high	48.00 LF

Room 115

DESCRIPTION	QNTY
92. Tear out trim	8.00 LF
93. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	8.00 LF
94. HEPA Vacuuming - Detailed - (PER SF)	16.00 SF
95. Apply anti-microbial agent	16.00 SF
96. Floor protection - self-adhesive plastic film	144.00 SF
97. Clean and deodorize carpet	144.00 SF
98. Clean door (per side)	1.00 EA
99. Drywall replacement per LF - up to 2' tall	8.00 LF
100. Seal/prime then paint the surface area (2 coats)	480.00 SF
101. Cove base molding - rubber or vinyl, 4" high	48.00 LF

Room 116

DESCRIPTION	QNTY
102. Remove Reception desk - Commercial	10.00 LF
103. Tear out trim	24.00 LF
104. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF
105. HEPA Vacuuming - Detailed - (PER SF)	48.00 SF
106. Apply anti-microbial agent	48.00 SF
107. Floor protection - self-adhesive plastic film	144.00 SF
108. Clean and deodorize carpet	144.00 SF
109. Clean door (per side)	1.00 EA
110. Drywall replacement per LF - up to 2' tall	24.00 LF
111. Seal/prime then paint the surface area (2 coats)	480.00 SF
112. Cove base molding - rubber or vinyl, 4" high	48.00 LF
113. (Install) Reception desk - Commercial	10.00 LF

Room 118

DESCRIPTION	QNTY
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STEAMATIC OF THE RED RIVER VALLEY

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 FARGO ND 58103
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CONTINUED - Room 118

DESCRIPTION	QNTY
114. Remove Reception desk - Commercial	10.00 LF
115. Tear out trim	24.00 LF
116. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF
117. HEPA Vacuuming - Detailed - (PER SF)	48.00 SF
118. Apply anti-microbial agent	48.00 SF
119. Floor protection - self-adhesive plastic film	144.00 SF
120. Clean and deodorize carpet	144.00 SF
121. Clean door (per side)	1.00 EA
122. Drywall replacement per LF - up to 2' tall	24.00 LF
123. Seal/prime then paint the surface area (2 coats)	480.00 SF
124. Cove base molding - rubber or vinyl, 4" high	48.00 LF
125. (Install) Reception desk - Commercial	10.00 LF

Room 119

DESCRIPTION	QNTY
126. Remove Reception desk - Commercial	10.00 LF
127. Tear out trim	24.00 LF
128. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF
129. HEPA Vacuuming - Detailed - (PER SF)	48.00 SF
130. Apply anti-microbial agent	48.00 SF
131. Floor protection - self-adhesive plastic film	144.00 SF
132. Clean and deodorize carpet	144.00 SF
133. Clean door (per side)	1.00 EA
134. Drywall replacement per LF - up to 2' tall	24.00 LF
135. Seal/prime then paint the surface area (2 coats)	480.00 SF
136. Cove base molding - rubber or vinyl, 4" high	48.00 LF
137. (Install) Reception desk - Commercial	10.00 LF

Room 120

DESCRIPTION	QNTY
138. Tear out trim	35.00 LF
139. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	35.00 LF
140. HEPA Vacuuming - Detailed - (PER SF)	70.00 SF
141. Apply anti-microbial agent	70.00 SF
142. Clean door (per side)	1.00 EA
143. Clean floor	400.00 SF



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PH: 701-232-4707
FAX: 701-271-6776
TAX ID: 27-4410612

CONTINUED - Room 120

DESCRIPTION	QNTY
144. Floor protection - self-adhesive plastic film	50.00 SF
145. Drywall replacement per LF - up to 2' tall	35.00 LF
146. Seal/prime then paint the surface area (2 coats)	860.00 SF
147. Cove base molding - rubber or vinyl, 4" high	86.00 LF

Room 124

DESCRIPTION	QNTY
148. Remove Reception desk - Commercial	8.00 LF
149. Tear out trim	24.00 LF
150. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF
151. HEPA Vacuuming - Detailed - (PER SF)	48.00 SF
152. Apply anti-microbial agent	48.00 SF
153. Clean door (per side)	1.00 EA
154. Clean floor	144.00 SF
155. Floor protection - self-adhesive plastic film	50.00 SF
156. Drywall replacement per LF - up to 2' tall	24.00 LF
157. Seal/prime then paint the surface area (2 coats)	480.00 SF
158. Cove base molding - rubber or vinyl, 4" high	48.00 LF
159. (Install) Reception desk - Commercial	8.00 LF

Corr 125

DESCRIPTION	QNTY
160. Tear out trim	48.00 LF
161. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	48.00 LF
162. HEPA Vacuuming - Detailed - (PER SF)	96.00 SF
163. Apply anti-microbial agent	96.00 SF
164. Clean door (per side)	12.00 EA
165. Clean floor	250.00 SF
166. Floor protection - self-adhesive plastic film	50.00 SF
167. Drywall replacement per LF - up to 2' tall	48.00 LF
168. Seal/prime then paint the surface area (2 coats)	1,000.00 SF
169. Cove base molding - rubber or vinyl, 4" high	100.00 LF
170. Negative air fan/Air scrubber (24 hr period) - No monit.	10.00 DA
171. Dust control barrier per square foot	400.00 SF
172. Add for personal protective equipment - Heavy duty	10.00 EA
173. Equipment setup, take down, and monitoring (hourly charge)	24.00 HR



STEAMATIC OF THE RED RIVER VALLEY

2942 FIECHTNER DRIVE
 FARGO ND 58103
 PH: 701-232-4707
 FAX: 701-271-6776
 TAX ID: 27-4410612

Report Room

DESCRIPTION	QNTY
174. Remove Reception desk - Commercial	16.00 LF
175. Tear out trim	28.00 LF
176. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	28.00 LF
177. HEPA Vacuuming - Detailed - (PER SF)	96.00 SF
178. Apply anti-microbial agent	96.00 SF
179. Clean door (per side)	2.00 EA
180. Clean floor	200.00 SF
181. Floor protection - self-adhesive plastic film	50.00 SF
182. Drywall replacement per LF - up to 2' tall	28.00 LF
183. Seal/prime then paint the surface area (2 coats)	520.00 SF
184. Cove base molding - rubber or vinyl, 4" high	52.00 LF
185. (Install) Reception desk - Commercial	16.00 LF

Room 132

DESCRIPTION	QNTY
186. Tear out trim	38.00 LF
187. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	38.00 LF
188. HEPA Vacuuming - Detailed - (PER SF)	76.00 SF
189. Apply anti-microbial agent	76.00 SF
190. Clean door (per side)	1.00 EA
191. Clean floor	120.00 SF
192. Floor protection - self-adhesive plastic film	40.00 SF
193. Drywall replacement per LF - up to 2' tall	38.00 LF
194. Seal/prime then paint the surface area (2 coats)	440.00 SF
195. Cove base molding - rubber or vinyl, 4" high	44.00 LF

Corr 146 & 153

DESCRIPTION	QNTY
196. Tear out trim	36.00 LF
197. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	36.00 LF
198. HEPA Vacuuming - Detailed - (PER SF)	72.00 SF
199. Apply anti-microbial agent	72.00 SF
200. Clean door (per side)	12.00 EA
201. Clean floor	400.00 SF
202. Floor protection - self-adhesive plastic film	50.00 SF
203. Drywall replacement per LF - up to 2' tall	36.00 LF
204. Seal/prime then paint the surface area (2 coats)	1,600.00 SF
205. Cove base molding - rubber or vinyl, 4" high	160.00 LF


STEAMATIC OF THE RED RIVER VALLEY

2942 FIECHTNER DRIVE
 FARGO ND 58103
 PH: 701-232-4707
 FAX: 701-271-6776
 TAX ID: 27-4410612

CONTINUED - Corr 146 & 153

DESCRIPTION	QNTY
206. Negative air fan/Air scrubber (24 hr period) - No monit.	10.00 DA
207. Dust control barrier per square foot	400.00 SF
208. Add for personal protective equipment - Heavy duty	10.00 EA
209. Equipment setup, take down, and monitoring (hourly charge)	24.00 HR

Room 148

DESCRIPTION	QNTY
210. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	10.00 LF
211. HEPA Vacuuming - Detailed - (PER SF)	20.00 SF
212. Apply anti-microbial agent	20.00 SF
213. Clean door (per side)	1.00 EA
214. Clean floor	80.00 SF
215. Floor protection - self-adhesive plastic film	10.00 SF
216. Drywall replacement per LF - up to 2' tall	10.00 LF
217. Seal/prime then paint the surface area (2 coats)	120.00 SF
218. Ceramic tile base - Premium grade	10.00 LF

Room 154

DESCRIPTION	QNTY
219. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	36.00 LF
220. HEPA Vacuuming - Detailed - (PER SF)	72.00 SF
221. Apply anti-microbial agent	72.00 SF
222. Clean door (per side)	1.00 EA
223. Clean floor	200.00 SF
224. Floor protection - self-adhesive plastic film	40.00 SF
225. Drywall replacement per LF - up to 2' tall	36.00 LF
226. Seal/prime then paint the surface area (2 coats)	360.00 SF

Room 155

DESCRIPTION	QNTY
227. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	10.00 LF
228. Hazardous Waste/Mold Cleaning Technician - per hour Move shelving	3.00 HR


STEAMATIC OF THE RED RIVER VALLEY

2942 FIECHTNER DRIVE
 FARGO ND 58103
 PH: 701-232-4707
 FAX: 701-271-6776
 TAX ID: 27-4410612

CONTINUED - Room 155

DESCRIPTION	QNTY
229. HEPA Vacuuming - Detailed - (PER SF)	20.00 SF
230. Apply anti-microbial agent	20.00 SF
231. Clean floor	120.00 SF
232. Floor protection - self-adhesive plastic film	10.00 SF
233. Drywall replacement per LF - up to 2' tall	10.00 LF
234. Seal/prime then paint the surface area (2 coats)	120.00 SF

Room 156

DESCRIPTION	QNTY
235. Tear out trim	30.00 LF
236. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	30.00 LF
237. HEPA Vacuuming - Detailed - (PER SF)	60.00 SF
238. Apply anti-microbial agent	60.00 SF
239. Floor protection - self-adhesive plastic film	140.00 SF
240. Clean and deodorize carpet	140.00 SF
241. Clean door (per side)	1.00 EA
242. Drywall replacement per LF - up to 2' tall	30.00 LF
243. Seal/prime then paint the surface area (2 coats)	520.00 SF
244. Cove base molding - rubber or vinyl, 4" high	52.00 LF

Grand Total

34,382.98

 Jeff Torgerson

MEMO

Date: August 20, 2013
To: Honorable Mayor and City Council Members
From: Brent Dammann, AIA
Cc: Greg Boppre
Project Name: 2013 City Project No. 3 - Police Building Improvements
Project No.: 0706G0019.000
Subject: Project Update

To all:

The following is an update on the current renovations that are under construction at the Police department.

Construction Progress Summary

Exterior Walls:

Masonry working is proceeding smoothly. The mason is continuing with the installation of the weather barrier, exterior insulation, cavity drainage mesh, and brick. Mason has indicated that they should be complete near the end of the month.



Upper left: Completed south wall.

Upper right: Front elevation.

Left: East elevation.

Windows:

The Contractor has indicated that there is a long lead time for the windows. Based on the manufacturer's fabrication/delivery schedule, the installer does not expect to have the windows installed until mid-October. The existing windows will remain in place until the new windows are installed. Once the windows arrive, the contractor will remove and install each window in the same day. JTC is currently pushing to get the manufacturer to move up fabrication.

Roof:

Re-roof work has not yet begun pending a decision regarding the roof insulation. The roofer completed a couple of test cores of the existing assembly to verify existing conditions.

Main Roof - The existing roof consists of tapered expanded polystyrene (beadboard) insulation plus two ½" coverboards. At the center, high-point of the roof, there is approximately 5-6 inches total. This tapers to approximately ½" of insulation, plus the coverboards, at the east and west walls. This results in a single digit r-value at the perimeter.

High Roof – The existing roof has no insulation and 2 layers of coverboard.

Warranty – The contractor has indicated that the roofing manufacturer will warranty the new membrane as specified, provided a new coverboard is installed. The manufacturer won't warranty the existing insulation.

Insulation – Because of the minimal existing insulation, JTC has been asked to submit a cost proposal to provide new insulation on the roof. The cost proposal will include polyisocyanurate insulation, a vapor barrier over the deck, and additional blocking at the perimeter to account for the added insulation thickness. If the insulation were to be replaced, the manufacturer's warranty would cover the entire system.

Interior Mold Remediation:

Steamatic has completed their scope of work. JTC is currently in the process of completing installation of the new sheetrock.

As Steamatic was completing their work, they visually identified additional mold. This mold has shown up on some interior wall locations, as well as exterior wall locations that have previously been remediated. It should be noted that Legends testing focused on the exterior walls only.

Investigative Mold Search – As a result of the additional mold that has been found, Steamatic has been asked to submit pricing for additional mold remediation work. Steamatic's recommendation is to remove the gypsum board on the exterior walls and one side of the interior walls to a minimum of 2' above the floor, inspect the surfaces for presence of mold, and remove any additional materials showing the presence of mold. Once the mold has been removed, they would then patch the walls to match existing. Each room would be put under containment negative air pressure during remediation work.



Open interior walls following mold remediation

Budget Summary:

Original Construction Contract:	\$399,440.00
Change Order #1	\$883.10
<i>Revised door frame depth</i>	
<i>Door Hardware credit</i>	
<i>Exterior sheathing</i>	
<hr/>	
Current Construction Contract	\$400,323.10
Original Contingency:	\$47,932.00
Minus Change Order #1	(\$883.10)
<hr/>	
Current Contingency Remaining	\$47,048.90

Direct Related Cost Proposals for Consideration:

CPR #2 – Grouting Cores of Foundation CMU – \$3,181.33

This cost proposal is related to the installation of the brick ledge angle that was installed on the foundation wall to support the new brick. The existing drawings did not indicate how the existing foundation was reinforced. In order to support the new brick, the brick ledge angle needed to be anchored to solid concrete block or concrete block that was grouted solid. When JTC began installation of the brick ledge angle, they found that the concrete block was not grouted. As a result, they needed to grout the cores solid in the areas where they were to anchor the angle. Anchors were placed 2' o.c.



Visible penetrations for grouting

CPR #3 – Rigid Insulation - \$1,180.30

As requested, JTC submitted a cost proposal for the installation of insulation below the brick ledge angle. This is meant to minimize the possibility of any potential expansion of soils from affecting the brick ledge angle.

CPR #4 – Roof Insulation - \$55,530.75

Based on existing conditions, this amount is to remove the existing insulation and coverboard down to the metal deck. Installation will include a vapor barrier over the deck, polyisocyanurate insulation, and additional perimeter blocking to account for the additional insulation depth. Manufacturer would warranty the complete system as specified. If a ballasted system was reinstalled, the cost would be \$6,200 less than the above amount



Lack of insulation in the existing roof. Image shows 2 layers of covered and minimal beadboard insulation

New Cover Board - \$6,993.00

Based on existing conditions, a new cover board will need to be installed over the existing (or new) insulation to receive the manufacturer's warranty. JTC's contract includes unit pricing for the new coverboard.

Indirect Related Cost Proposals for Consideration:

Mold Investigative Search - \$34,382.98

Steamatic's will be submitting a proposal to remove the gypsum board on the exterior walls and one side of the interior walls to a minimum of 2' above the floor, inspect the surfaces for presence of mold, and remove any additional materials showing the presence of mold. Once the mold has been removed, they would then patch the walls to match existing. Each room would be put under containment negative air pressure during remediation work.

Request for Council Action

Date:

To: East Grand Forks City Council Mayor Lynn Stauss, President Craig Buckalew, Council Vice President Greg Leigh, Council Members: Clarence Vetter, Ron Vonasek, Henry Tweten, Mark Olstad, and Chad Grassel

Cc: File

RE: Civic Center Parking Lot Repair Discussion

The Civic Center parking lot is in need of repair. The City Council looked into repairing the lot in 2011. They received quotes from Strata and Opp Construction for a 2 inch asphalt overlay. At that time Strata quoted the removal of the pavement and replace with six inches of gravel then covered by two inches of asphalt for a price of \$274,000. Opp's quote was for overlay of the whole parking lot and roadways on each side along with restriping the parking lot for \$287,600. The council moved forward with patching four places in the parking lot for \$9,870.

Since 2011 the condition of the parking lot has only deteriorated. The discussion of fixing 2nd Avenue NE has also brought up how the fixing the Civic Center parking lot might be more of a priority.

WSN estimated how much it could cost to fix the parking lot with today's prices of concrete and asphalt. The estimates are as follows:

	<u>Concrete</u>	<u>Asphalt</u>
West Lot	\$1,749,345	\$1,282,645
East Lot	\$726,635	\$587,535
Ring Road	\$493,090	\$358,475
Total Costs	\$2,969,070	\$2,228,655

Enclosed: Quotes from 2011.



CONSTRUCTION COMPANY

Offices:
Grand Forks, ND
Fargo, ND

Hwy 81 N • P.O. Box 13530 • Grand Forks, ND 58208-3530 • Phone 701-775-3322 • Fax 701-795-7020

QUOTATION
CITY OF EAST GRAND FORKS
Civic Center Asphalt Patch
Oct 10, 2011

Item	Description	Unit Price
	4 spots - full depth patch	9,870.00

CLARIFICATION:

approx 200sy - 6" patch

Includes Traffic control

Greg Opp

BUILD WITH THE BEST



"An Equal Opportunity Employer"
2010 national 1st place safety excellence award winner

PO Box 13500
 Grand Forks, ND 58208-3500
 701.746.7491

Proposal

Proposal Submitted to Address: East Grand Forks Civic Center 300 15th St. NE East Grand Forks, MN 56721	Phone:	Date: 08/23/11
	Fax: 218-773-8003	Addendum:
	Attn: Dave Aker	

Strata Corporation is pleased to submit the following proposal based upon the info. we've received.

Item Description: EAST PARKING LOT

Mobilization
 Traffic control
 Blow out vegetation in cracks
 Remove and replace 1,183 SY of pavement (6" gravel and 2" asphalt)
 2" asphalt overlay on 6,523 SY

LUMP SUM BID EAST PARKING LOT: \$115,000.00

Item Description: WEST PARKING LOT

Mobilization
 Traffic control
 Blow out vegetation in cracks
 Remove and replace 232 SY of pavement (6" gravel and 2" asphalt)
 2" asphalt overlay on 13,688 SY

LUMP SUM BID WEST PARKING LOT: \$169,000.00

General Notes:

Testing, Erosion Control and Permits are not included in items.
 Proposal valid for 30 days and on approved credit. All permits are by others. Work associated with pavement marking is by others.
 Additional work will be billed on a time and materials basis. Payments to be made every 30 days until work is completed.
 Final payment due upon completion of project. All past due accounts assessed a service fee of 18% annually, or 1.5% monthly.

All material is guaranteed to be specified. All work to be completed in workmanlike manner according to standard practices. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Proposal By: **Kyle Sather**
 Call No. 701-740-0390
 Office No. 701-775-4205

Authorized Signature 

Acceptance of Proposal

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.

Date of Acceptance:

X Signature

X



CONSTRUCTION COMPANY

OppConstruction.com

Offices:
Grand Forks, ND
Fargo, ND

Hwy 81 N • P.O. Box 13530 • Grand Forks, ND 58208-3530 • Phone 701-775-3322 • Fax 701-795-7020

QUOTATION
EGF Civic Center
2" Asphalt Overlay
EGF, MN
August 15, 2011

Description	Total
2" Asphalt Overlay Re-stripe entire asphalt overlay	\$ 287,600.00

Overlay includes east and west lot, roadways on east and west side
and roadway with parking area on south side
4" Removals included as previously quoted as Dig-outs
Does not include permit if required
Prices good for 30 days

Thank You
Aaron Fultz

BUILD WITH THE BEST

"An Equal Opportunity Employer"
2010 national 1st place safety excellence award winner



Request for Council Action

Date: August 7, 2013

To: East Grand Forks City Council, Mayor Lynn Stauss, President Craig Buckalew, Council Vice President Greg Leigh, Council Members: Chad Grassel, Mark Olstad, Henry Tweten, Clarence Vetter, and Ron Vonasek

Cc: File

From: Dave Aker

RE: New microprocessor panel

Background:

I am asking for permission for East Grand Forks Civic Center to purchase and install a new microprocessor panel to both of our Vilter compressors. We currently have a step control that is outdated and was shorting out last year when the compressor was put in. The new microprocessor would be more energy efficient and give us the readings we would have to know. The price for the microprocessor is \$19,929.32, plus there would be taxes, shipping and electrical hook up which is approximately about \$6,000.00.

Recommendation: My recommendation is to install the microprocessor before the beginning of the season.

Enclosures: Prices included.

Energy Efficiency Information will be handed out at the meeting with what the City will save having the microprocessor installed.

PROPOSAL

American Industrial Refrigeration Mechanical Contractors

14322 21st Ave. No. ♦ Plymouth, MN ♦55447 ♦Phone (952) 470-9610 ♦Fax (952) 470-9617

Company Name East Grand Forks Civic Center	Phone / Fax 218.773.8000	Date 8/1/2013
Street Address 300 15 th St North	Quote number 0813-2-BL	
City, State, Zip East Grand Forks, MN 56721	Project Location Compressor room	
Attention: Brian Larson / Dave Acres	Project Description Install Vilter panels to remove Unimatic	

Dear Dave:

American Industrial Refrigeration is pleased to offer this proposal to install a new microprocessor panel on both of your Vilter compressors. This is a Vilter VILTech panel as seen in the picture below. My plan would be to get the panel shipped directly to you then you could have your electrician install in a convenient location and run all the high voltage wires. I would then have our tech come up to work with the electrician to install the pressure transducers, temperature probes and remove all the old pressure switches. Once this is all complete our tech will do the start up and run through all the tests with your electrician to make sure everything works correctly. All travel costs, labor and parts are included to perform this job. Each panel would include:

- VILTech Micro-Controller Retrofit Kit,
- NEMA 4 control panel
- Vibration isolators
- 3 pressure transducers
- 3 RTD's
- Wells
- Cables
- Mounted and wired on a painted frame

Price.....\$19,929.32

Any other parts and associated labor needed that are outside this proposal will be billed as an extra. Tax, freight and electrical are not included in this proposal. This work is figured during a down time when the compressors are not needed and to be done in one week's time.

14322 21st Ave. N. • Plymouth, MN 55447 • TEL: (800) 310-9610 • FAX: (952) 470-9617
215 Pleasant Ave. • PO Box 460 • Atwater, MN 56209 • TEL: (800) 279-9031 • FAX: (320) 974-8080