

# MASONRY RESTORATION – BLANDEN MUSEUM

City of Fort Dodge

Fort Dodge, IA



**PROJECT SUMMARY:**

The Blanden Memorial Art Museum, a **National Historic Site**, is in need of masonry restoration. Staff has surveyed the exterior of the building and has compiled an overall view of the project with approximate measurements. Below you can find all necessary information for your bid pricing.

Please note we have **REMOVED** an alternate that we were requesting with the base bids.

Individual contractors will need to review the plans, measure and review the proposal to provide a lump sum bid for City evaluation and selection. Contractor is responsible for obtaining all necessary permits. (ROW and Building permits)

The following is a timeline for the anticipated project:

July 7, 2021	Bid Documents Released
July 22, 2021	Pre-Bid Meeting (not mandatory) at 3pm
<b>July 23, 2021</b>	<b>UPDATE PLANS SENT AND POSTED</b>
August 4, 2021	Bids Due to City Hall, 11:00 am CST
August 9, 2021	Council Meeting for Approval (if needed)
August 10, 2021	Begin project
October 29, 2021	Project Completion

If you are interested in submitting a bid, please fill out the bid form that is attached and **mail** (819 1<sup>st</sup> Ave South, Fort Dodge, IA 50501) or **drop off** (City Administration Office) or **email** (rymaehl@fortdodgeiowa.org) your bid sheet on or before Wednesday, August 4, 2020 at 11:00 am CST. Bids will not be opened OR any bid envelopes/emails until 11:00 am CST on 8/4/2021. Mark your envelopes or subject line as "Museum Masonry Project". We anticipate executing a contract the beginning of August.

Thank you,

**Ryan R. Maehl**

Assistant to the City Manager

City of Fort Dodge, Iowa

515.576.4551, ext. 7203

## SOUTH WALL (main entrance)



### SCOPE OF WORK, SOUTH WALL:

- 70 bricks replaced (bricks are labeled)
- Remove two (2) mounting brackets and repoint
- Clean, patch and repair stairs
- **UPDATE: cracks in stairs: GRIND, SAND, CAULK**
- Repoint column bases (**review updated spec listed below**)
- Remove and re-caulk around all windows, typical, and each building elevation
- **UPDATE: Remove, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints**
- Inspect, grind and repoint up to 400 square foot of brick joints where necessary
- Apply sealant on/below ridge line up to 325 square feet
  - o Detail of sealant highlighted below, includes below ridge line AND lower three (3) foot of walls and all stairs, which includes top step plateau (pictured below)

## SEALANT



- Blue is the the lower ridgeline, including the perapet (approx. 203 sq ft)
- Black is the lower 27" of wall/columns (approx. 116 sq ft)

## STAIRS



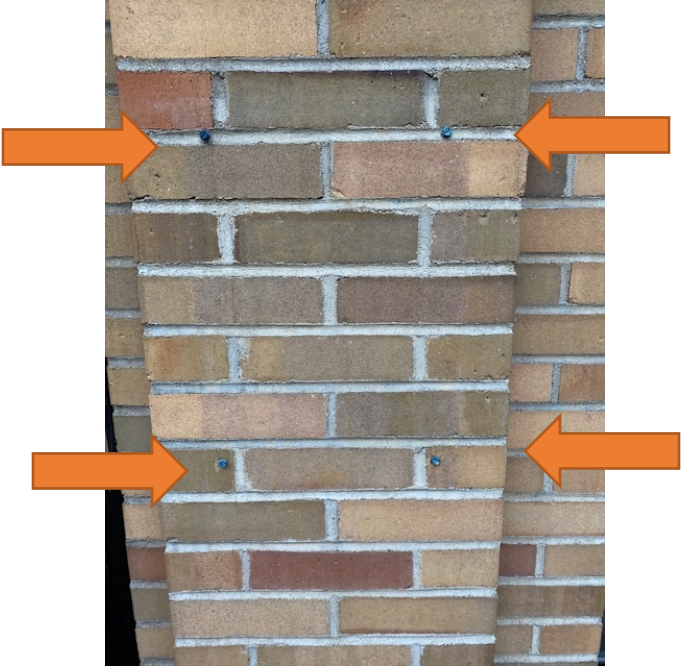
### SCOPE OF WORK, STAIRS:

- Clean, Fix and Ensure flat steps with solid corners/edging
- Repoint and/or caulk stair rail bases
- **UPDATE: GRIND, SAND and CAULK cracks in the stairs**

BRACKETS



FRONT DOOR



COLUMNS



SCOPE OF WORK, COLUMNS:

- Repoint and/or fix colum bases
- Repoint and/or caulk joints
- **UPDATE: Remove caulk, grind to 1" depth, point back to ½", install backer rod, caulk**

SCOPE OF WORK, WATER TABLE:



- **UPDATE: Remove, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints**

## WEST WALL



### SCOPE OF WORK, WEST WALL:

- 23 bricks replaced (bricks are labeled)
- Remove and patch hose spigot
- Remove and patch four (4) tapcom screws
- Remove and re-caulk around all windows, typical, and each building elevation
- **UPDATE: Remove, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints**
- Inspect, grind and repoint up to 400 square foot of brick joints where necessary
- Apply sealant on/below ridge line up to 225 square foot



SEALANT



- Blue is the the lower ridgeline, including the parapet (approx. 225 sq ft)

WATER SPIGOT



\*owner will cap and handle necessary plumbing prior to contractor starting.

## SCREWS



## SCOPE OF WORK, WATER TABLE:



- **UPDATE:** Remove, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints

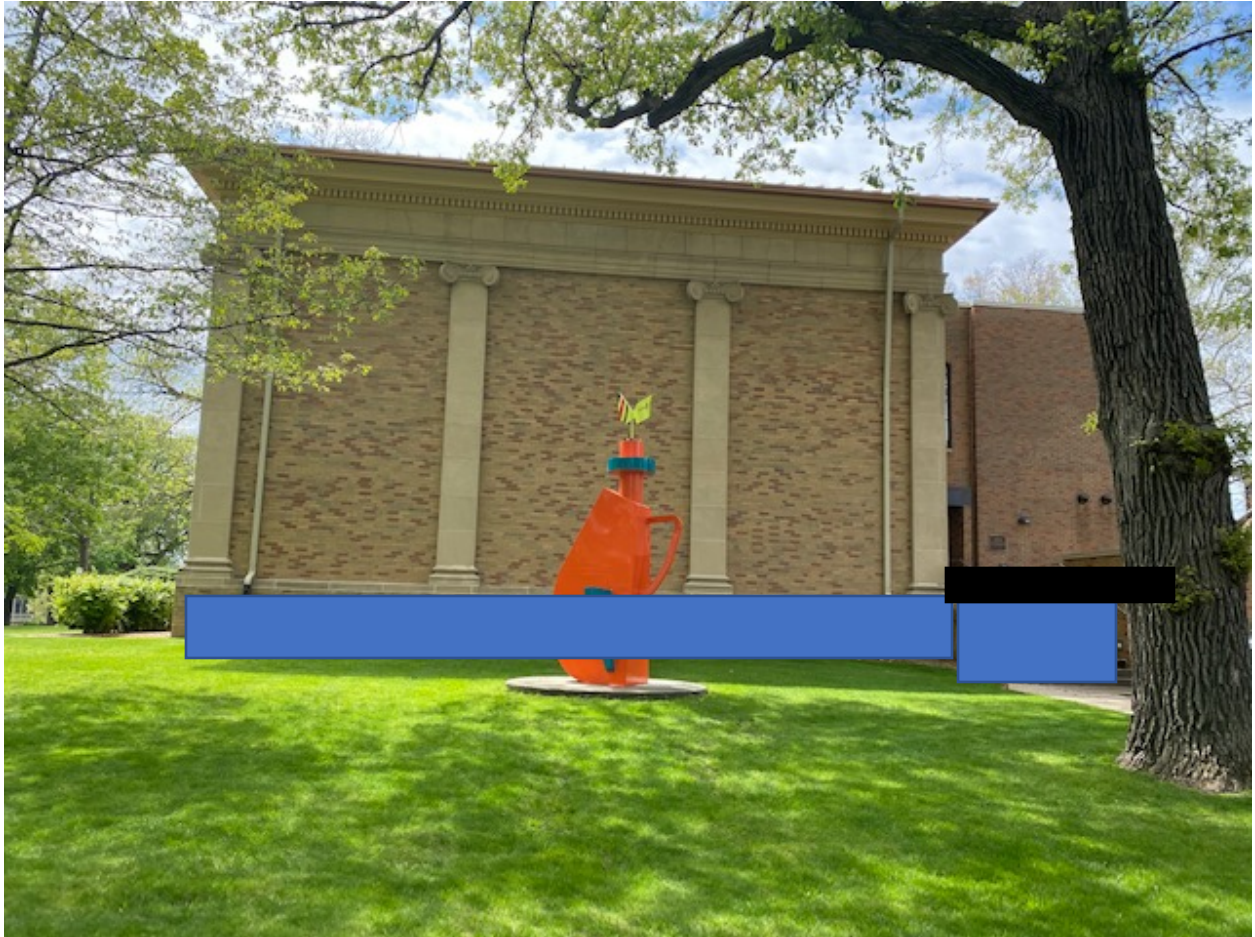
## EAST WALL



### SCOPE OF WORK, EAST WALL:

- 67 bricks replaced (bricks are labeled) \*1 brick on north wall (new addition)
- Remove and re-caulk around all windows, typical, and each building elevation
- **UPDATE: Remove caulk, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints**
- Inspect, grind and repoint up to 400 square foot of brick joints where necessary
- **UPDATE: Columns: remove caulk, grind to 1" depth, point back to 1/2", install backer rod,**
- Repoint/caulk southeast stairs/surround
  - o Detail of stair/surround below
- Apply sealant on/below ridge line up to 500 square foot
  - o Detail of sealant highlighted below, includes below ridge line AND lower three (3) foot of walls and all stairs, which includes top step plateau

SEALANT



- Blue is the the lower ridgeline, including the parapet (approx. 200 sq ft)
- Black is the lower 42" of wall/columns (approx. 300 sq ft)

## STAIRS



### SCOPE OF WORK, STAIRS:

- Repoint and/or caulk joints

## COLUMNS



### SCOPE OF WORK, COLUMNS:

- Repoint and/or fix colum bases
- Repoint and/or caulk joints
- **UPDATE: Remove caulk, grind to 1" depth, point back to ½", install backer rod, caulk**

### WATER SPIGOT:



\*owner will cap and handle necessary plumbing prior to contractor starting.

SCOPE OF WORK, NORTH WALL (includes from NW corner to NE corner):

- Apply sealant on/below ridge line up to 450 square foot
  - o Detail of sealant includes below ridge line AND lower four (4) foot of walls

SCOPE OF WORK, WATER TABLE:



- **UPDATE: Remove, grind to 1" depth, point back, rake joint, install backer rod, re-caulk water table head joints and top & bottom bed joints**

**Blanden Museum Masonry Restoration Project Bid Sheet**

The selected bid recipient is permitted to begin work on or after, **August 10, 2021**, pending City Council approval. Project completion on/before October 29, 2021.

Please contact Ryan Maehl with any questions or to schedule a physical OR through a digital medium (facetime, skype, zoom, etc.) walk through at 515-570-6495 or email at rymaehl@fortdodgeiowa.org.

We propose to complete the 'BASE BID' and **have now removed the** 'ALTERNATE' sections of the Blanden Museum Masonry Restoration Project as specified for the following amounts.

**BASE BID**

Project Amount for Re-Pointing

Project Amount for Sealant

Project Amount for Brick Replacement

*BASE BID TOTAL* \_\_\_\_\_

**ALTERNATE #1**

**UPDATES: ALTERNATES have been removed from the project at this time and will be evaluated for a future phase.**

**ADDITIONAL ITEMS:**

- The City of Fort Dodge reserves the right to select all or partial alternate items depending on budgetary constraints.
- The City of Fort Dodge will provide an adequate water source and electric power for the duration of the job.
- Pricing shall include prevailing wage labor, equipment, tools, materials, travel, meals, shipping to complete ALL described project work.
- A pre-bid onsite or video conference meeting can be accomplished to answer questions, show visually any areas, and to provide vendors with a more comprehensive understanding of the facility and amenities. This can be set up individually with City staff.
- **The selected recipient will be asked after completion of the work to help formulate a phase #2 for the project.**

Signed: \_\_\_\_\_

By (print): \_\_\_\_\_

Company: \_\_\_\_\_

Date: \_\_\_\_\_