

CITY OF GALENA, ILLINOIS

101 Green Street, Galena, Illinois 61036



MEMORANDUM

TO: Honorable Mayor Renner and City Council

FROM: Janelle Keeffer, Facilities Manager and Andy Lewis, City Engineer
Janelle *Andy Lewis*

DATE: August 8, 2016

RE: Turner Hall RFQ Approval | Exterior Cleaning, Sealing, and Door & Lintel Repair

Our next Turner Hall project supported by The Galena Foundation is the cleaning and sealing of the exterior walls and repair of exterior door and window lintels. We distributed RFQs to three contractors and posted information on the City's website to request estimates.

We received three estimates, which are listed below and summarized in the attached bid tabulation.

In our RFQ, we defined five items to be estimated. Upon reviewing the amounts submitted, all of the contractors exceeded our defined \$10,000 budget. Andy Lewis, Charlie Marsden, and I reviewed the information and agreed to prioritize and limit the scope of work to include two of the five items to remain within budget:

Item #2 Apply pre- and after-rinse restorative cleaner (Sure Clean) to front façade
Item #4 Repair door and window lintels as identified on plan #1 and specification

The numbers below are the sum of each contractor's estimate for Item #2 and Item #4.

Earl Thompson Masonry	\$8,327
White Construction Inc.	\$9,800
Renaissance Restoration	\$12,810

We recommend the City Council approve the estimate from Earl Thompson Masonry for cleaning the front façade of Turner Hall by jet-washing and applying a restorative cleaner and repairing the door and window lintels. We also recommend approving any additional tuck-pointing within the total \$10,000 budget threshold.

Thank you.

Turner Hall | Exterior Cleaning, Sealing, Spot Tuck-Pointing and Lintel Repair Fall 2016

REF. #	ESTIMATE ITEM	UNIT	QUANTITY	EARL THOMPSON MASONRY		WHITE CONSTRUCTION INC.		RENAISSANCE RESTORATION	
				UNIT COST \$	AMOUNT \$	UNIT COST \$	AMOUNT \$	UNIT COST \$	AMOUNT \$
1	Jet-wash all stone masonry facades	VSF	9540	\$0.80	\$7,632	\$0.46	\$4,400	\$1.45	\$13,833
2	Apply pre- and after-rinse restorative cleaner (Sure Clean) to front façade	VSF	3470	\$0.70	\$2,429	\$2.22	\$7,700	\$3.00	\$10,410
3	Apply water repellant (Sure Clean Natural Stone Treatment WB Plus) to all stone masonry facades	VSF	9540	\$1.15	\$10,971	\$0.89	\$8,500	\$2.00	\$19,080
4	Repair door and window lintels as identified on plan #1 and specification	VSF	20		\$3,122		\$2,100	\$120.00	\$2,400
5	Tuck-pointing selected areas of stone masonry areas identified on plan #1. Priority will be the north-facing wall	VSF	250	\$24.00	\$6,000	\$28.80	\$7,200	\$65.00	\$16,250
	TOTAL COST				\$30,154		\$29,900		\$61,973
	ALTERNATES								
A	Jet-wash all brick facades	VSF	3980	\$1.40	\$5,572		\$2,200	\$1.45	\$5,771
B	Apply water repellant Sre Clean Natural Stone Treatment WB Plus) to all brick facades	VSF	3980	\$1.15	\$4,577		\$3,800	\$2.00	\$7,960
C	Apply water repellant (Diedrich 303WB Siloxane) to all stone masonry facades	VSF	9540	\$1.44	\$13,738		\$4,500	\$1.50	\$14,310