

RESOLUTION NUMBER _____

RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO ACCEPT THE PROPOSAL FOR MASONRY PRESERVATION,
MAINTENANCE AND REPAIR AT THE CRESCO THEATRE
WITH KARR TUCKPOINTING LLC

WHEREAS, the City of Cresco maintains the Cresco Theatre and the outside walls and brick are in need of repair and upgrading; and

WHEREAS, Karr Tuckpointing LLC submitted a proposal of \$1,149 for maonry preservation (tuckpointing), maintenance and repair at the Cresco Theatre for the area above the marquee.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor is authorized and directed to accept the Proposal and enter into a contract with Karr Tuckpointing LLC.

Council Person _____ moved the adoption of the foregoing Resolution Authorizing the Mayor and City Clerk to enter into an agreement with Karr Tuckpointing LLC. Council Person _____ seconded said motion. A roll call vote was requested by the Mayor and said roll call vote resulted as follows:

Ayes: _____

Nays: _____

Absent: _____

Thereupon, the Mayor declared said Resolution duly passed and announced that the proposal dated October 13, 2015, between the City of Cresco and KARR TUCKPOINTING LLC is approved and that the Mayor and City Clerk are authorized to execute the agreement on behalf of the City of Cresco.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

BY: _____
Mayor Mark Bohle

ATTEST: _____
City Clerk Michelle Girolamo



*Proposal for Masonry Preservation,
Maintenance and Repair*

*Prepared for
City of Cresco
Cresco, Iowa*

October 13, 2015

City of Cresco



Our project pricing required to meet these objectives for your building(s) is:

BUILDING	COST AS PROPOSED
Work Area # 1:	\$1,149.00

Payment

No down payment or payments during the course of the project are required. After the project has been inspected and accepted by the Owner, an invoice will be mailed and payment shall be made within 10 days of the invoice date unless other arrangements have been made.

Guarantee

Upon substantial completion of the work, the Contractor's project supervisor will conduct a thorough inspection with the Owner's representative for acceptance of the work. Karr Tuckpointing LLC guarantees all materials and workmanship for a period of two years from date of final acceptance.

POWER WASHING BRICK MASONRY TO REMOVE SURFACE DIRT (SPECIFIED AREAS ONLY)

PRODUCTS

Clean, potable water

EQUIPMENT

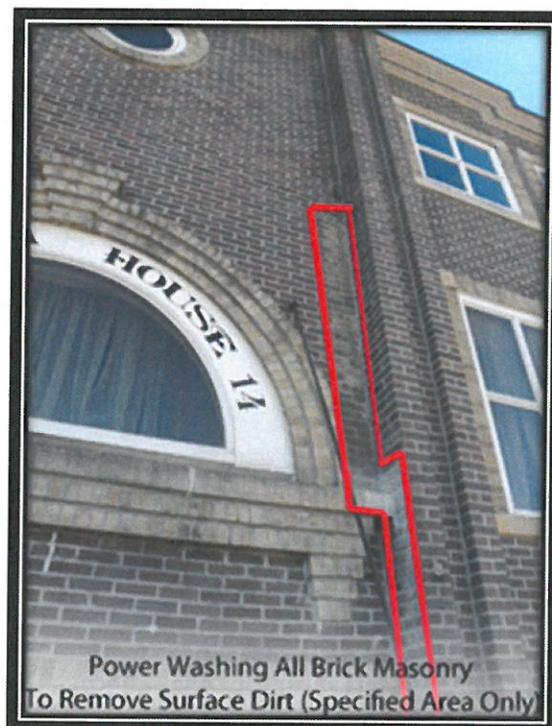
Power wash sprayer with 25 degree nozzle

EXECUTION

1. Pressure spray equipment shall not exceed 2,000 psi and a 25 degree nozzle for diffusion of the spray stream shall be used.
2. Exterior brick masonry surfaces will be washed with pressurized water spray.
3. Power Washing is specified to remove surface dirt and foreign materials from brick masonry surfaces. The intent of this specification is not to substantially change the appearance of the masonry, but to remove such surface staining as can be removed without use of chemicals or abrasives.
4. All necessary shields, barriers, glass protection or other precautions to properly execute this work without damage to the surrounding area will be supplied.

REASON FOR RECOMMENDATION

The purpose of power washing is not to change the general appearance of the building but to remove the surface dirt from the masonry and masonry joints. Removing the surface dirt will be beneficial so that all the defective joints will be exposed and repaired which makes for a more waterproof building. Also, the masonry joints will be clean so that the color selected for the repair of the defective joints will more closely match the original color of the joints.



TUCKPOINT DAMAGED MORTAR JOINTS (SPECIFIED AREAS ONLY)

PRODUCTS

Type N masonry cement
Sand
Mortar color as needed
Potable water

EQUIPMENT

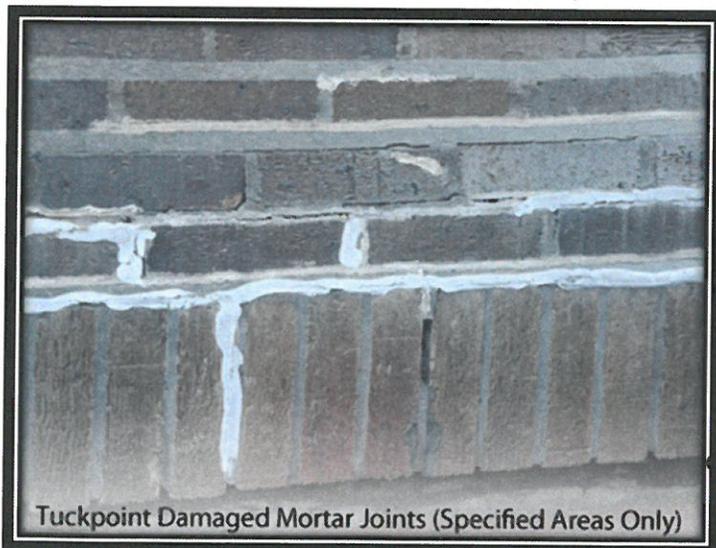
Pneumatic or electric grinder
Hammer and chisel
Pneumatic hammer and point
Hand held masonry tools

EXECUTION

1. Carefully inspect for defective mortar joints. Defective joints are those with missing, badly deteriorated, or broken mortar materials. Joints with fine hairline or shrinkage cracks, but which are otherwise sound, are not defective.
2. Remove mortar materials from defective joints areas to a depth of at least one-half inch, or as deep as necessary to expose sound, unweathered mortar.
3. Remove dust and loose material from the joint by compressed air or high pressure water spray.
4. Dampen joints prior to commencement of pointing to assure proper bond between new and existing mortar.
5. Mix new mortar at the job site to match as closely as possible the color and texture of existing mortar.
6. Point new mortar into the open and prepared joints. Compress mortar during initial installation to assure a void-free joint. Hand tool to match the surrounding mortar joints.
7. Dampen upon completion to assure proper curing of the mortar.
8. Clean masonry surfaces of residual mortar upon completion of the tuckpointing.

REASON FOR RECOMMENDATION

Masonry joints become defective in two major ways. The vertical joints also known as header joints in the masonry units are open because of poor workmanship when the building was constructed. Other areas become defective because excess water runs over the masonry units causing the joints to erode back away from the face of the masonry unit.



PATCH (6) SIX DEFECTIVE BRICK UNITS (SPECIFIED AREAS ONLY)

PRODUCTS

Bonding Agent
Acryl 60
Type I Portland cement
Mason's sand
Mortar Color

EQUIPMENT

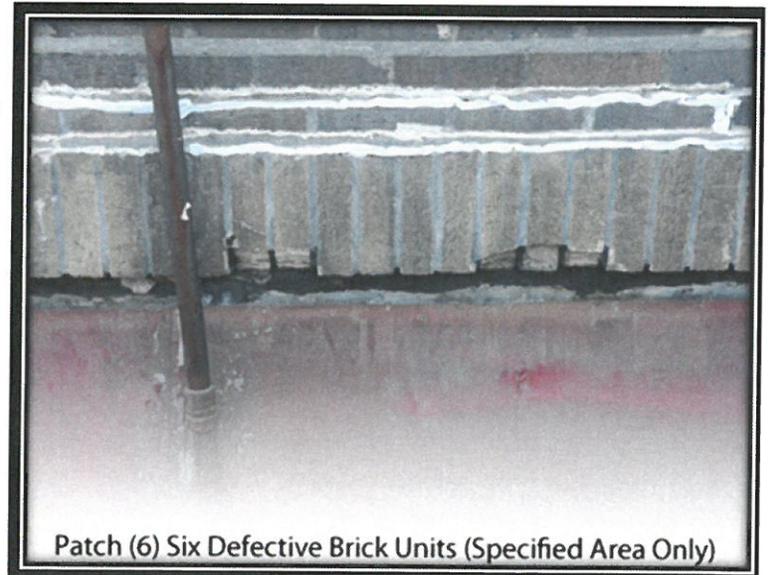
Pressure Washer

EXECUTION

1. Inspect all brick surfaces for deterioration of brick units.
2. Remove damaged materials with hand tools to sound substrate. Create square edges of existing material relative to the substrate to avoid feathering the patch material.
3. Remove all dust, dirt, or loose particles that would interfere with the bond between patching material and the substrate with sandblasting or high pressure air.
4. Coat substrate and edges of existing brick unit in the area to be patched with cement slurry coat. Allow to dry slightly before application of patch material.
5. Mix patch material to match as closely as possible the texture of the sound brick unit surrounding the area to be patched.
6. Apply patch material as required and tool as needed.

REASON FOR RECOMMENDATION

This will bring the brick unit up into a weather tight condition where appearance is not a big factor.



REMOVE OBSOLETE BRACKET FROM WALL

PRODUCTS

None

EQUIPMENT

Materials to protect the roof surfaces, concrete areas and landscaping
Hoisting equipment
Hand Tools

EXECUTION

1. All roof surfaces, concrete areas and landscaping will be protected from damage.
2. Obsolete bracket will be removed from the wall.
3. Areas open to water penetration after the bracket has been removed will be repaired.

REASON FOR RECOMMENDATION

Removing the obsolete bracket from the wall will enhance your buildings appearance and it will also allow for us to fill any voids that are behind the bracket and create a watertight wall.

