



Le Sueur County, MN

Tuesday, February 16, 2016

Board Meeting

Item 6

10:15 a.m. Le Sueur County Historical Society (5 min)

RE: Ottawa Church Restoration Project Update

Staff Contact:



Restoration Project Update
Ottawa Stone Church
A National Register Property of
Le Sueur County Historical Society
Ottawa Area Historical Project Fund
Le Sueur County Commissioners Meeting
February 16, 2016



Per the agreement between Unimin Minnesota Corporation and Le Sueur County Historical Society, the Society provides a project update and advises Le Sueur County Board of Commissioners of the next approved phase of a restoration project funded through the Ottawa Area Historical Project Fund.

Project Update

Planning Phase Completed

At the County Board meeting held October 27, 2015, dispersal of \$11,800 in funds was approved in support of the planning phase for an Ottawa Stone Church restoration project. Direct payments to approved vendors, LS Engineers (\$10,000) and Goodrich Construction (\$1,800), were issued from the Ottawa Area Historical Project Fund in December 2015 and January 2016. As a result of the planning phase, structural analysis, architectural drawings, construction description, and budget assessment have been completed.

Next phase – Building Stabilization

During January, Le Sueur County Historical Society Board of Directors reviewed several scenarios for addressing the steeple and roof needs and grant opportunities for the National Registered building. To protect the building and acquire information necessary for grant applications, the Board decided upon a stabilization approach involving the following steps: removal of the entire 3-piece steeple structure, storing it on the church grounds for the bell tower to be rebuilt in the original open style, creating roof openings to allow the architect, engineer and construction manager to get inside and further examine structural needs, acquire dimensions, and create design drawings. These steps will result in a detailed plan and complete project estimate for submission with 2016 grant applications.

Approval and Support

On January 21, 2016, the LCHS Board accepted a stabilization phase proposal and estimate of \$34,900 from Goodrich Construction.

On January 26, 2016, Unimin Corporation confirmed support of the stabilization phase and use of funds in the Ottawa Area Historical Project Fund.

Timeline

Construction work on the site will begin in February.

Funds Disbursement

Per terms of the Ottawa Area Historical Project Fund Agreement, Le Sueur County Historical Society Board of Directors approves disbursement of the following funds directly to Goodrich Construction:

Upon acceptance of contract:	February 19, 2016	\$ 3,500.00
Upon commencement of work:	February 26, 2016	\$ 15,000.00
Upon submission of final invoice	April 2016	\$ 16,400.00

Status of Ottawa Area Historical Project Fund

Current balance is \$50,239,00.



Your Full Service Design/Build Contractor
 1700 Third Avenue
 Mankato, MN 56001
 (507) 388-1004
 Fax: (507) 388-0739
 Contractor License: #2156

Proposal:	100416	Date:	1/21/16
Submitted To:		Work Site:	
Name:	LSCHS	Job Name:	Ottawa church stabilization
Address:	39024 Wittier Street	Address:	39024 Wittier Street
City/State:	Ottawa, MN	City/State:	Ottawa, MN
Zip:	56058	Zip:	56058
Telephone:		Date Of Plans:	
Contact(s):			

Proposal

We propose to furnish all materials and perform all the labor necessary for the completion of work based on the following specifications:

- Erect and remove scaffolding as required to perform work.
- Remove the existing 3 section steeple to the ground, set the sections on support cribbing and brace.
- Remove the bell and hardware and store inside the church building.
- Open sections of roof at the eaves as required to confirm conditions and dimensions for reconstruction.
- Install temporary covers on the opened roof areas designed to last up to one year.

Note: The goal of this work is to remove the threat to the building posed by the failing structure supporting the steeple. Every effort will be made to preserve the elements that are removed, but no provision is made to restore or re-install any of those elements. The steeple sections will be left on site and braced to each other.

Base Bid: \$34,900.00

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Respectfully Submitted,

Randy Dinsmore
 Project Coordinator
 Goodrich Construction, Inc.

ACCEPTANCE OF PROPOSAL-FORMATION OF CONTRACT

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specification submitted and to be completed for the sum of:

Thirty Four Thousand Nine Hundred Dollars (\$34,900.00)

Payments to be made as follows: \$3,500.00 due upon acceptance of this proposal, \$15,000.00 due upon commencement of work, balance due upon the substantial completion of work.

Any alteration, change or deviation from the above specifications involving extra costs, will be done only upon written orders, and will be an extra charge over and above the contract price. All agreements are contingent upon strikes, accidents, weather or other delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workers Compensation and Public Liability Insurance on above work to be taken out by Goodrich Construction, Inc. Contractor may cease work if payments are not made or funds do not clear the bank. 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.

Acceptance Date:

Authorized Signature:

ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.