Le Sueur County, MN

Tuesday, September 27, 2016

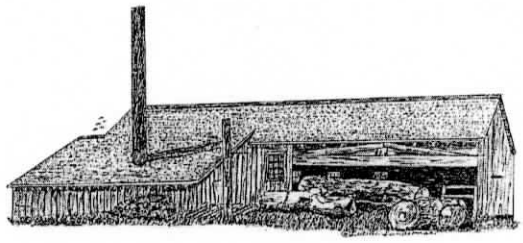
Board Meeting

Item 9

11:00 a.m. Kathy Burns, Le Sueur County Historical Society (15 min)

RE: Geldner Mill Update

Staff Contact:



Geldner Saw Mill
Project Update
Le Sueur County Commissioner Meeting
September 27, 2016

Goodrich Construction of Mankato was contracted by the County Parks Department to analyze information assembled in a structural conditions report on the Geldner Saw Mill and perform site visits to determine a revised plan and cost estimates focused on restoration and preservation of the original mill building.

The Goodrich report completed in September is attached. It details the scope of work proposed. Foundation work will be accomplished first, then structural repairs, and finally a full roof replacement. Total estimated cost is $127,145.00

The most recent time that work was done on these three areas of the mill was over 30 years ago when the building was restored in phases during 1982-84.

Funding available: $95,800 in grant funds awarded/received
$ 1,200 in donations received
$97,000 Total

Le Sueur County Parks Department financial investment is anticipated to be $30,000.

In addition to the $95,800 in grants awarded for construction work, Le Sueur County Historical Society also wrote and received funds for the Parks Department to cover engineering and architect fees involved in the project planning phase.

GOODRICH CONSTRUCTION INC.
1700 Third Avenue / Mankato, MN 56001
(507) 388-1004 Fax: (507) 388-0739
Contractor License: #2156

TO: Le Sueur County Parks Department and Le Sueur County Historical Society
RE: Restoration of Geldner Sawmill

9/15/16

Following the recommendations made in the structural condition report produced by LSEngineers, I have divided the repairs into 3 primary categories.

1. Foundation

This section will include all required excavation, grading, drainage, retaining walls, footings, and repair or replacement of foundation walls.

2. Structural

This section addresses deteriorate structural members, out of level floors, out of plumb walls, and minor repairs to siding and doors.

3. Roof

The existing roofing system is to be replaced entirely.

1. The foundation walls on the North, West and East sides of the engine room will be reconstructed to correct leaning and fractures caused by frost pressure and subsidence. Temporary supports will be installed to carry the wood frame. Stone and brick will be salvaged for reconstruction. Cast in place concrete footings and reinforced concrete masonry unit walls will be installed. Original, saved, stonework will be installed as a veneer on above grade sections of the exterior. The south wall and west returning wall of the engine room will be repaired in place. Failing mortar will be removed by hand and replaced with mortar matched for color and type. Existing exposed stonework will be re-created. The pier footings on the south end that have settled will be replaced. The existing decked area and retaining wall outside the north end of the engine room will be removed to facilitate excavation and foundation repairs, and replaced with similar materials. A waterproof platon will be installed to grade on the exterior of the North, East, and South foundation walls.

Perforated drainage tile with a silt sock will be installed at the base of the exterior of the foundation walls and run out to daylight on the Southwest side of the structure. Minimum 12 inch depth washed rock will be installed over the drain tile. 4" PVC tubing will be installed approximately 30 inches below grade and run out to daylight in the same area; downspouts will deliver roof water directly into the PVC system. The balance of the backfill will be excavated materials. Finish grading with black dirt and grass seed included. Exterior wall surfaces to match existing appearance. Caution fencing for security will be used throughout the process. Silt fence to control potential erosion will be installed and removed after the new grass has taken hold. Existing boiler and engine room equipment will be protected during work. Wood structure will be re-anchored to the new and existing foundation system. Cost estimate: **$65,260.00**

2. The several deteriorated beams, plates and sills pointed out in the condition report will be replaced. In visible areas salvaged beams that match the general appearance and style of the existing structure will be used. The structure is to be returned to an approximately level and plumb condition. Temporary supports will be used as required. Existing board and batten siding is to be re-attached to the structure as required. The goal will be the stabilization of the existing finishes, not the replacement of anything with "flaws". Elements of siding, doors, window, and hardware that it is not feasible to repair will be replaced with similar materials. The post and beam structure will be inspected in detail and re-anchored as needed.
Cost estimate: **$18,470.00**

3. The existing sawn wood shingles will be removed from the entire roof area. The existing flip-down ladder on the East side will be eliminated (not necessary and allows unwanted roof access to the public). Tar paper and roofing nails will be cleaned up and any deteriorated roof sheeting will be replaced. Roof flashings will be replaced with the exception of the main stack. ZRC cold process galvanizing will be applied to the main stack roof flashings after cleaning. #30 roofing felt will be applied over the entire roof surface. Cedar Breather ventilated underlayment will be installed over the entire roof surface. No metal edgings will be used. Grade A sawn cedar shingles will be installed with 5 inch exposure over the entire roof surface. Wood shingles will extend approximately 1 inch beyond all roof edges. Half round galvanized gutters will be hung on straps installed prior to shingles. Round downspouts will route roof water directly into the subgrade PVC drainage system. Cost estimate: **$43,415.00**

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