

**** AGENDA ****

City Commission Study Session

Wednesday, March 23, 2016

WATER TREATMENT PLANT

2910 W. 24th Ave.

10:20am

- Discuss Tuck Pointing the Exterior of Civic, Library & Museum Buildings.
- Update on the Ozone Project
- Airport Hanger Discussion
- Commission Goal Updates

NO LUNCHEON

Tentative Agenda for April 6th City Commission Meeting

- Minutes
- Consent Agenda
- Set Bid date and Time for Installation of Ozone Equipment
- Public Comment
 - Proclamation Naming April as National Child Abuse and Neglect Prevention Month
 - Proclamation Naming April as Fair Housing Month
- Change Order for Ozone
- Accept Slurry Seal Bid
- MOU for Breckinridge
- Ordinance Request for Beer Gardens
 - Dirty Kanza Bicycle Race Event & GBO
- Report From City Manager on City Activities
- City Commission Reports and Comments

**If you need accommodations due to a disability to participate in this event, meeting, or activity, or alternative format of written materials contact Patty Gilligan, City of Emporia ADA Coordinator at least 48 hours before the event at 620-343-4291 or email pgilligan@emporia-kansas.gov*

Memo

TO: City Commission
FROM: Kevin Hanlin, Facilities Manager
CC: Department Heads
DATE: 03/17/2016

SUBJECT: Discuss bid submitted from Mid-Continental Restoration for cleaning and tuck pointing of brick and stone surfaces on the Civic Auditorium, Emporia Public Library and Lyon County Museum.

The attached bid packet is for exterior masonry repairs to all three subject buildings. Scope of work would include:

- Wash all masonry surfaces with pressurized water.
- Apply a chemical cleaning agent where necessary to remove stains and then rinse.
- Inspect mortar joints.
- Cut back mortar joints found to be void, open or defective to sound material.
- Tuck point joints with new mortar, colored and tooled to match adjacent joints as closely as possible.
- Cut back and clean all head joints (capstones) and reseal with polyurethane rubber sealant.
- Clean and reseal all perimeter door frames with polyurethane rubber sealant.
- Clean and reseal all sidewalk to building joints with polyurethane sealant.

The buildings were estimated separately.

Civic Auditorium: \$91,922

Library: \$33,932

Lyon Co Museum: \$28,174

The Civic Auditorium and Lyon Co. Museum would be eligible for the State Historic Tax Credit Program. By participating in the program there are rehabilitation guidelines that have to be followed. Chemicals can be utilized to remove stains but the water pressure for cleaning cannot exceed 400 psi. In addition, the buildings cannot not have a moisture sealer applied after tuck pointing and cleaning is completed. The rehab efforts are estimated to last 15 years before it would need to be done again.



401 E. Hudson St., Fort Scott, KS 66701
Ph: (620) 223-3700 Fax: (620) 223-5052
www.midcontinental.com

February 12, 2016

Kevin Hanlin
City of Emporia
110 E 6th Ave.
Emporia, KS 66801

RE: Exterior Building Repairs
Civic Auditorium – Emporia

Dear Mr. Hanlin:

Attached is our revised proposal for the work to be performed on the above referenced project. Should you have questions regarding the proposal, please feel free to contact me at (800) 835-3700.

We trust that the enclosed will meet with your approval and that we will have the opportunity of working with you on this project.

Respectfully submitted,

MID-CONTINENTAL RESTORATION CO., INC.

Clint Womeldorff
Estimator / Project Manager
Cell: (620) 215-3824
clint_womeldorff@midcontinental.com

CW/kc

Encl.

Fort Scott, KS ■ Fort Worth, TX ■ Oklahoma City, OK ■ Parkston, SD ■ Tulsa, OK

Corporate Headquarters: 401 E. Hudson St., Fort Scott, KS 66701 (620) 223-3700 Fax (620) 223-5052
www.midcontinental.com



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REVISED PROPOSAL / CONTRACT

February 12, 2016

From: Clint Womeldorff, Estimator / Project Manager, Fort Scott, KS
Cell: (620) 215-3824 email: clint_womeldorff@midcontinental.com

To: Kevin Hanlin, City of Emporia, 110 E 6th Ave., Emporia, KS 66801 email:
khanlin@emporia-kansas.org

Subject: Exterior Building Repairs

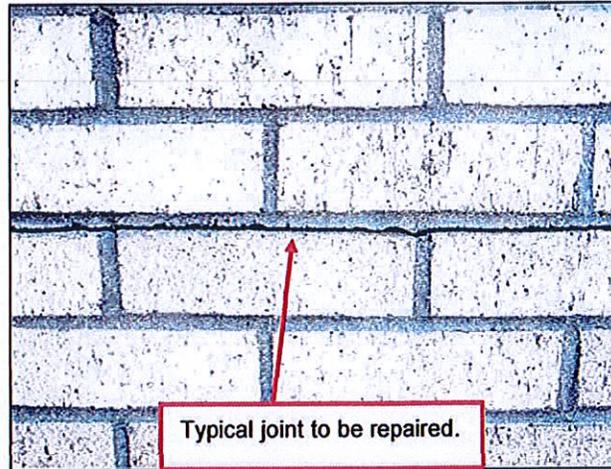
Job Name: Civic Auditorium, 111 E 6th Ave., Emporia, KS 66801

BASE BID: EXTERIOR MASONRY REPAIRS TO ALL ELEVATIONS

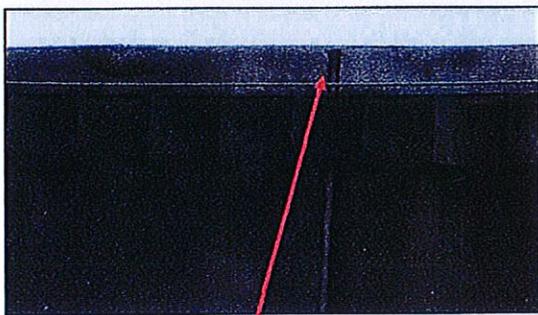


- (1) All masonry surfaces shall be washed with pressurized water not to exceed 400 PSI. Where necessary to remove stubborn stains, a chemical cleaning agent shall be applied to the surface, allowed to dwell, and then rinsed in accordance with the manufacturer's specifications. The chemical cleaning agents shall be applied no more than two times to any masonry surface.

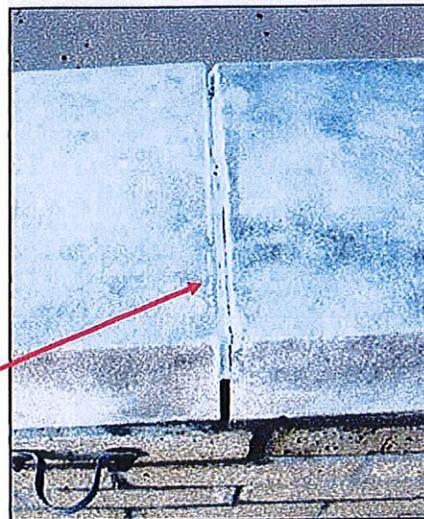
- (2) A careful inspection of all mortar joints shall be completed and joints that are found to be void, open or defective shall be cut back to a depth ¼-inch deeper than the width of the joints, or to sound backing. All cut mortar joints and face of masonry shall be cleaned with air and/or water pressure to remove any loose or foreign residue.
- (3) Defective mortar joints that have been cut and cleaned shall then be pointed (filled and tightly packed) with a non-staining, non-shrinking, Type "N" masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as closely as possible.



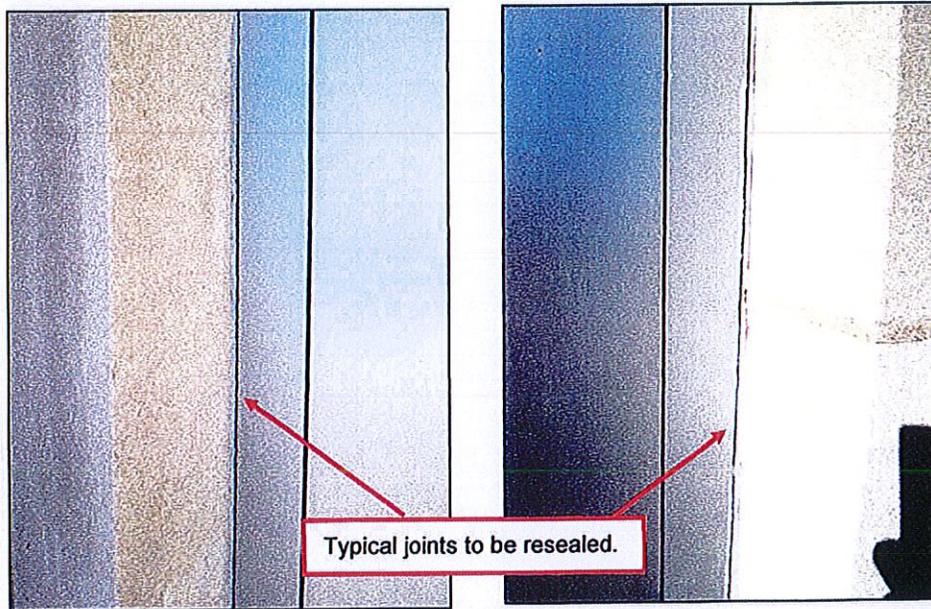
- (4) The vertical head joints between all coping stones shall be cut back a minimum of ½-inch in depth, cleaned of all loose and foreign debris and then resealed utilizing a polyurethane rubber sealant, Masterseal NP1 or equal. Bond breaker tape shall be installed into the bottom of the cut joint to prevent three-sided adhesion. New sealant shall be tooled to a neat, uniform appearance and shall match the existing material in color as closely as possible.



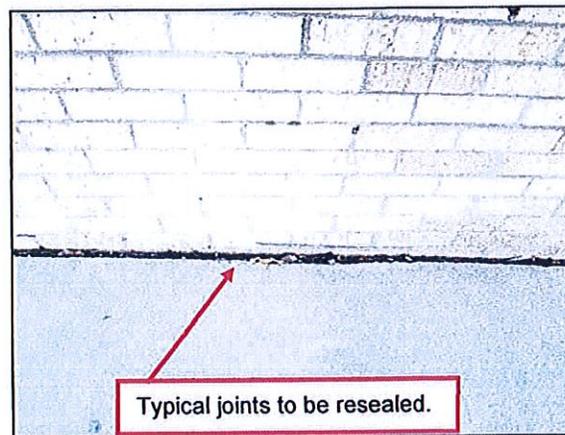
Typical head joint to be repaired.



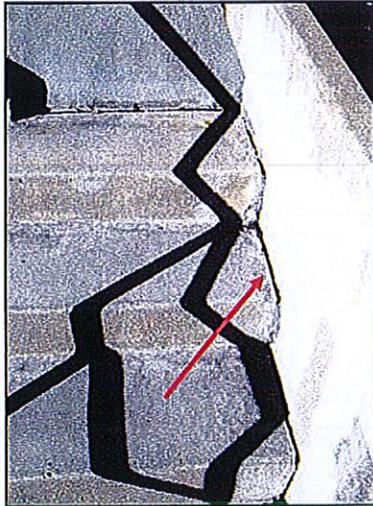
- (5) The perimeter of all door frames (masonry-to-frame joints) shall have all existing fill materials removed, the joint surface area shall be cleaned of all foreign residue and resealed with a polyurethane rubber sealant, tooled to a watertight condition. Color of new sealant shall match the adjacent window / door trim or adjacent mortar joints as closely as possible.



- (6) All concrete sidewalk to building joints shall be resealed with a polyurethane sealant equal to Masterseal NP1. Prior to installation of new sealant, all joints shall be thoroughly removed of any existing mortar and/or residue. New sealant shall be tooled to a neat, uniform appearance and shall match the original material in appearance as closely as possible.



- (7) All joints of the East elevation entry steps shall be resealed with a polyurethane sealant equal to Masterseal NP1. Prior to installation of new sealant, all joints shall be thoroughly removed of any existing mortar and/or residue. New sealant shall be tooled to a neat, uniform appearance and shall match the original material in appearance as closely as possible.



- (8) The **OWNER** shall be responsible for the covering of electrical wires and, in case wires cannot be covered, re-routing or shutting down of the electricity for the work to be accomplished.
- (9) During the construction phase, all precaution shall be taken to protect any other building surfaces, pedestrians, and automobiles. Mid-Continental follows all OSHA safety regulations in scaffolding and public protection. Upon completion, all surrounding surfaces of the building and premises shall be cleaned and left in an orderly fashion.
- (10) Mid-Continental Restoration Co., Inc. has been retained to perform defined installation and/or repair work on the building or at the job-site and has not guaranteed the removal or eradication of any mold/fungi/organic pathogens and other airborne contaminants. Mid-Continental Restoration Co., Inc., shall be held harmless from and against any and all claims, suits or damages resulting in anyway whatsoever from mold/fungi/organic/ pathogens or other airborne contaminants, that may be present at the job-site before, during and after Mid-Continental has completed its work pursuant to this contract.
- (11) For complete insurance coverage, see **Exhibit "A"** attached hereto. Please review the Terms and Conditions attached hereto and marked **Exhibit "A"**.

We shall accomplish the above outlined work for the sum of:
NINETY-ONE THOUSAND, NINE HUNDRED TWENTY-TWO DOLLARS \$91,922.00
The above price shall be valid for a period of sixty (60) days

TO ACCEPT THE BASE BID, PLEASE SIGN BELOW

If BASE BID is accepted, please sign here: Mid-Continental Restoration Co., Inc.

By: _____
Owner/Owner Representative Dated

By: _____
Contractor Dated

TAXES

Please Initial Applicable taxes are excluded from the price stated within this proposal. It is the owner's responsibility to provide a *Project Exemption Certificate Form PR-74*, prior to ordering materials or beginning the project. To apply for a *Project Exemption Certificate (PR-74)* please complete the attached application *Form PR-76* and fax it to (785) 296-7928, as listed on the form. You can also find additional information and request the certificate online at <http://www.ksrevenue.org/pecwelcome.html>. Once the state sends you the *Project Exemption Certificate (PR-74)*, please forward a copy to Mid-Continental Restoration for our use when ordering materials for the project. **If Form PR-74 is not received by us prior to ordering materials or beginning the project, applicable tax will be added to the stated contract price.** Mid-Continental Restoration Co. Inc. can also request the *Project Exemption Certificate* for you, but we will need a copy of your *Sales and Use Tax Entity Exemption Certificate Form PR-78RO* or the Kansas Exemption Number shown on the *Certificate PR-78RO*. Should you have any questions or concerns regarding the *Project Exemption Certificate*, please feel free to contact Lucy Gladbach at (620) 223-3700.

THE ABOVE PROPOSAL IS ACCEPTED UPON THE TERMS AND CONDITIONS SET FORTH IN EXHIBIT "A" ATTACHED.

PLEASE SIGN AND RETURN THE COMPLETE PROPOSAL TO THE HOME OFFICE. OUR COMPANY WILL RETURN A FULLY SIGNED COPY TO YOU FOR YOUR RECORDS. IF DESIRED, YOU MAY EMAIL OR FAX THE PROPOSAL ACCEPTANCE TO THIS OFFICE AT (620) 223-5052. THE EMAILED OR FAXED COPY OF THE SIGNED PROPOSAL WILL BE CONSIDERED A LEGAL BINDING DOCUMENT.

THE PROPOSAL SET FORTH HEREIN IS THE RESULT OF THE COMPANY'S INITIAL INSPECTIONS OF THE OWNER'S PROPERTY AND WAS DEVELOPED BASED UPON THE COMPANY'S EXPERIENCE IN THE INDUSTRY AND THE COMPANY'S WORK ON SIMILAR PROJECTS. MID-CONTINENTAL RESTORATION COMPANY, INC. DOES NOT EMPLOY A LICENSED ARCHITECT OR ENGINEER, THEREFORE THE "PROPOSAL" IS NOT AND SHOULD NOT BE CONSIDERED AN "ENGINEER'S REPORT" OR AN "ARCHITECT'S REPORT." AS A RESULT, THE COMPANY HEREBY DISCLAIMS ANY LIABILITY WHATSOEVER THAT MAY RELATE TO THE COMPANY'S ANALYSIS OF THE EXISTING CONDITIONS OF THE OWNER'S BUILDING AND THE COMPANY'S RECOMMENDATIONS FOR REPAIR/REMEDATION THEREOF.



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February 5, 2016

Kevin Hanlin
City of Emporia
110 E 6th Ave.
Emporia, KS 66801

RE: Exterior Building Repairs
Public Library – Emporia

Dear Mr. Hanlin:

Attached is our proposal for the work to be performed on the above referenced project. Should you have questions regarding the proposal, please feel free to contact me at (800) 835-3700.

We trust that the enclosed will meet with your approval and that we will have the opportunity of working with you on this project.

Respectfully submitted,

MID-CONTINENTAL RESTORATION CO., INC.

Clint Womeldorff
Estimator / Project Manager
Cell: (620) 215-3824
clint_womeldorff@midcontinental.com

CW/kc

Encl.

MCR
MID-CONTINENTAL
RESTORATION Co., INC.

401 E. Hudson St., Fort Scott, KS 66701
Ph: (620) 223-3700 Fax: (620) 223-5052
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PROPOSAL / CONTRACT

February 5, 2016

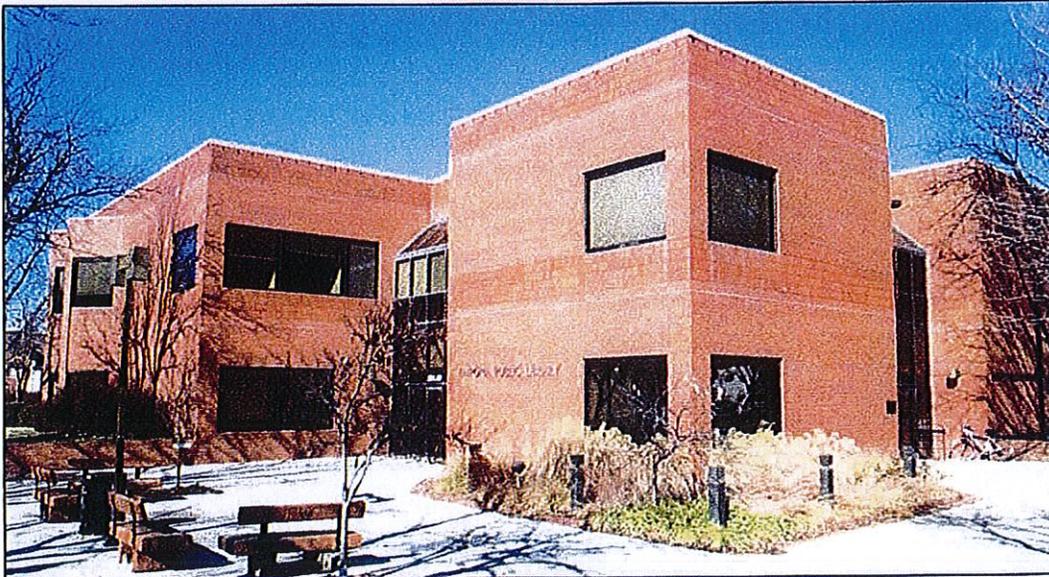
From: Clint Womeldorff, Estimator / Project Manager, Fort Scott, KS
Cell: (620) 215-3824 email: clint_womeldorff@midcontinental.com

To: Kevin Hanlin, City of Emporia, 110 E 6th Ave., Emporia, KS 66801 email:
khanlin@emporia-kansas.org

Subject: Exterior Building Repairs

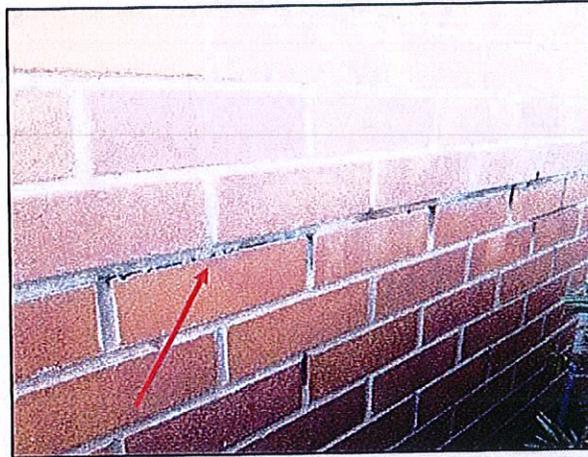
Job Name: Public Library, 110 E 6th Ave., Emporia, KS 66801

BASE BID: MISCELLANEOUS MASONRY REPAIRS TO ALL ELEVATIONS

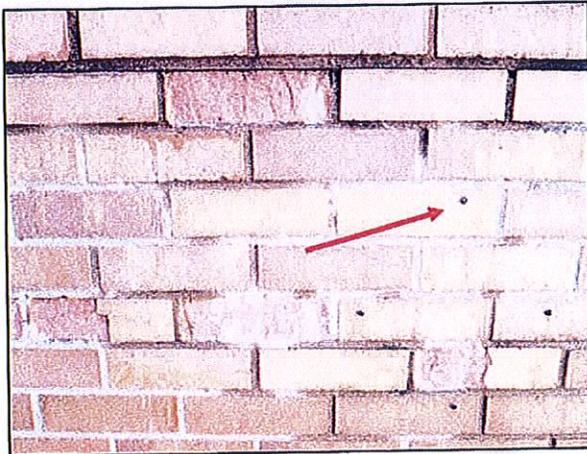


- (1) All brick surfaces shall be washed with pressurized water, approximately 1000 PSI, to remove all dust, dirt and residue from surface areas, leaving the surface in a reasonably clean, bright form.

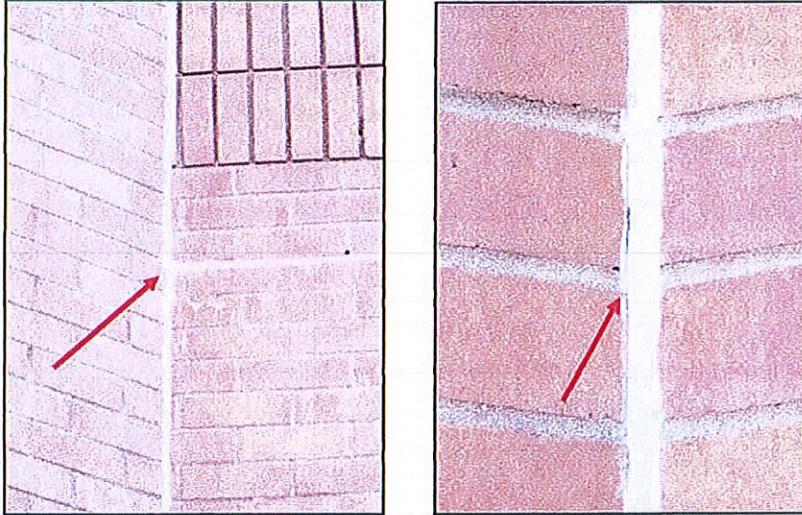
- (2) A careful inspection of all mortar joints shall be completed and joints that are found to be void, open or defective shall be cut back to a depth $\frac{1}{4}$ -inch deeper than the width of the joints, or to sound backing. All cut mortar joints and face of masonry shall be cleaned with air and/or water pressure to remove any loose or foreign residue.
- (3) Defective mortar joints that have been cut and cleaned shall then be pointed (filled and tightly packed) with a non-staining, non-shrinking, Type "N" masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as closely as possible.



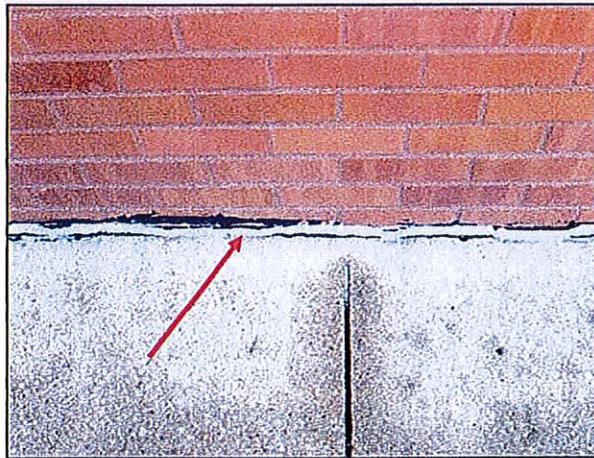
- (4) A close inspection shall be made of all brick faces, and those found to be spalled or broken shall be cut out and replaced with new brick matching the original in size, color and texture as closely as possible. Bricks shall be set in a fresh bed of mortar, colored and tooled to match the adjacent joints in appearance as closely as possible. This proposal includes replacement of fifty (50) bricks. Additional brick replacement shall be completed on a unit price basis at a rate of \$35.00 per brick.



- (5) All existing expansion and control joints shall be removed of existing sealant. Where necessary, new backer rod shall be installed to within 3/8-inch of the joint face and the joint shall then be resealed utilizing a polyurethane rubber sealant, tooled to a neat, watertight condition and matching the mortar joints in color as closely as possible.



- (6) All brick to concrete sidewalk joints shall be resealed with a polyurethane sealant equal to Masterseal NP1. Prior to installation of new sealant, all joints shall be thoroughly removed of any existing mortar and/or residue. New sealant shall be tooled to a neat, uniform appearance and shall match the original material in appearance as closely as possible.



- (7) Upon completion of the previously outlined work, all exterior masonry surfaces shall be given one (1) application of a transparent, penetrating, siloxane water repellent solution. This material shall be applied in strict accordance with manufacturer's recommendations.
- (8) The **OWNER** shall be responsible for the covering of electrical wires and, in case wires cannot be covered, re-routing or shutting down of the electricity for the work to be accomplished.

- (9) During the construction phase, all precaution shall be taken to protect any other building surfaces, pedestrians, and automobiles. Mid-Continental follows all OSHA safety regulations in scaffolding and public protection. Upon completion, all surrounding surfaces of the building and premises shall be cleaned and left in an orderly fashion.
- (10) Mid-Continental Restoration Co., Inc. has been retained to perform defined installation and/or repair work on the building or at the job-site and has not guaranteed the removal or eradication of any mold/fungi/organic pathogens and other airborne contaminants. Mid-Continental Restoration Co., Inc., shall be held harmless from and against any and all claims, suits or damages resulting in anyway whatsoever from mold/fungi/organic pathogens or other airborne contaminants, that may be present at the job-site before, during and after Mid-Continental has completed its work pursuant to this contract.
- (11) For complete insurance coverage, see Exhibit "A" attached hereto. Please review the Terms and Conditions attached hereto and marked Exhibit "A".

We shall accomplish the above outlined work for the sum of:
THIRTY-THREE THOUSAND, NINE HUNDRED THIRTY-TWO DOLLARS **\$33,932.00**
 The above price shall be valid for a period of sixty (60) days

TO ACCEPT THE BASE BID, PLEASE SIGN BELOW

If BASE BID is accepted, please sign here: **Mid-Continental Restoration Co., Inc.**

By: _____
 Owner/Owner Representative Dated

By: _____
 Contractor Dated

TAXES

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www.midcontinental.com

February 22, 2016

Kevin Hanlin
City of Emporia
khanlin@emporia-kansas.org

RE: Exterior Building Repairs
Lyon Co. Museum – Emporia

Dear Mr. Hanlin:

Attached is our proposal for the work to be performed on the above referenced project. Should you have questions regarding the proposal, please feel free to contact me at (800) 835-3700.

We trust that the enclosed will meet with your approval and that we will have the opportunity of working with you on this project.

Respectfully submitted,

MID-CONTINENTAL RESTORATION CO., INC.

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Estimator / Project Manager
Cell: (620) 215-3824
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CW/kc

Encl.



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PROPOSAL / CONTRACT

February 22, 2016

From: Clint Womeldorff, Estimator / Project Manager, Fort Scott, KS
Cell: (620) 215-3824 email: clint_womeldorff@midcontinental.com

To: Kevin Hanlin, City of Emporia, khanlin@emporia-kansas.org

Subject: Exterior Building Repairs

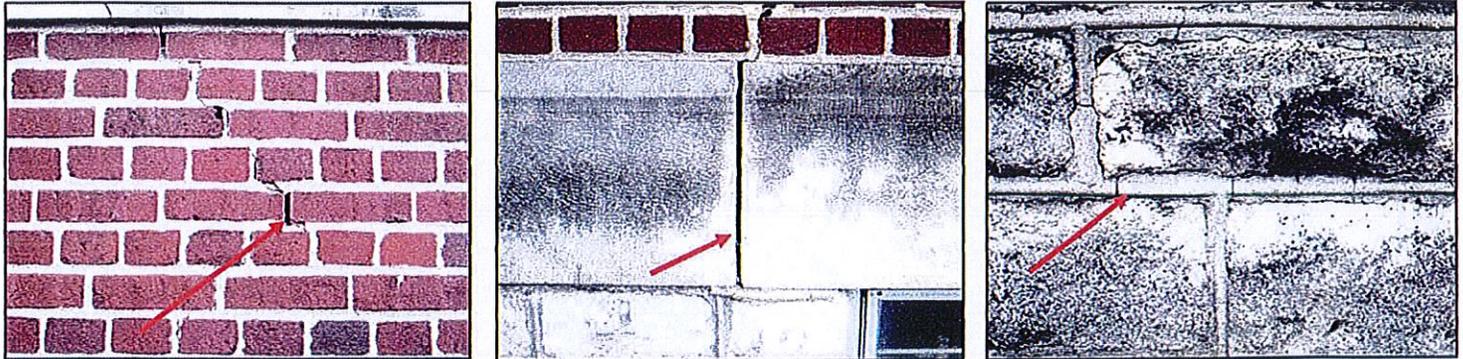
Job Name: Lyon Co. Museum – 118 E 6th Ave., Emporia, KS 66801

BASE BID: MISCELLANEOUS MASONRY REPAIRS TO ALL ELEVATIONS

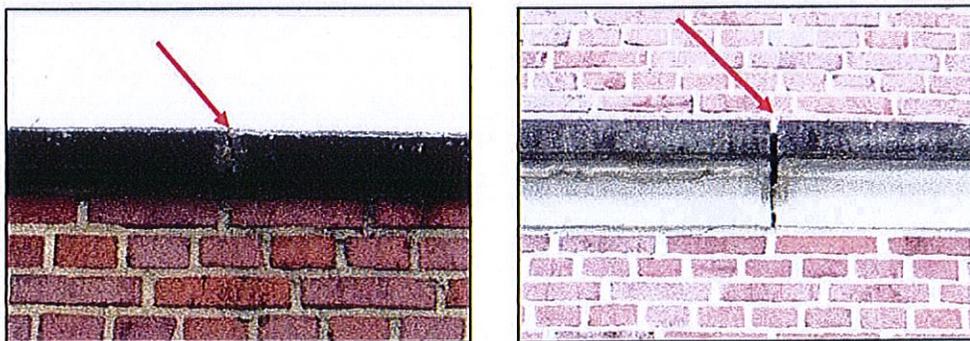


- (1) All brick and stone surfaces shall be washed with pressurized water at approximately 400 PSI. Where necessary to remove stubborn stains, a chemical cleaning agent shall be applied to the surface, allowed to dwell, and then rinsed in accordance with the manufacturer's specifications. The chemical cleaning agents shall be applied no more than two times to any masonry surface.

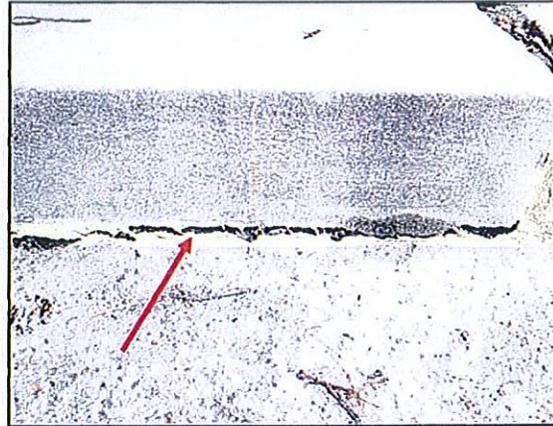
- (2) A careful inspection of all brick and stone mortar joints shall be completed and joints that are found to be void, open or defective shall be cut back to a depth ¼-inch deeper than the width of the joints, or to sound backing. All cut mortar joints and face of masonry shall be cleaned with air and/or water pressure to remove any loose or foreign residue.
- (3) Defective mortar joints that have been cut and cleaned shall then be pointed (filled and tightly packed) in lifts with a non-staining, non-shrinking, Type "N" masonry pointing mortar, colored and tooled to match the adjacent joints in appearance as closely as possible.



- (4) The skyward facing head joints between all coping stones shall be cut back a minimum of ½-inch in depth, cleaned of all loose and foreign debris and then resealed utilizing a polyurethane rubber sealant, Masterseal NP1 or equal. Bond breaker tape shall be installed into the bottom of the cut joint to prevent three-sided adhesion. New sealant shall be tooled to a neat, uniform appearance and shall match the existing material in color as closely as possible.



- (5) All South entry step joints shall be resealed with a polyurethane sealant equal to Sonolastic NP100. Prior to installation of new sealant, all joints shall be thoroughly removed of any existing mortar and/or residue. New sealant shall be tooled to a neat, uniform appearance and shall match the original material in appearance as closely as possible.



- (6) The perimeter of all window and door frames (masonry-to-frame joints) shall have all existing fill materials removed, the joint surface area shall be cleaned of all foreign residue and resealed with a polyurethane rubber sealant, tooled to a watertight condition. Color of new sealant shall match the adjacent window / door trim or adjacent mortar joints as closely as possible.



- (7) The **OWNER** shall be responsible for the covering of electrical wires and, in case wires cannot be covered, re-routing or shutting down of the electricity for the work to be accomplished.
- (8) During the construction phase, all precaution shall be taken to protect any other building surfaces, pedestrians, and automobiles. Mid-Continental follows all OSHA safety regulations in scaffolding and public protection. Upon completion, all surrounding surfaces of the building and premises shall be cleaned and left in an orderly fashion.
- (9) Mid-Continental Restoration Co., Inc. has been retained to perform defined installation and/or repair work on the building or at the job-site and has not guaranteed the removal or eradication of any mold/fungi/organic pathogens and other airborne contaminants. Mid-Continental Restoration Co., Inc., shall be held harmless from and against any and all claims, suits or damages resulting in anyway whatsoever from mold/fungi/organic/pathogens or other airborne contaminants, that may be present at the job-site before, during and after Mid-Continental has completed its work pursuant to this contract.

- (10) For complete insurance coverage, see Exhibit "A" attached hereto. Please review the Terms and Conditions attached hereto and marked Exhibit "A".

We shall accomplish the above outlined work for the sum of:
TWENTY-EIGHT THOUSAND, ONE HUNDRED SEVENTY-FOUR DOLLARS \$28,174.00
The above price shall be valid for a period of sixty (60) days

TO ACCEPT THE BASE BID, PLEASE SIGN BELOW

If BASE BID is accepted, please sign here: Mid-Continental Restoration Co., Inc.

By: _____
Owner/Owner Representative Dated

By: _____
Contractor Dated

TAXES

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www.midcontinental.com

SHPO PROJECT REFERENCES

EMPORIA CIVIC AUDITORIUM

MOON BLOCK BUILDING

425 N. Webster St., Red Cloud, NE 68970
Completed: 2015 \$ 247,573.00
Contact: Adam Ramaekers (402) 312-9882
Scope: Cleaning, tuck-pointing, brick replacement, stone repair/replacement, coating

BRANDT HOTEL

400 Missouri St, Alma, KS 66401
Completed: 8-25-11 \$ 254,000.00
Contact: Andrew Badeker (785) 765-3534
Scope: Stone replacement/repair, cleaning

PARISH HOTEL

100 W. 4th St., Pratt, KS 67124
Completed: 12-31-15 \$ 170,181.00
Contact: Haren Laughlin Construction (913) 495-9558
Scope: Cleaning, miscellaneous tuck-pointing, brick replacement, sealants

WALLACE COUNTY COURTHOUSE

313 Main St., Sharon Springs, KS 67758
Completed: 5-29-14 \$ 90,345.00
Contact: Byron McGough (970) 493-2244
Scope: Cleaning, tuck-pointing, stone repair/replacement, sealants, painting

SUMNER SCHOOL

1501 5TH Ave., Leavenworth, KS 66048
Completed: 6-27-13 \$ 91,518.00
Contact: Dana Gould (816) 221-0900
Scope: Cleaning, tuck-pointing, stone replacement, anchoring, sealants



401 E. Hudson St., Fort Scott, KS 66701
P: 620-223-3700 F: 620-223-5052
www.midcontinental.com

PROJECT REFERENCES

SACRED HEART CATHEDRAL

118 N. 9th, Salina, KS 67401
Completed: 2015 \$ 56,442.00
Contact: Father Keith Coady (785) 823-7221
Scope: Stone cleaning, tuckpointing, stone repair, sealants

MOON BLOCK BUILDING

425 N. Webster St., Red Cloud, NE 68970
Completed: 2015 \$ 247,573.00
Contact: Adam Ramaekers (402) 312-9882
Scope: Cleaning, tuckpointing, brick replacement, stone repair/replacement, coating

OU CATE 1 CENTER RENOVATION

University of Oklahoma
660 Parrington Oval, Norman, OK 73019
Completed: 12/12/12 \$ 196,666.00
Contact: Roger Klein (405) 201-5362
Scope: Solid cut & tuckpoint, clean concrete, patch & coat

JIM THORPE BUILDING

State of Oklahoma Department of Central Services
2101 N. Lincoln Blvd., Oklahoma City, OK 72701
Completed: 7/24/12 \$ 176,330.00
Contact: Chris Seat (405) 521-2145
Scope: Clean, 100% cut & tuckpoint, sealant replacement

WILKIN & HAROLD HALL

Northern Oklahoma College
1220 E. Grand, Tonkawa, OK 74653
Completed: 6/09/14 \$ 372,837.61
Contact: Ray Weidman (580) 628-6233
Scope: Solid cut & tuckpoint, sealant replacement, brick replacement, cast stone replacement, clear water repellent

BUCHANAN COUNTY COURTHOUSE

401 Jules St., St Joseph, MO 64501
Completed: 8/02/13 \$ 419,084.31
Contact: R T Turner (816) 271-1503
Scope: Stone patching, tuckpointing

TOMANEK HALL

Fort Hays State University
600 Park St., Hays, KS 67601
Completed: 8/15/13 \$ 145,092.00
Contact: Troy Steiner (785) 628-4437
Scope: Cleaning, sealant replacement, water repellent

CATHEDRAL CAMPUS ADDITION AND RENOVATION

Cathedral of the Immaculate Conception
307 E. Central & 437 N. Topeka, Wichita, KS 67202
Completed: 9/18/12 \$ 62,787.00
Contact: Bob Simpson (316) 942-3206
Scope: Cleaning, tuckpointing

NORTHWEST HIGH SCHOOL

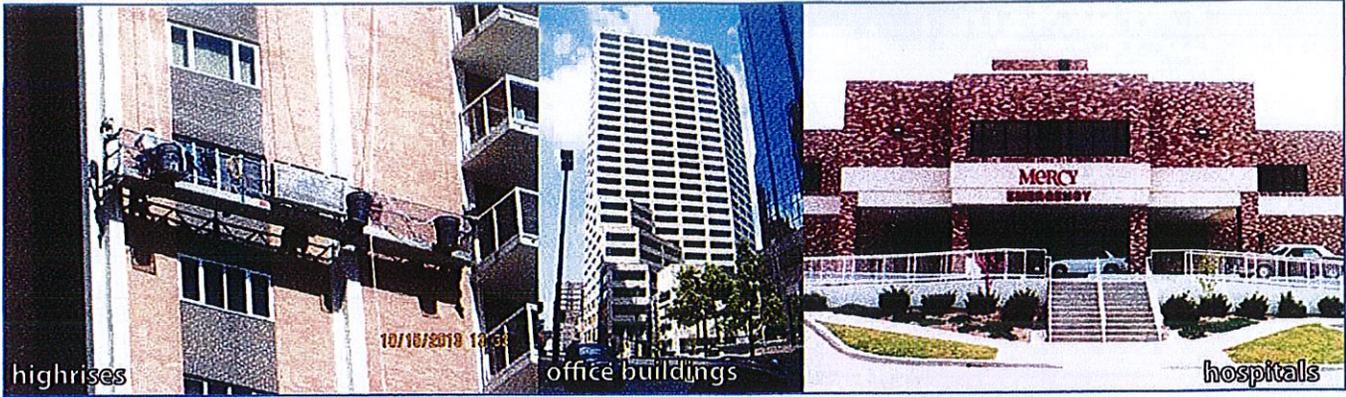
USD #259-Wichita Public Schools
1220 N. Tyler, Wichita, KS 67212
Completed: 4/21/14 \$ 212,788.00
Contact: Chris Schaeffer (316) 973-2021
Scope: Cleaning, painting, sealants, brick replacement, tuckpointing, water repellent

VOL WALKER HALL

University of Arkansas
31 S. Stadium Dr., Fayetteville, AR 72701
Completed: 8/09/13 \$ 152,414.33
Contact: Trey Carter (479) 845-1111
Scope: Stone repair, cleaning, tuckpointing, stone replacement

MEMORIAL HALL

University of Arkansas
31 S. Stadium Dr., Fayetteville, AR 72701
Completed: 7/23/12 \$ 88,708.28
Contact: David Groening (479) 750-4565
Scope: Stone cleaning, replacement, patching, tuckpointing



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MID-CONTINENTAL
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historic building restoration
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caulking & sealant replacement
concrete repair & restoration
parking garage repair
waterproof coatings

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our company

Company Mission Statement

To provide professional restoration and construction services that cater to the needs of the owner, by developing a level of trust that promotes honest and ethical cooperation in the best interest of all business transactions.

Established in 1946

100% Employee owned

Services provided to over 11 states

4 Strategically placed regional offices

Over 25 million dollars in annual sales

Bonded to 18 million dollars

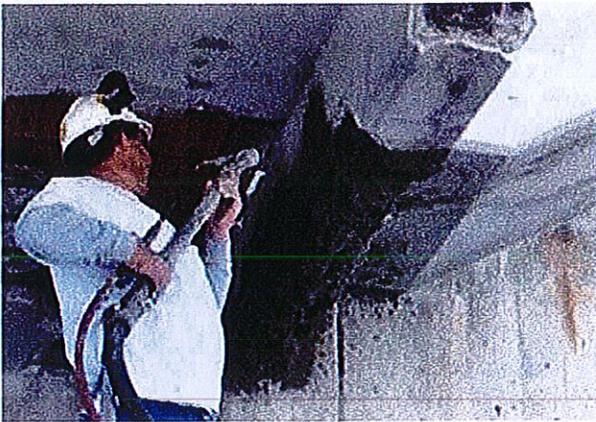
Independent safety department

Member of SWRI (The Sealant Waterproofing and Restoration Institute)

**Parkston, SD
Fort Scott, KS
Oklahoma City, OK
Tulsa, OK
Fort Worth, TX**



concrete repair & restoration

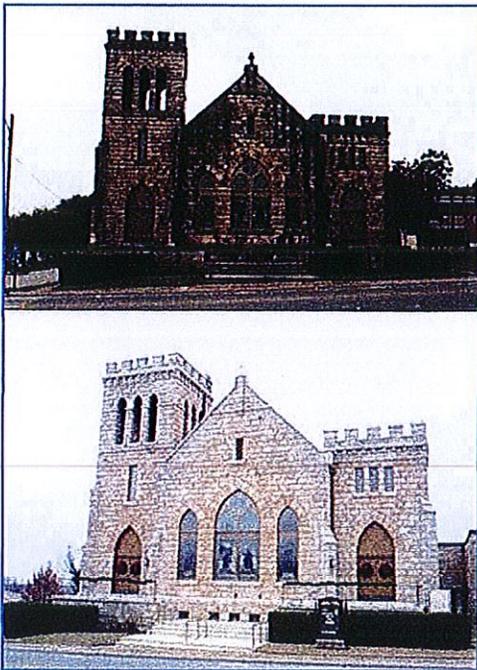


Exterior concrete surfaces are susceptible to water penetration, leading to corrosion of embedded structural steel elements, and freeze thaw expansion. Regular maintenance can prevent these types of costly repairs, and the potential for structural failures. Mid-Continental provides services for protecting and repairing these surfaces.

Services:

- Concrete cleaning
- Structural concrete repair & replacement
- Sealant/caulking replacement
- Water resistant coatings
- Traffic and pedestrian membranes

exterior masonry cleaning



The absorbent nature of masonry materials allows for deep penetration of atmospheric contaminants, as well as biological growth, distracting from the aesthetic value of a building and trapping moisture in the masonry, causing potential damage to the building envelope. Proper cleaning and preservation of the building fabric often requires special techniques and experience provided by Mid-Continental.

Services:

- Water cleaning
- Chemical paint stripping
- Historic Masonry Cleaning
 - Low pressure water cleaning
 - Chemical cleaning
 - Micro-abrasive cleaning

masonry repair & replacement

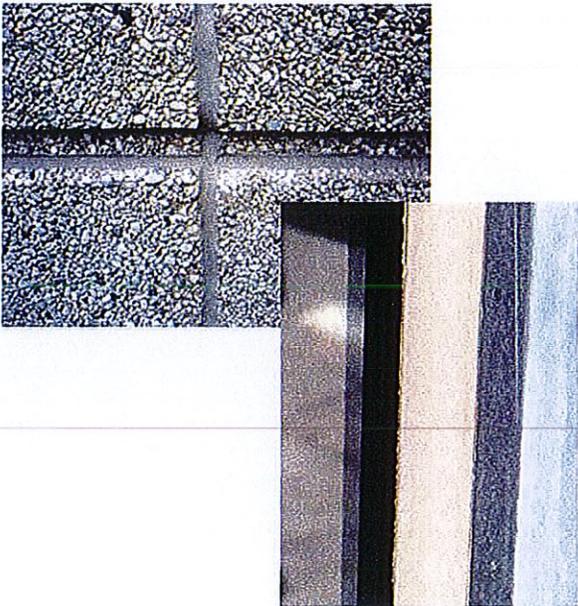


For over 60 years, Mid-Continental has specialized in the repair and replacement of exterior masonry surfaces. We employ skilled craftsmen, trained in the proper techniques for restoring brick, mortar, limestone, terra-cotta, stucco and concrete surfaces.

Services:

- Masonry cleaning
- Re-pointing (tuckpointing)
- Brick replacement & stabilization
- Limestone repair & replacement
- Terra-cotta repair & replacement
- Thru-wall flashing replacement
- Sealant/caulking replacement
- Veneer or cladding stabilization

sealant/caulking replacement



A common maintenance issue on any structure is the regular replacement of joint sealants, commonly called caulking. Often times these materials provide the only protection from the damaging results of air and water penetration. Most sealants/caulking materials have a useful life of approximately 10 years, after which elasticity diminishes, and bond fails. Mid-Continental craftsmen are trained in the correct procedures for replacing these sealants to provide the maximum protection.

Suspect areas include:

- Flashing and coping joints
- Window and door perimeters
- Wall penetration points
- Expansion & control joints
- Horizontal surface joints

safety & health



Providing a safe work environment for our workers as well as our clients is of paramount concern for Mid-Continental. In addition to specific job-site training provided by our own safety department, every employee of Mid-Continental has been certified in the OSHA 10 Hr training course. Jobsite safety is more important than production and profit.

Hiring:

- Pre-Employment Drug Testing
- E-verify and Random Drug Testing

Training:

- 10 Hr and 30 Hr OSHA training
- Respirator training
- Fall protection & scaffolding training
- Confined spaces training
- Excavation and skid steer training

kansas city references

Beth Rice - General Manager - Sulgrave Regency Luxury Condominiums

200 West 49th Street, Kansas City, MO 64112
beth@sulgrave.com 816-931-3413

Tom Rewerts PE - Thomas Rewerts and Co. LLC

4550 Main Street, Suite 216, Kansas City MO 64111
t.rewerts@rewerts.com 816-531-2666

Terry Andrews - Chief Engineer - Nightingale Properties

1110 Main Street, Kansas City, MO 64104
tandrews@nggroup.com 816-221-8828

Laura Bennison - Byram Asset Management, LLC

5330 W. 94th Terrace, Suite 104, Prairie Village, KS 66207
laura@byrammgmt.com 913-909-7869

Lurita McIntosh - Associate with the Structural Diagnostics Group

Walter P. Moore

920 Main Street, 10th Floor, Kansas City, MO 64105
lmcintoshblank@walterpmoore.com 816-701-2163

Jerry Miller - President - Signature Property Management

1901 W. 47th Place, Westwood, KS 66205
jerrymiller@signaturepropmgt.com 913-563-4500

what our customers are saying

"I highly recommend this company without reservation. Throughout the course of the exterior repairs, balcony & facade repairs all of their crew members have been absolute professionals. They have had to work under difficult weather conditions and interact with demanding personalities all while providing very good quality work."

- Beth Rice

General Manager
Sulgrave Regency Condominiums

"My experience with your company was remarkable. The bid was received quickly and was very thorough. The price was lower than other bidders but more importantly, the bid was comprehensive and included much more detail than any of the 3 other companies I had bid the job. The quality of the work appears to be great."

- Laura Bennison

Byram Asset Management, LLC

"Did a great job of investigating the work areas before they completed their work and then repaired the problem areas they encountered."

- Scott Kiser

Cargill Meat Solutions

"It's never fun to be inconvenienced, but when it's done by kind and competent people, it certainly helps."

- Sulgrave Regency Condominium
Newsletter

awards & associations

Awards:

- 2013 Trinity Award - S.W.R.I.
Boston Avenue Bank
Richmond, Virginia
- 2013 Award of Excellence - I.C.R.I.
North Dakota State Capitol
Exterior Envelope Restoration

Associations:

- Sealants and Waterproofing Institute (SWRI)
- International Concrete Repair Institute (ICRI)
- Institute of Real Estate Management (IREM)
- International Facilities Management Association (IFMA)
- Building Owners and Managers Association (BOMA)
- American Institute of Architects (AIA)
- Kansas City Area Healthcare Engineers (KCAHE)

Preferred Contractor:

Masonry & Concrete Services

Since 1946

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- Stone Repair and Replacement
- Sealant Replacement
- Stucco Repair
- Plaster Repair
- Painting
- Clear Water Repellants
- Waterproof Coatings
- Structural Concrete Repair
- Parking Garages



John Fagan
Director of Business Development
Mid-Continental Restoration Co., Inc.
john_fagan@midcontinental.com
(913) 522-6636 - Mobile

800-835-3700

www.midcontinental.com

Memo

TO: City Commission

FROM: Frank Abart, Public Works Director

CC: Department Heads

DATE: 03/13/2016

SUBJECT: Ozone Equipment Project Update Briefing

A brief informational update regarding the status of the Ozone Equipment Replacement Project at the Water Treatment Plant. Sarah Unruh, PE with the consulting firm Professional Engineering Consultants (PEC) will provide the brief update focused on current status, next steps in the process, and what the Commission can expect in the future (construction and contract approvals, etc.).

Memo

TO: City Commission

FROM: Frank Abart, Public Works Director

CC: Department Heads

DATE: 0/3/13/2016

SUBJECT: Discussion related to probable Aircraft Hangar construction

Since December, 2015 there have been two inquiries regarding the construction of aircraft hangar buildings at the Emporia Airport. The proposed concepts include construction of the building with private funding. As such, the building is privately owned and the Airport provides a land lease.

Staff desires a discussion and direction related to land lease and private ownership. In addition, discussion regarding City expenses involved with extension of taxiway access and hangar parking associated with the new hangar proposal

Memo

TO: City Commission

FROM: Jim Witt, Assistant City Manager

CC: Department Heads

DATE: 03/16/2016

SUBJECT: Commission Goals Update

Staff will review the status of Commission Goals in particular timelines related to each goal. The workbooks previously prepared will be distributed at the meeting for your reference and enjoyment.