



**Norwood Young America Parks and Recreation Commission
Tuesday, September 15, 2015 at 5:30 p.m.
Oak Grove City Center ~ City Council Chambers, 310 Elm St. W.**

AGENDA

**Dorothy
Bohnen,**
Vice-Chair

1. Call to Order

2. Adoption of Agenda

**Sharilyn
Feltmann**

3. Approve Minutes of July 28, 2015 meeting

4. Old Business

- A. Young America Corporation Parting Gift
- B. Willkommen Park – Old Town Building Forensic Evaluation
- C. Willkommen Restrooms Replacement

**Karen
Hallquist,**
Planning
Commission
Rep.

5. New Business

**Lori
Trocke**

6. 2015 Goals & Objectives Update

**Jim
Zellmann**

7. Miscellaneous Updates

- A. 2016 Budget – Possible Capital Improvements

**Julie
Kuenzel,**
School
District Rep.

8. Commissioner Reports/Updates

9. Adjourn

Council
Liaison,
Chairperson

UPCOMING MEETINGS

September 28th 6:30 p.m. – City Council meeting

October 12th 6:30 p.m. – City Council meeting

October 20th 5:30 p.m. – Parks & Recreation Commission meeting

**NORWOOD YOUNG AMERICA
PARKS & RECREATION COMMISSION
JULY 28, 2015 MINUTES**

Present: Commissioners Sharilyn Feltmann, Dorothy Bohnen, Julie Kuenzel, Community Education Rep. and Karen Hallquist, Planning Commission Rep.

Absent: Jim Zellmann, Lori Trocke, and Jim Keller, Council Liaison.

Staff Present: Steve Helget, City Administrator and Brent Aretz, Public Works Director.

Others Present: Charlie Storms

1. Call to Order

DB called the meeting to order at 5:30 p.m.

2. Adopt Agenda

Motion – KH/SF, all were in favor to approve the agenda with the addition of the Lions Building addition plans.

3. Approve Minutes of June 16, 2015 Meeting

Motion - DB/JK, all were in favor to approve the June 16, 2015 minutes.

4. Old Business

A. Young America Corporation Parting Gift

Charlie Storms presented a full size drawing of a little German statute. The statute would be constructed of quarter inch steel which would be blasted and colored which would be brass coated with the Constantina black. It would be placed on a concrete base and stand about 6 ½ feet high (not including base). Total weight would be about 150 to 200 pounds. The Commission discussed having a plaque providing the history of Stiftungsfest. Cost would be about \$1,900 to \$2,500 and would take about five weeks complete.

Motion was made by SF to table the decision on the German statute until it's next regular meeting. Seconded by KH and unanimously carried.

B. Willkommen Park – Old Town Buildings Forensic Evaluation Proposal

SH stated he has not received the forensic report from Encompass yet.

C. Willkommen Park Restrooms Replacement

The Commission consented to wait for the Old Town Buildings report to be submitted to the City.

D. Lions Building Addition

The Commission reviewed the proposed building addition plans for the Lions Building located in the Sports Complex park.

Motion: JK/KH to accept the Lions Building addition plans as presented and carried unanimously.

Motion: KH/JK to utilize the park shelter roof for the Lions shed and unanimously carried.

5. New Business

The Commission discussed televising its future meetings and consented to such.

6. 2015 Goals & Objective Update

SH/BA provided an update.

7. Miscellaneous Updates

BA stated the new playground equipment has been installed in Friendship Park. National Night Out will be held on August 4th at Legion Park. The Swimming Pool will close for the season on August 26th before Stiftungsfest.

In respect to the 2016 Budget, SH requested the Commission consider what capital improvements it may wish to complete next year.

8. Commissioner Reports/Updates

SF suggested doing fundraising for the Willkommen Park improvement projects and for the parks in general. Possibly ask organizations that have a vested interest in specific parks to assist.

KH stated the softball dugouts project at the Sports Complex cost about \$30,000. The old Young America baseball field scoreboard wasn't accepted by the Softball Booster Club.

9. Adjournment

Motion –KH/SF, all were in favor to adjourn the meeting at 6:58.

Respectfully submitted,

Steve Helget, City Administrator



September 8, 2015

Steve Helget
City Administrator
City of Norwood Young America
P.O. Box 59
310 Elm Street West
Norwood Young America, MN 55368

Re: **Old Town in the Park – Exterior Assessment**
21 Main Street East
Norwood Young America, MN 55368

Dear Steve:

At your request, Encompass has performed an exterior assessment of the Old Town in the Park building located at 21 Main Street East in Norwood Young America. The purpose of this review was to assess the condition of the exterior envelope and provide recommendations for repair to address specific concerns relative to moisture intrusion and premature deterioration.

1.0 Introduction and Background

- 1.1. Old Town in the Park is a two-story, wood-framed structure constructed in 1991. The structure is used for concessions, storage, and baseball clubhouse facilities (Photo #1). The exterior is clad entirely with stucco that is stamped, colored, and textured to achieve various aesthetics. The interior is primarily unfinished, though some areas have wood paneling. The structure is unheated and winterized for winter months.
- 1.2. It is our understanding that the structure has experienced moisture intrusion, particularly along the wall base of the north and south walls, as well as around window openings at concession areas. The focus of this review is to assess the likely extent of moisture intrusion and provide recommendations for repair along with associated opinion of probable cost estimates.

2.0 Observations/Recommendations

2.1. Wall Base Conditions

- 2.1.1. The exterior walls consist of 2x4 studs framed atop a masonry foundation. The bottom of the framing is set at the same height as the exterior surrounding grade and the interior concrete floor (photo #3). No waterproofing is installed along the base of the wall. The exterior grade is relatively flat and in areas slopes towards the building.
- 2.1.2. Water was observed leaking under the wall plate and into the building at the time of our site visit (Photo #2). Various other similar water stains were observed along the perimeter of the north and south walls.
- 2.1.3. The as-built configuration with the wood framing installed at the same height as exterior grade allows exterior moisture to drain under the framing and to the interior. This condition is exacerbated by poorly sloped exterior grading and the absence of waterproofing. This configuration exists primarily along the north wall, and to a lesser extent at the east and west walls which are exposed to significantly less moisture.

2.1.4. Recommendations –

- 2.1.4.1. Sawcut and remove stucco along base of wall, shore and remove lower 8" of wood framing (plate, studs, and sheathing) and install one course of CMU around perimeter of building atop the existing foundation wall. Install new sheathing and finishes. It should be noted that the interior concrete floor is poured against 2x4 wall plate and will need to be sawcut back to allow for a 6" or 8" CMU that can then be structurally anchored to the top of the existing foundation wall.
- 2.1.4.2. Remove all concrete sidewalk adjacent to the north wall and install new concrete that is sloped towards the nearby catch basin and away from building walls.
- 2.1.4.3. At the south elevation, excavate gravel and install drain tile and drain rock that is directed to the catch basin to the west of the site.
- 2.1.4.4. Consider installing gutters and downspouts to all roof eaves.

2.2. Stucco Walls

- 2.2.1. The exterior walls are entirely clad with stucco that is colored and textured to various patterns. Moisture staining/deterioration was noted on the interior side of sheathing/paneling in multiple rooms on both the upper and lower levels (photos #4-6). The staining was most severe below window and roof/wall intersections.

Deterioration and likely fungal growth was noted within the wall cavity below concessions windows on the north wall.

2.2.2. Most window and concession openings are hand framed with either single-pane Plexiglas or wood shutters. No flashing is present around or below the openings and deteriorated wood trim and framing is present at many of the openings. The openings have no means for collecting and/or preventing moisture from entering behind the stucco installed below. The window and concessions frames are not water tight and have limited ability to prevent moisture intrusion. Moisture that enters through these openings is directed behind the stucco with no means for drainage.

2.2.3. Roof/wall intersections where a sloped roof terminates against a vertical wall are present on most elevations. These areas do not have adequate step or diverter flashing to direct water away from the wall or prevent it from entering behind the stucco. Damaged framing was commonly observed below most of these locations (photo #6).

2.2.4. Recommendations –

2.2.4.1. In reviewing the as-built installation and the varying textures, colors, and aesthetics, it is our opinion that all of the stucco should be removed from all walls. This is the only way to correct underlying damage below windows, openings, and roof intersections while providing a continuous weather barrier that can accommodate and direct incidental moisture out of the wall assembly. It is our opinion that partial removal of stucco cannot correct all underlying issues.

2.2.4.2. Upon removal of stucco, deteriorated sheathing should be removed and replaced. It is recommended that all windows, concessions, and doors be removed and replaced. This will allow for installation of flashings necessary for the overall weather barrier. Concessions should have solid surface/material counter tops instead of wood to limit the potential for leaks.

2.2.4.3. Roofing will need to be partially removed to install step flashings and diverter flashings along wall intersections. The full extent of roofing removal may vary depending on underlying damage and flashing needs, though it is expected that roofing removal may be significant where full roofing replacement may be more economical.

2.3. Miscellaneous Items

2.3.1. The parapet walls have flat top surfaces that are covered with wood and stucco. We suspect that underlying damage may exist below the caps that would not be known until the time of stucco removal (Photo #7). The use of stucco on flat surfaces is a poor construction practice and in order to ensure a water tight

assembly, it is recommended that the stucco and wood be omitted in favor of a roofing membrane and metal caps/coping.

- 2.3.2. Wood fascia/trim is installed around the base of many parapet walls. This trim is in varying condition and will need to be removed to allow for flashing installation. Consideration to removal and replacement of this trim is recommended and may be necessary to achieve a uniform appearance.

3.0 Opinion of Costs

- 3.1. The attached probable cost estimate provides a range for anticipated costs for the primary repair items including stucco replacement and wall base repairs. The range is variable due to the multitude of material options that are available. Additionally, please note that window and door replacement is excluded as there are many options with significantly varying costs.

This report is prepared based on observations and review of the material available as of this date. Our opinions may be revised based on the availability of additional data.

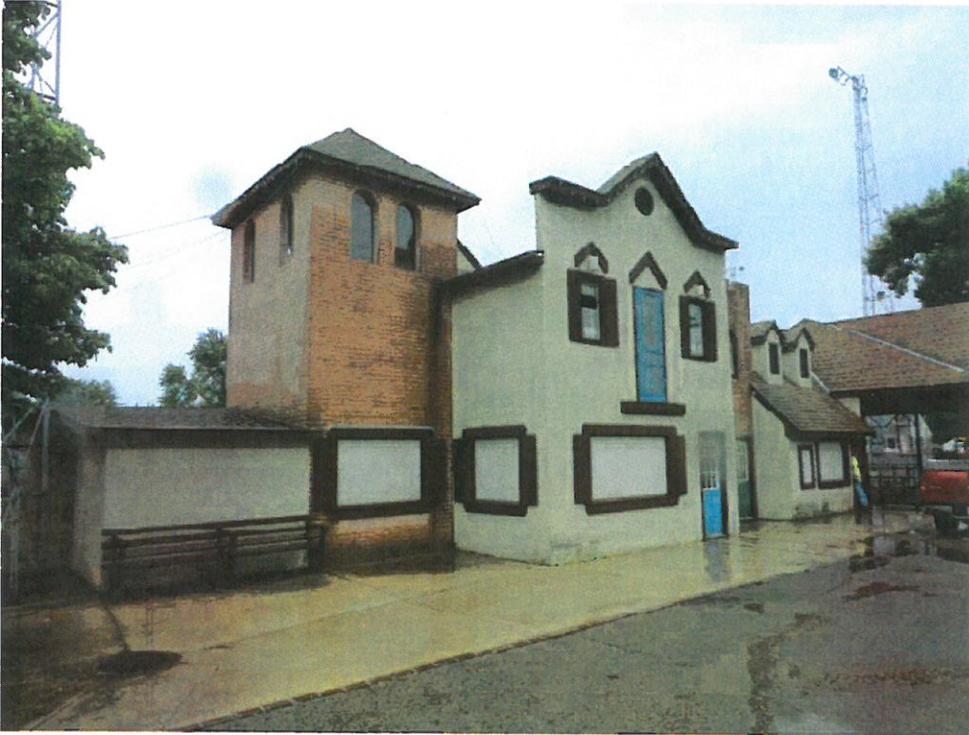
The conclusions and recommendations contained herein represent our professional opinions. These opinions were arrived in accordance with accepted engineering practices at this time and location. No other warranty is implied or intended.

Should you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Blazevic', with a long horizontal line extending to the right.

Mark Blazevic, P.E.
Project Engineer



Photograph #1 – North Elevation



Photograph #2 – Moisture on floor of North Wall



Photograph #3 – Typical Wall Base



Photograph #4 – Staining below window at north wall



Photograph #5 – Staining below windows at south wall



Photograph #6 – Staining below roof/wall intersection



Photograph #7 – Stucco parapet walls



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Project Bid Sheet

Date: September 8, 2015
For: The City of Norwood Young America (Old Town Building)
Location: 21 Main Street East, Norwood Young America

1. General

- a. All permits, dumpsters, inspections, mobilization, property access, project management, clean up and port-o-potties are included in the base bid.

2. Stucco

- a. Remove all stucco and dispose of stucco.
 - i. Exception – no stucco removed on west wall under shelter.
- b. Install new stucco according to current design.
- c. Install stucco designed to look like brick as currently designed.
- d. Install mort-air-vent behind all exposed wall sheathing.

3. Structural repairs

- a. Temporary shore up sections of the building and cut back the length of the studs in order to extend the block foundation.
- b. Once block foundation is extended, install new top plate to foundation and sister new studs next to existing ones.
 - i. Install anchor bolts from the plate down into the CMU.
- c. Rot repair (allowance \$9,000)
 - i. All rotted sheathing, structurally deficient studs and headers to be replaced with new.

1. Any framing members that is not structural deficient but has mold will be treated with an antimicrobial.
 - ii. Any windows that need to be replaced due to water damage or windows that have caused water damage.
4. Concrete
- a. Remove all concrete around the north and east walls and install new concrete.
 - i. Use #3 rebar @ 30" O/C and saw cut.
 - ii. Apply a siloxane based sealer 30 days after installation.
 - b. New block foundation
 - i. Cut back interior concrete slab approx. 2" back from the 2x4 framed wall.
 - ii. Install 6" CMU's around the perimeter of the foundation.
 - iii. Core fill new CMU's.
 - iv. Anchor bolts to be installed during the framing portion.
5. Waterproofing
- a. Provide a spray on waterproofing to existing and new block foundation.
 - i. Exception – the west wall under shelter.
6. Unknown issues
- a. Roofing integration issues.
 - b. Soil conditions.
 - c. Window and door replacement.
 - d. Fascia and soffit repair/replacement.
 - e. Fixing design flaws.

TOTAL PROJECT COST RANGE: \$150K-200K +/-

Respectfully submitted,



Paul Schmidt