



**BOARD OF COMMISSIONERS**  
*Special Board Meeting Agenda*

Monday, July 29, 2024

10:00 AM

*Meeting to be held in the County Board Room  
at the Historic Courthouse, 215 1st Ave S, Long Prairie, MN.*

**MEETING WILL BE LIVE-STREAMED AT: [HTTPS://WWW.CO.TODD.MN.US](https://www.co.todd.mn.us)**

***Agenda Item #***

***Agenda Time:***

<b>1</b>	<b>Call to Order and Roll Call</b>	10:00
<b>2</b>	<b>Pledge of Allegiance</b>	10:01
<b>3</b>	<b>Amendments to the Agenda</b>	10:02
<b>4</b>	<b>Facilities &amp; Public Works Department</b>	10:03
4.1	Historic Rockwall Project - Proposal #1	

**Adjourn**



WHERE THE FOREST MEETS THE PRAIRIE

**Todd County**  
 • MINNESOTA • EST. 1855 •

# Board Action Form

**Requestor to Complete:**

<b>Type of Action Requested (Check one):</b>		<b>Board Action Tracking Number :</b> <i>(Issued by Auditor/Treasurer Office)</i>
<input checked="" type="checkbox"/> Action/Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Information Item	<input type="checkbox"/> Report <input type="checkbox"/> Resolution <input type="checkbox"/> Other	<b>20240729-01</b>

<b>Agenda Topic Title for Publication:</b>	<b>Historic Rockwall Project - Proposal #1</b>
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Date of Meeting: 07/29/2024	Total Topic Time Requested: 30 minutes
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Organization / Department Requesting Action: Facilities and Public Work Departments

Person Presenting Topic at Meeting: Loren Fellbaum, Todd County Engineer & Mitch Johnson, Facilities Manager

**Background:** *Supporting Documentation enclosed*

In preparation of beginning the construction on the Historic Rockwall Project, Boulder Creek, Inc (Contractor) completed an onsite comparison of the work called out in the construction plans (see attached plan details) and the work needed for the completion of the project. The Contractor has identified the following additional work and costs needed to successfully complete the project (see attached July 12th, 2024 letter from Boulder Creek, Inc):

East Wall (area east of capped north entry walls along 1st Avenue South)		
Rebuild Walls	Add 136 SF @ \$200.00/SF	\$27,200.00
North Entry Walls (capped north entry walls along 1st avenue south)		
Rebuild Walls	Add 605 SF @ \$200.00/SF	\$121,000.00
New Capstone	Add 341 LF @ \$350.00/LF	\$119,350.00
West Wall (area west of capped north entry walls along 1st avenue south and 2nd street south)		
Rebuild Walls	Add 450 SF @ \$200.00/SF	\$90,000.00
Tuckpointing Top of Wall	Add 900 SF @ \$85.00/SF	\$76,500.00

After reviewing the existing condition of the Rockwall and reviewing the attached proposal from Boulder Creek, Inc., the Facilities Committee has met and determined that it is in the best interest of the County to approve the attached proposal from Boulder Creek, Inc.

The Facilities Committee has also reviewed the attached Cost Analysis and is in agreement with recommending funding any additional costs for the project with some of the remaining ARPA Funds allocated to Todd County.

**Options:**

- Approve the attached Proposal #1 from Boulder Creek, Inc. for the completion of the proposed additional work required on the Historic Rockwall Project.**
- Do not approve the attached Proposal #1 from Boulder Creek, Inc. at this time.**

**Recommendation:**

The Todd County Board of Commissioners approves the following by Motion:  
 Approve the attached Proposal #1 from Boulder Creek, Inc. for the completion of the proposed additional work required on the Historic Rockwall Project.

<b>Additional Information:</b>	<b>Budgeted:</b>	<b>Comments</b>
<b>Financial Implications: \$ 434,500.00</b> <b>Funding Source(s):</b> Todd County ARPA Funds	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	All of the additional required funds for this proposal were not included in the initial budget for this project, but there is adequate funding remaining in the ARPA Account that has yet to be fully allocated.

**Auditor/Treasurer Archival Purposes Only:**

<b>Action Taken:</b>	<b>Voting in Favor</b>	<b>Voting Against</b>
Motion:	<input type="checkbox"/> Becker	<input type="checkbox"/> Becker
Second:	<input type="checkbox"/> Neumann	<input type="checkbox"/> Neumann
<input type="checkbox"/> Passed	<input type="checkbox"/> Denny	<input type="checkbox"/> Denny
<input type="checkbox"/> Failed	<input type="checkbox"/> Noska	<input type="checkbox"/> Noska
<input type="checkbox"/> Tabled	<input type="checkbox"/> Byers	<input type="checkbox"/> Byers
<input type="checkbox"/> Other:	Notes:	



WHERE THE FOREST MEETS THE PRAIRIE

# Todd County

● MINNESOTA ● EST. 1855 ●

# Board Action Form

**Official Certification**

STATE OF MINNESOTA }  
COUNTY OF TODD }

I, Denise Gaida, County Auditor-Treasurer, Todd County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Auditor-Treasurer's Office of Todd County in Long Prairie, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

Seal

July 12, 2024

Mitch Johnson  
Todd County  
221 1<sup>st</sup> Avenue South  
Long Prairie, MN 56347  
(320) 533-4662  
mitch.johnson@co.todd.mn.us

Project: Todd County Rock Wall

**RE: Proposal #1 - Additional Work at the Todd County Rock Wall Project.**

Mitch,

Boulder Creek, Inc. has completed a comparison, on site, of the work called for in the plans and the work needed for completion of the Rock Wall Project. We have identified the additional work by area and used contract unit prices for pricing. Final quantities will be measured after the completion of the work to determine completed work and corresponding contract adjustments.

Following is the work changes by area:

**East Wall (area east of capped north entry walls along 1<sup>st</sup> Avenue South)**

Rebuild Walls	Add 136 SF @ \$200.00/SF	\$27,200.00
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**North Entry Walls (capped north entry walls along 1<sup>st</sup> avenue south)**

Rebuild Walls	Add 605 SF @ \$200.00/SF	\$121,000.00
New Capstone	Add 341 LF @ \$350.00/LF	\$119,350.00

**West Wall (area west of capped north entry walls along 1<sup>st</sup> avenue south and 2<sup>nd</sup> street south)**

Rebuild Walls	Add 450 SF @ \$200.00/SF	\$90,000.00
Tuckpointing Top of Wall	Add 900 SF @ \$85.00/SF	\$76,500.00

The added work includes mobilization, site control, furnishing and installation of materials, excavation, backfill and clean up. This work is planned for early October 2024 completion to avoid cold weather conditions. Additional costs will be incurred if the work is not completed by early October 2024.

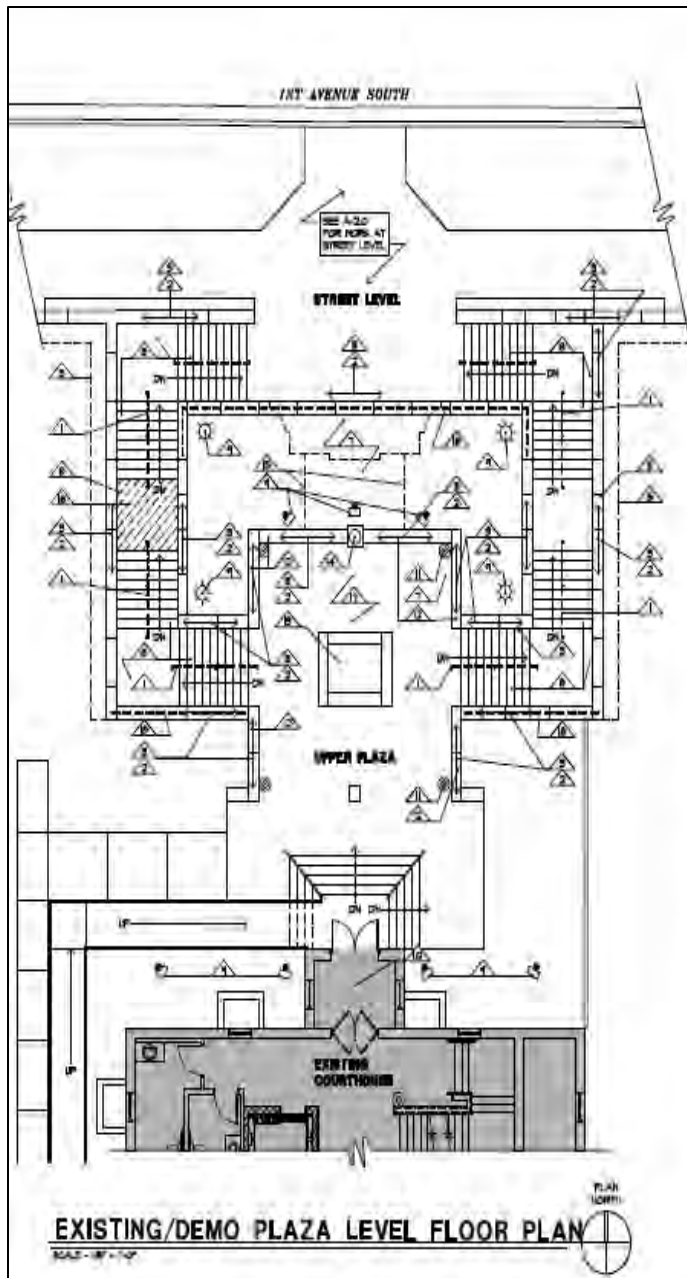
The difference between planned and anticipated work is currently taped on the walls and photos have been taken to highlight the difference.

Please call if you have any questions.

Respectfully,

Rollo Wallmow  
Boulder Creek, Inc.  
612-393-6792  
rollo@bouldercreekinc.com



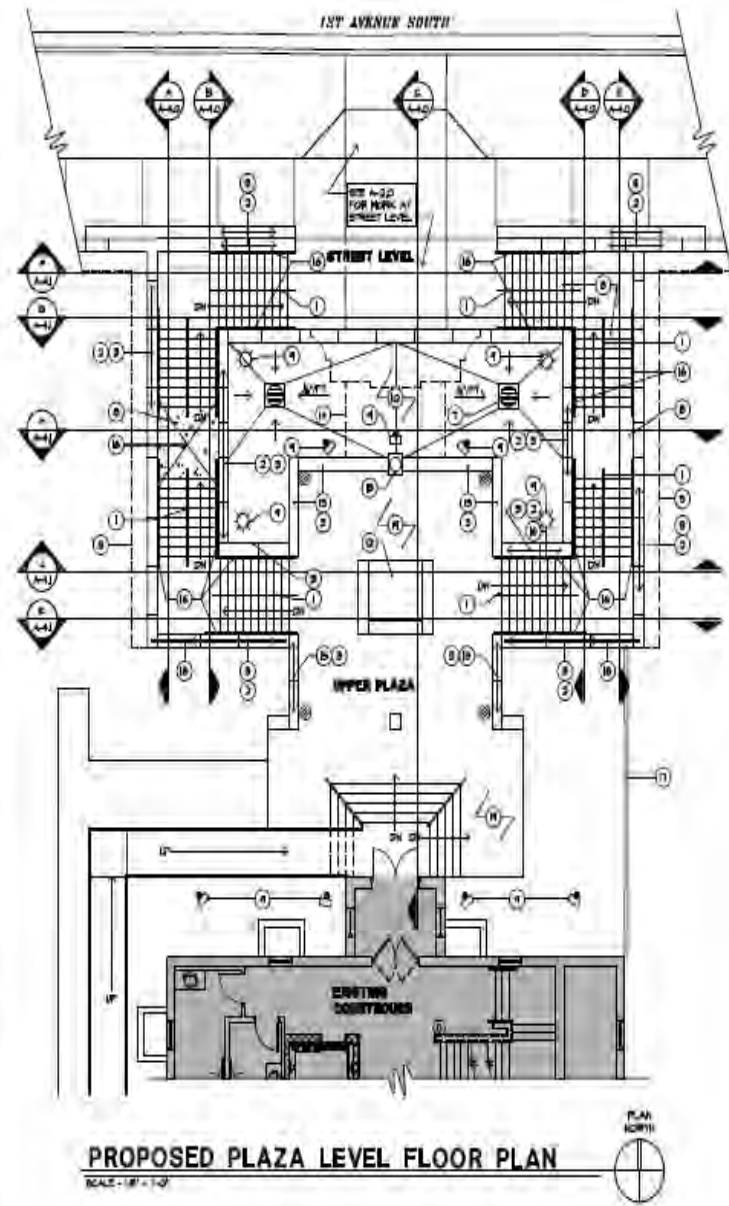


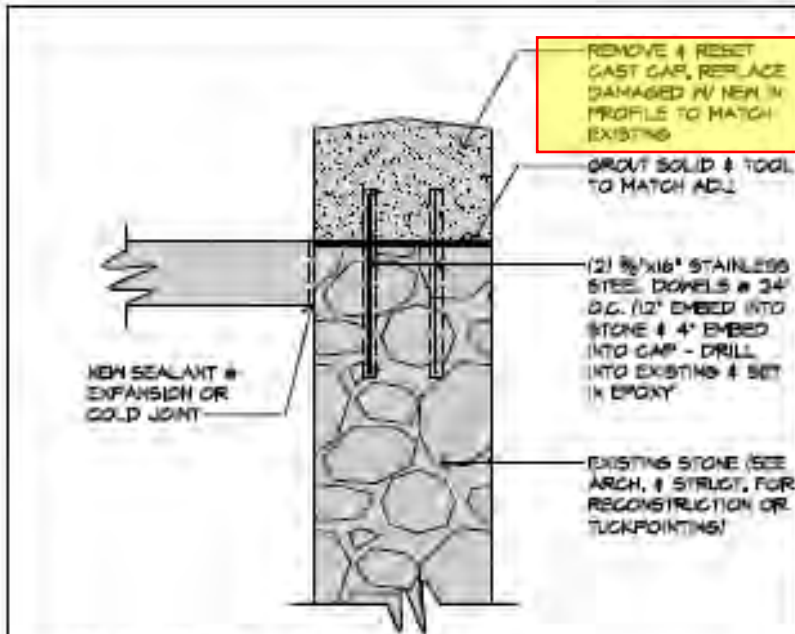
**DEMOLITION KEY NOTES**

1. REMOVE EXISTING STEEL PIPE HANDRAILS & DISPOSAL. CUT OFF PLUMB INTO CONCRETE STEPS.
2. REMOVE EXISTING Limestone CAP AND BALUSTRA FOR REINSTALLATION. VERIFY GAPS THAT ARE BEYOND SALVAGE & PREP FOR REPLACEMENT WITH NEW CAP.
3. REMOVE EXISTING MORTAR AND ROUGH-SALVAGE ROCK FOR RESETTING. SEE STRUCT.
4. REMOVE EXISTING CONCRETE PAVEMENT & DISPOSAL.
5. EXCAVATE ALONG RETAINING WALL TO ALLOW FOR CONCEALED DRAINAGE & DRAINAGE WITHIN SEE STRUCT.
6. NOT USED.
7. REMOVE EXISTING STONE BALLAST, FILL MATERIAL & PREP FOR ISOLATION & MEMBRANE RETENTION.
8. EXISTING CONCRETE STEPS & LANDING, CLEAN & PREP FOR PATCHING.
9. LIGHTS TO BE REMOVED, SALVAGE FOR REINSTALLATION (SEE ELEC) - VERIFY FOUNDATIONS AND ANCHORAGE.
10. DIVISION INDICATES AREA OF NO WORK.
11. EXISTING DRAINIL ASSIGNED TO DAYLIGHT (VERIFY).
12. EXISTING GRANITE CAPS TO BE REMOVED & SALVAGED FOR REINSTALLATION.
13. EXISTING MEMBRANE - REMOVE AS NEED FOR NEW MEMB. MEMBRANE MAY REMAIN IF NOT AN OBSTRUCTION.
14. EXISTING PLUMB PALE - REMOVE FOR NEW MEMB. MAY REMAIN IN PLACE IF NOT AN OBSTRUCTION. DASH LINE INDICATES LOWER LEVEL STRORAGE TUNNEL BELOW.
15. SEE A-2-D AND CIVIL FOR NEW STORM PIPING THIS AREA, LANDING TO BE REMOVED FOR NEW MEMB. EXISTING CONCRETE AT UPPER PLAZA, AREA TO REMAIN & BE PROTECTED.
16. REMOVE EXISTING SUBSTRATE & PATCH CAPS AT POST REMOVAL LOCATIONS.

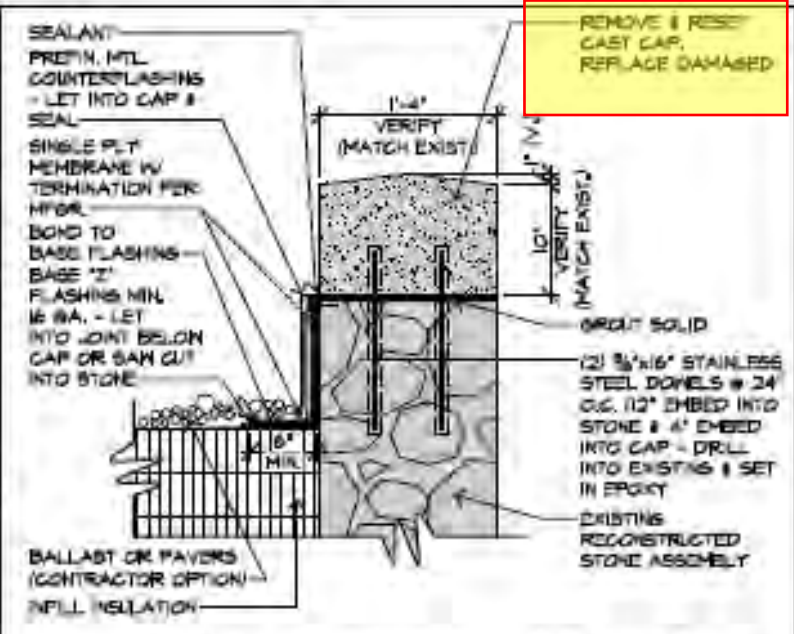
**CONSTRUCTION KEY NOTES**

1. NEW PAINTED METAL HANDRAILS (SEE DETAILS), UTILIZE EXISTING PIPE AS SLEEVE FOR NEW VERTICAL SUPPORTS (SEE PAST VERSIONS).
2. REINSTALL WALL CAPS & REPLACEMENT CAP Limestone CAPS AS REQUIRED.
3. REINSTALL MORTAR, ROUGH SALVAGE, AND REPLACE STONE AS NECESSARY. SEE STRUCT. FOR RECONSTRUCTION.
4. NOT USED.
5. PROVIDE CONCEALED DRAINAGE & AMBIBATE SYSTEMS. (SEE STRUCT.)
6. NEW CONCRETE MEMBRANE, (SEE CIVIL)
7. DRAIN SYSTEM (SEE CIVIL) TAPER ROOF AREA TO DRAIN AT 2% TYPICAL 2% FT. BETWEEN DRAINS.
8. PATCH DETERIORATED PORTION OF STEPS, REPLACE WITH NEW CONCRETE STEPS AT LANDING REMOVED FOR STORM PIPING.
9. REINSTALL LIGHT FIXTURES (SEE ELEC)
10. BALLASTED MEMBRANE SYSTEM OVER TARRANTED ISOLATION THIS AREA, DRAIN TO GATCH BASIN.
11. RE-SHAPE THIS AREA-HIGH ALL UNDERMINED STORM WATER SYSTEM BEHIND THE RETAINING WALL TO CONVEY WATER EXCEPT TO EXISTING CITY STORM SEWER. (SEE CIVIL)
12. EXISTING MEMBRANE - REINSTALL IF REMOVED.
13. EXISTING PLUMB PALE - REINSTALL IF REMOVED.
14. DASH LINE INDICATES LOWER LEVEL STRORAGE TUNNEL BELOW.
15. RESET GRANITE CAPS WITH 2x2 DOMES & SEALANT.
16. NEW PAINTED STEEL HANDRAILS AT SIDE WALLS OF STEPS, ANCHOR TO STONE WITH EPDM ANCHORS (SEE DETAILS) - 101 QZ PAINT NOBBS & CONTACTS AT HERE CORNERS.
17. EXISTING SUBSTRATE TO REMAIN.
18. NEW PAINTED STEEL SUBSTRATE TO MATCH EXISTING TO REMAIN.
19. EXISTING UPPER AREA PLAZA SQUARE, NO WORK.





1 TYPICAL GAP DETAIL  
A-42 SCALE: 1" = 1'-0"



2 TYPICAL FLASHING/ CAP DETAIL  
A-43 SCALE: 1" = 1'-0"



NING WALL

EXIST. GOV'T CENTER

SHEET NOTES:

1. SEE SHEET 50.1 FOR GENERAL STRUCTURAL NOTES.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO NEW INSTALL. CONTACT HEYER ENGINEERING IF DIFFERENCES OCCUR.
3. CONTRACTOR IS TO FOLLOW ALL REQUIREMENTS SET FORTH BY THE 'GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS' FOR ALL CONSTRUCTION OPERATIONS.
4. PORTIONS LABELED TO BE REBUILD ARE TO BE REBUILD FOLLOWING ALL HISTORICAL GUIDELINES AND USING AS MANY OF THE EXISTING STONES AS POSSIBLE.
5. ALL NON-STRUCTURAL CRACKING OF THE MORTAR IS TO BE TUCK-POINTED. SEE ARCH. FOR SPECIFIC REQUIREMENTS. CONTACT HEYER ENGINEERING FOR ALL EXTENSIVE CRACKING FOUND BELOW GRADE.
6. CONTACT HEYER ENGINEERING FOR ALL WALLS THAT ARE EXTREMELY OUT OF VERTICAL PLUMBNESS TO THE NAKED EYE. THESE WALLS ARE TO BE REBUILD.
7. CONTRACTOR IS RESPONSIBLE FOR SHORING EXISTING RETAINING WALLS DURING ALL PHASES OF CONSTRUCTION. ANY DAMAGE TO RETAINING WALLS CAUSED DURING CONSTRUCTION OR EXCAVATION IS TO BE REPAIRED AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR SHORING AND REINFORCING ALL DETERIORATING RETAINING WALLS THAT CAN NOT BE REBUILD USING THE EXISTING STONES. CONTACT HEYER ENGINEERING @ EACH INSTANCE AND REINFORCE USING DETAIL 4/55.1.
9. SEE ARCH/CIVIL DRAWINGS FOR ALL TOP OF EXIST. WALL & TOP OF EXIST. GRADE ELEVATIONS.
10. EXCAVATION CONTRACTOR TO WORK WITH SOIL ENGINEERING FIRM TO VERIFY LOCATION OF EQUIPMENT REMAIN ON STABLE SOIL DURING CONSTRUCTION.

KEY NOTES:

- (1) DISASSEMBLE AND REBUILD TOP 4'-0" OF EXISTING RETAINING WALL.
- (2) DISASSEMBLE AND REBUILD TOP 5'-0" OF EXISTING RETAINING WALL, Ø D, 1/85.1.
- (3) DISASSEMBLE AND REBUILD TOP 4'-0" OF EXISTING RETAINING WALL, Ø D, 2/85.1.
- (4) DISASSEMBLE AND REBUILD FULL HEIGHT OF EXPOSED WALL, Ø D, 5/85.1.
- (5) DISASSEMBLE AND REBUILD TOP 2'-0" OF EXISTING RETAINING WALL, Ø D, 5/85.1.
- (6) DISASSEMBLE AND REBUILD FULL HEIGHT OF WALL SHOWN, Ø D, 6/85.1.
- (7) EXISTING TUNNEL TO REMAIN.
- (8) COURTHOUSE FACE PLATE TO BE REATTACHED USING GROUT.

Professional Engineer

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



DATE: 12/13/21 REG. NO. 32227

REVISION	DATE	DESCRIPTION
A	12-13-21	ISSUED FOR PERMITS
0	12-13-21	ISSUED FOR CONSTRUCTION

FOOTING & FOUNDATION  
PLAN-AREA A

**S1.2**

## Todd County Rockwall Project Cost Analysis of Proposal #1

Contractor	Base Bid	Bid Addendum #1	Bid Total
Environmental Assoc.	\$ 980,011.00	\$ 212,227.00	\$ 1,192,238.00
Boulder Creek Inc.	\$ 647,254.00	\$ 70,000.00	\$ 717,254.00
<b>Difference</b>	<b>\$ 332,757.00</b>	<b>\$ 142,227.00</b>	<b>\$ 474,984.00</b>

Summary of Proposal #1	Costs
East Wall Rebuild	\$ 27,200.00
North Wall Rebuild	\$ 121,000.00
North Wall Capstone	\$ 119,350.00
West Wall Rebuild	\$ 90,000.00
West Wall Top Tuckpointing	\$ 76,500.00
<b>Total</b>	<b>\$ 434,050.00</b>

Total Project Cost Items	Costs
Awarded Basebid	\$ 647,254.00
Addendum #1	\$ 70,000.00
Base Bid Subtotal	\$ 717,254.00
Proposal #1 Costs	\$ 434,050.00
<b>Project Total Cost</b>	<b>\$ 1,151,304.00</b>

Project Funding Sources	Amount
Minnesota State Historical Grant	\$ 395,000.00
Local County Grant Match (ARPA Funds)	\$ 616,150.00
<b>Total</b>	<b>\$ 1,011,150.00</b>

<b>Extra Proposed Project Costs</b>	<b>\$ 140,154.00</b>
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