



STAFF REPORT

TO: Mayor Fischer and Members of the City Council

FROM: Bryce Shearen, CPRP, Parks & Recreation/Community Services Director

DATE: April 12, 2023

RE: Little Canada Fire Station Skylight Repairs

ACTION TO BE CONSIDERED

Motion to approve the quote from W.L. Hall Company in the amount of \$28,728.00 for the skylight repairs at the Little Canada Fire Station.

BACKGROUND

When the existing Little Canada Fire Station was built in 1990, the design included a 250 square foot aluminum skylight system over the entry and four dome-style skylights in the apparatus bay. Over the past ten or more years, the skylights have been leaking water during rain and snow events. The leaking has caused many issues with ceiling tiles and the ceiling fan needing to be replaced and areas of water accumulating on the floor. There have been attempts to fix the issue with caulking along the skylight area, but those attempts only provided a remedy for a short amount of time and were not done by a skylight professional.

Recently, staff learned of a skylight company that specializes in the repair and replacement of skylight systems from a neighboring community that is having their skylights replaced. City staff contacted a representative from W.L. Hall Company and met with them at the Fire Station to review the leaking skylights at the facility and learned that skylight systems have seals that require ongoing maintenance to prevent leaking. Other than temporary fixes with caulk, no regular maintenance has been completed on the skylights at the Little Canada Fire Station for over thirty years.

The recommendation from W.L. Hall Co. was to perform a complete skylight restoration on the large skylight system over the roll call room and replace the four skylights in the apparatus bay with insulated translucent structural skylights. The benefits of replacing the dome-style skylights with insulated translucent structural skylights are that they provide insulation value and fall protection. The current dome-style skylights were not designed for this and do not meet current standards.

Staff reached out to other roofing and glass companies for additional prices, but most stated that they either did not do this type of specialized work or they would subcontract it out to W.L. Hall Company. Staff also contacted other organizations that have used W.L. Hall and they have been very pleased with the work. The quote also includes a one-year warranty on the work and a water hose test after completion of the work to ensure the leak is remedied. If approved, the skylight repairs will be completed within the next couple of months.

FIRE DEPARTMENT

The Little Canada Fire Department agrees that the repairs are needed and concur with the city staff recommendation of a skylight restoration and replacement of four skylights in the apparatus bay to eliminate water coming into the building and provide additional safety on the roof with structural skylights that provide fall protection.

SOURCE OF FUNDS

The 2023-2032 Capital Improvement Plan has \$100,200 budgeted for exterior repairs (Fire 11) at the fire station from the Fire Equipment Fund (457) in 2023.

STAFF RECOMMENDATIONS

Staff recommends the approval of the quote from W.L. Hall Company in the amount of \$28,728.00 for the skylight repairs at the Little Canada Fire Station.



ATTACHMENTS

- Skylight repair quote from W.L. Company

W.L. HALL CO. *Builders Specialties*

530 15th Avenue South • Hopkins, MN 55343-7834 • (952) 937-8400 • Fax (952) 937-9126
Since 1948 www.wlhall.com

TO: City of Little Canada
515 Little Canada Road E.
Little Canada, MN 55117
Attn: Bryce Shearen
bryce.shearen@littlecanadamn.org
651-766-4045

DATE: March 13, 2023

JOB NAME: Little Canada Fire Station

LOCATION: Little Canada Fire Station

FOR THE SUM OF: *Material = \$11,907.00*
Labor = \$16,821.00
Total = \$28,728.00

WE PROPOSE TO FURNISH AND INSTALL THE FOLLOWING MATERIALS:

Perform a skylight restoration on (1) single slope skylight with one hipped end. Work to include removal of all rafter bars, install new gaskets, seal screw heads and reinstall. All horizontal silicone butt joints to be cut out and reshot with new Dow 795 Silicone sealant. Perimeter flashing and sealants to be replaced as needed. Replace (4) dome skylights with new Kalwall insulated translucent structural single sloping skylights.

Note: Price includes modifying curbs for sloping skylights and interior/exterior curb flashing.

Note: Price includes demo and disposal of existing bubble skylights.

Note: Price includes an AAMA standard water hose test after completion of the work to ensure the leak is remedied.

Note: Price includes a 1 year warranty on work performed.

THE ABOVE PRICE DOES NOT INCLUDE: Taxes, bonds, permits, glass, masonry work, roofing, scissor lift to access roof, abatement of any kind, temporary enclosures, temporary heat, protection of installed materials, or final cleaning.

F.O.B. JOBSITE

Terms: NET 30 DAYS

This proposal expires 30 days from date hereof and is subject to acceptance and approval of our credit department.

W.L. HALL COMPANY

SALES REPRESENTATIVE:

AJ Pederson
(763)-443-1399