



REQUEST FOR ACTION

Bid Advertisement: Mayo Civic Center Tuckpointing Phase 1 - J3501

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Zack Wood

Action Requested:

Authorizing a public bid advertisement for Mayo Civic Center Tuckpointing Phase 1 Project No J3501, with a voluntary pre bid meeting on July 16, 2026 at 1PM at Mayo Civic Center and an electronic bid opening on July 29th at 2PM.

Report Narrative:

This request is to issue a bid advertisement for Phase 1 of tuckpointing and preservation work at the Mayo Civic Center. If approved, a voluntary pre-bid meeting will be held at the Mayo Civic Center on July 16, 2026 at 1:00 PM for prospective bidders, followed by an electronic bid opening on July 29, 2026 at 2:00 PM.

Due to its age, the Mayo Civic Center has reached a stage where building envelope maintenance is required to preserve the long-term structural integrity of the facility. This is a normal part of a building's lifecycle, as masonry mortar joints soften and deteriorate over time and exposed metal support structures corrode from prolonged exposure to the elements. Under the J3501 Mayo Civic Center Building Improvements Capital Improvement Project (CIP), up to \$500,000 has been allocated for tuckpointing and preservation of the Arena's exterior walls in 2026, with an annual allocation of up to \$250,000 through 2031 to address restoration of the remaining building envelope.

In 2024, Mayo Civic Center staff engaged a local vendor to assess the building envelope for future maintenance planning. The resulting report identified the 1985 Arena exterior radius wall as the area requiring the most immediate attention, noting significant deterioration of masonry mortar joints, deteriorating bricks, failing caulk joints, and corroding steel brick ledges. Given the age of the structure and the conditions observed, a full tuckpointing of the exterior was recommended to address these issues and preserve the building envelope and long-term viability of the Mayo Civic Center, at the time this was projected to be a \$1.5M to \$2M project for the full building scope. TSP Architects was engaged in 2025 to develop construction documents and a phasing plan outlining a critical path for bidding this scope of work over six years.

Priorities & Foundational Principles:

Quality Services

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

As part of the City's Fiscal Responsibility and Quality Services principles, this project maintains the physical integrity of the Mayo Civic Center Arena. The building envelope requires periodic maintenance to prevent moisture intrusion and preserve the facility's structural integrity. The Arena has reached a point where tuckpointing is necessary to replace deteriorating mortar joints and brick ledges. Without this work, continued deterioration risks moisture damage to the facility and projects a poor image to existing and potential customers of the Mayo Civic Center.

Prior Legislative Actions & Community Engagement:

No prior legislative action on this item.

Fiscal & Resource Impact:

This project has been planned for 2026 within the Mayo Civic Center building improvements CIP J3501. The current fund balance of J3501 is \$1,881,618. Up to \$500,000 has been allocated for this work in 2026 with the goal of completing this work on the Arena exterior walls. Should bids come in under budget, the excess funds budgeted would remain in the J3501 CIP fund for future phases of this work. Lodging tax above and beyond the contribution to Mayo Civic Center operations replenishes the funding annually

Alternative Action(s):

No alternative actions are recommended at this time.

Prepared By:

Zachary Wood

Attachments:

[Exhibit - MCC Building Envelope Construction Docs](#)