



REQUEST FOR ACTION

**Bid Award: Mayo Civic Center Arena Tuckpointing
Project No. J3501**

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

City Administration

AGENDA SECTION:

Consent Agenda

PRESENTER:

Zack Wood

Action Requested:

Adopt a resolution awarding a contract to the low bidder, Restoration Services Inc, in the amount of \$242,701 for Tuckpointing services as part of the Mayo Civic Center Arena Tuckpointing Project No.J3501.

Report Narrative:

This request is to adopt a resolution awarding a contract to the low bidder, Restoration Services Inc in the amount of \$242,701 for base bid scope on the Mayo Civic Center Arena. For your awareness, there was a minor irregularity in the "Unit Pricing" section of the bidding, with multiple bidders interpreting certain sections of the unit pricing as referencing per lineal foot, rather than per ten linear foot. This misinterpretation was obvious in the pricing and is easily adjusted, creating no advantage to any bidder. This misinterpretation is contemplated in AIA Document A701-2018, which was incorporated into these bidding documents, and allows the City to waive irregularities, pursuant to Section 5.3.1. City staff, in consultation with Legal, believes the irregularity is minor and not material to the determination of the lowest responsible bidder.

Bids received were: Restoration Services Inc.- \$242,701, American Masonry Inc - \$263,000, RAM Construction Services of Minnesota - \$268,575, Advanced Masonry Restoration - \$338,521, Western Specialty Contractors - \$378,579, Building Restoration Corporation - \$397,064, Innovative Masonry Restoration - \$454,000.

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:

July 6, 2026: Council Meeting - Bid Advertisement - Approved

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. Based on bids received the excess \$257,299 in funding 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 - Restoration Systems Inc Bid Form](#)

[Resolution - Mayo Civic Center Arena Tuckpointing Project J3501](#)