



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / January 16, 2024

SUBJECT: Approve the Purchase of New Windows for the Public Works Facility at 2145 Daniels Street

Prepared By: Sean Diercks, Public Works Director

Report Date: 1/11/2024

Recommended City Council Action

Staff recommends the following:

Consider a motion to approve the purchase of new windows for the Public Works facility at 2145 Daniels Street.

Overview / Background

In fall of 2023, the City of Long Lake and the Lake Minnetonka Communications Commission (LMCC) began negotiating on the LMCC potentially renting some office space that is currently vacant at the Long Lake Public Works facility located at 2145 Daniels Street.

During the conversations it was brought up that the majority of the double pane windows in the office space area have lost their insulating seal, are allowing the inert gas to escape, are in poor shape (clouded over) and need to be replaced. In addition, after conducting a comprehensive window inspection, staff has observed and determined that in addition to the compromised sealed glass panes causing the cloudiness, the wood frame work shows various stages of wood rot of on virtually every window sill in areas where the crank out windows seal against the window frame. The age of the windows is estimated to be roughly 30 to 40 years old.

It was also determined that the replacement windows should be commercial store front style to match other buildings in the area, and in December 2023, the Public Works Department began searching for replacement proposals as directed by the City Council.

The following are the proposals that were obtained.

1. Town and Country Glass in conjunction with GDS Design & Build: CTS Commercial Storefront
This option is a two-vendor option. Town and County would supply and install the windows with GDS completing the interior trim work.

Town and Country Glass: Supply and Install -	\$43,200
GDS Design & Build: Interior Trim Work -	<u>\$16,790</u>
Totaling =	\$59,990

2. All Around Property Preservation: This option is for supply and complete install.
 - a. Wojan Commercial Grade, All Aluminum, Fixed Picture Window - \$53,423
 - b. Andersen E- Series Wood+Alum Clad, Fixed Picture Window - \$67,458

3. Crossroads Construction, Inc.: This option is for supply and complete install.
 - a. Marvin Essential Direct Glaze Windows “3 wide” - \$80,750
 - b. Marvin Essential Direct Glaze Window “Single Wide” - \$72,750

4. Empire Door & Glass Co.
 - a. Supply and Complete Install of Commercial Storefront Aluminum - \$59,454.86
 - b. Supply and Install “New Glass Only” in Existing Windows - \$34,688.96

After reviewing all the supporting information and conducting a thorough inspection of the current windows, the Public Works Department feels confident to recommend the City Council approve the Empire Door & Glass proposal to replace all windows at the cost of \$59,454.86.

The new windows carry a two-year standard factory warranty on all metal components, five-year warranty on the metal anodized finish, and 10-year warranty on glass and seals.

Empire has a payment policy of half down at the time of ordering (\$29,727.43), and the other half payment due upon completion (\$29,727.43). The new windows will be ordered at the time the down payment is received with a lead build time of approximately eight weeks. The new windows will take roughly one week to install.

Supporting Information

- Town and Country Glass Proposal
- GDS Design & Build Inc. Proposal
- All Around Property Preservation, LLC Proposal
- Crossroad Construction Inc. Proposal
- Empire Door & Glass Co. Proposal