

Attachment B

MA&D

Mattes Architects & Designers, LLC

City of Racine, Parks and Recreation Department
Racine, WI

Report and Recommendations on Mausoleum Repair Projects
Mound and Graceland Cemeteries

October 17, 2013.

Sirs,

Please find attached our recommendations for repairs on the mausoleums at Mound and Graceland Cemeteries. We hope you will find this report comprehensive and of use in your budgeting and planning.

We have divided the recommendations in a number of different ways, first by cemetery, and then by time-critical repairs we feel need to be made as soon as possible, then other critical projects and finally repair work that should be done to prevent future problems.

Thanks.

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Mausoleum Report Review:

Mattes Architects, along with Mork Mausoleum and Neelon Masonry were asked to review and report on repairs needed at the Graceland and Mound Cemeteries for the Parks and Recreation Department of the City of Racine.

Over the course of two days in April of 2013, we looked at the current state of the mausoleum buildings and their surroundings, took pictures of the problem areas and brainstormed solutions that will serve to keep the buildings in good repair into the future.

1. Our intent with this report is to provide the City with in-depth review of all mausolea on both sites to document the issues. This includes photo documentation.
2. Drawing plans, elevations and details of the proposed work.
3. Prioritizing the work into critical, non-critical, cosmetic and future categories.
4. Developing cost estimates for the work proposed and planning for the work to be done within the Park's Department budget for the next couple years.

We would also include other site related issues in the planning, such as the poor drainage behind the buildings at Graceland and sidewalk replacement. At this point we will not be reviewing the roofs of any of the buildings.

We intend to produce drawings, photos with captions and explanations, priority charts and cost estimates in binder form to assist in your budgeting process.

Mausoleum Repair:

Mound Cemetery:

1. Sidewalk replacement
 - a. Replace approx.. 1,100 square feet of sidewalk, see drawing
 - b. Install approx.. 20' of caulking in existing cracks
2. Landscape work
 - a. Prep planting bed for new plantings



- b. Repair turf throughout basin



3. Mausoleum Repair

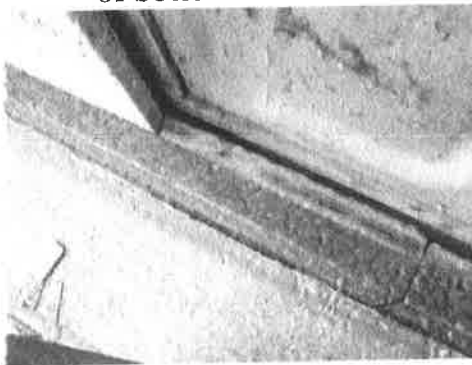
- a. Remove bottom row of crypt shutters and saw 3/8" off the bottom edge
- b. Remove and reset all base trim. Replace one 4' section



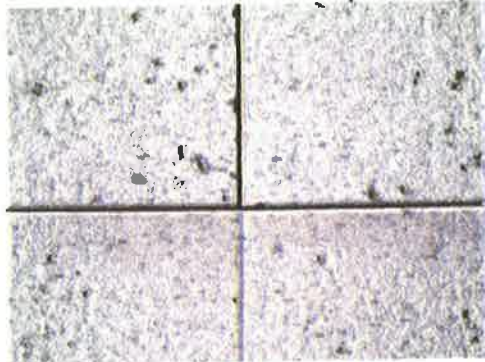
- c. Install stainless steel strap anchors (two per base trim). Use existing slot in top of base. Saw new slot where none exists.



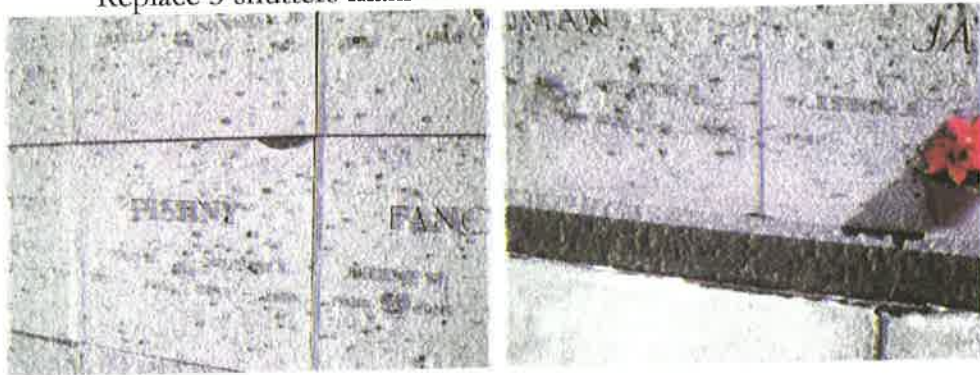
- d. Replace pins in base trim where missing and drill dowel holes in newly cut edge of bottom shutters



e. Reinstall all shutters to provide proper 1/8" gap throughout



f. Repair small "divots" as noted on drawing with epoxy/granite mixture.
Replace 3 shutters maximum as shown.



Graceland Cemetery:

1. Sidewalk replacement

g. Replace approx.. 500 square feet of sidewalk, see drawing

h. Rework retaining wall at center stairway, along with sidewalks and railings



- 2. Landscape work
 - a. Repair turf throughout



- b. Infill areas on west sides of building E and F to match new base detail



- 3. Mausoleum Repair, Buildings D, E, F
 - a. Remove and reset all shutters on buildings D, E and F with 1/8" gap.



- b. Remove all base trim on Buildings D, E and F. Install 5,000 psi concrete into concrete block foundations under all crypt fronts and strike even with existing sidewalk. Replace all bottom trim on Buildings D, E, F with new trim. Color to be Impala Black, 3cm thick.



- c. Replace cracked vertical trim with removed base trim where noted



4. Mausoleum Repair, Building C
a. Remove lannon stone base on both south elevations and east elevation.



- b. Clean foundation areas and reinstall lannon stone to 8" high.
c. Remove bottom row of shutters and install 6" x 3" limestone sills.



- d. Reinstall shutters.
e. Replace cracked vertical trim where noted.

5. Drainage repair issues

- a. Install new drainage pipe and drain, install new 3' retaining wall and regrade west side, between Buildings B and D.



- b. Install new drainage pipe and drain, install new 3' retaining wall and regrade west side, between Buildings A and B



6. Hanger replacement, Buildings A/B/C

Mausoleum Repair Priorities and Cost Estimates:

Immediate Priorities:

Graceland: #3 Mausoleum Repair _____\$53,400____(Note 1, Note 2)_____

Mound: #3 Mausoleum Repair _____\$57,944____(Note 3)_____

Graceland: #1/#5 Sidewalk / Landscape _____\$40,500_____
Drainage Repair Issues

Second Priorities:

Graceland: #4 Mausoleum Repair _____\$8,670_____

Mound: #1/2 Sidewalk and Landscape _____\$22,800____(Note 4)_____

Third Priorities:

Graceland #6 Replace hangers, Buildings A, B and C _____\$33,800____(Note 5)_____

Notes:

1. Contractor will need to inspect the brackets and advise if new "H" anchors need installation.
2. Includes replacement of electrical box plates
3. Could be winter work (2014)
4. Includes prepping hillside site for new plantings by Owner
5. Should be done within the next 5 years