



2401 Eaton Lane  
 Racine, Wisconsin 53404 USA  
 Voice: (262) 632-5920  
 FAX: (262) 632-0958

# Invoice

INVOICE NUMBER: 29683

PAGE: 1

**SOLD TO:**

City of Racine  
 Facilities Manager STE# 30+  
 730 Washington Avenue  
 Racine, WI 53403

**Ship To:**

Racine Bus Transit  
 Contract #20200053  
 1900 Kentucky Street  
 Racine, WI

CUSTOMER ID	CUSTOMER PO	SALES REP ID
City of Racine	20200053	
PAYMENT TERMS	INVOICE DATE	DUE DATE
Net 20 Days	10/15/20	11/4/20
DESCRIPTION	AMOUNT	

Reroofing work completed per IRS Job 17419 - Contract #20200053 at Racine Bus Transit -	24,440.00
Total contract \$84440.00 - Due this invoice:	
Change Order #1 - Plumbing work to raise gas line above roof line. \$520.00	520.00

SUBTOTAL	24,960.00
SALES TAX	
TOTAL INVOICE AMOUNT	\$24,960.00
PAYMENT RECEIVED	
CHECK NO.:	
TOTAL DUE	\$24,960.00

All applicable taxes have been included



IRS

Industrial Roofing Services, Inc.

13000 West Silver Spring Drive

Butler, Wisconsin 53007

Phone: (262) 432-0500

Fax: (262) 432-0504

www.irsroof.com

November 3, 2020

Mr. Thomas Eeg  
City of Racine DPW  
730 Washington Ave.  
Racine, WI 53403

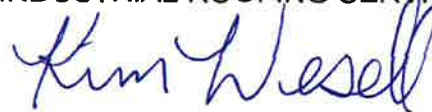
Re: 20200053 - BUS Transit Center Garage

Dear Mr. Eeg:

Enclosed you will find the detailed estimate form, invoice, change order, waiver of lien, Contractor Compliance with Racine Works Program, and warranties for the 20200053 - BUS Transit Center Garage roof replacement. This is being submitted by Carlson Racine Roofing & Sheet Metal, Inc. The payment application has been approved and is being forwarded to you for processing and payment.

Please feel free to contact me with any questions.

Sincerely,  
INDUSTRIAL ROOFING SERVICES, INC.



Kim Wesell  
Controller

Enclosures

Commissioner of Public Works 730 Washington Avenue Room 304 Racine, WI 53403		Partial Payment No. <u>2</u> Final Period from <u>9-1</u> to <u>10-31-2020</u>		20200063 Roof Replacement - Racine Bus Transit Area 1		
1	Description of Work and/or Materials Stored on Site	Quantity	Unit Cost	Total Cost	COMPLETE TO DATE	
					% Complete	Total Cost
	Perform Roof Replacement at the Racine Bus Transit Area 1, as shown in the attached plans and specifications	LS 1	\$84,440.00	\$84,440.00	100%	84440
	Change Order #1 - Plumbing work from United Mechanical - Raised gas line makeup air unit so the gas line would not sit below the roof line	LS 1	\$520.00	\$520.00	100%	520
Total Contract Amount				\$84,960.00	100	84960
According to the best of my knowledge and belief, I certify that the work covered by this Detailed Estimate has been completed in accordance with the Contract Documents, and that the current payment shown herein is due. I further certify that all claims outstanding as of this date against the undersigned as Contractor for labor, materials, and expendable equipment employed in the performance of said contract up to this date have been paid in full in accordance with the requirements of said contract.						
Contractor <u>Carlson Racine Roofing &amp; Sheet Metal Inc.</u> By <u>[Signature]</u> (Signature of Officer, Partner, or Owner)		Date <u>10-14-2020</u> Title <u>President</u>		Page 1 of 1		

1st Invoice #6900

INDUSTRIAL ROOFING SERVICES, INC.

**APPROVED**

*Dave Angove/Ken*

11/3/2020

TO: Commissioner of Public Works  
Racine, Wisconsin

**Lien Waiver (in full)**

**WAIVER OF CONSTRUCTION LIEN**

For value received, the undersigned hereby waives all rights to or claims for a lien on the land hereafter described, for any and all work, materials, plans and specifications made or furnished or to be made or furnished for the improvement of said lands, said improvements being done for the City of Racine by

Carlson Racine Roofing & Sheet Metal Inc  
(prime contractor's name)

said lands being situated in Racine County, State of Wisconsin, and described as follows  
(contract number and name of contract):

Transit Center Perceif  
2420053

The work done and/or materials furnished by the undersigned for said job is as follows:

None

(describe).



Signature

President  
Title

Carlson Racine Roofing & Sheet Metal Inc  
Firm Name

Date of this Waiver:

10-14 .2020

Date 10-14-2020

TO: Commissioner of Public Works  
City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403

**CONTRACTOR COMPLIANCE WITH RACINE WORKS PROGRAM**

This is to certify that all provisions of Section 46-41 of the Racine Municipal Code have been fully complied with:

Contract No. & Name Transit Center Roof Replacement  
#17419 20200053

These provisions include:

1. Contractor certifies that 20% of all hours compiled by him or by any subcontractor in the performance of above contract shall be by eligible residents as outlined in Racine Municipal Code, Sec. 46-41. – Racine Works Program.
2. Contractor agrees to have available for inspection sworn reports on compliance for himself and his subcontractors, listing the name and address of every employee employed in carrying out the contract, type of work performed by employee, number of hours employed during the period.
3. This notarized statement is submitted in lieu of making sworn biweekly reports as required under provisions of the aforementioned sections of the Racine Municipal Code. The contractor shall, however, have the information as described in Section 46-36 available in its office for inspection by the City and agrees to deliver reports to the Commissioner of Public Works upon request.

Company Curison Racine Roofing & Sheet Metal  
 By [Signature]  
 Title President

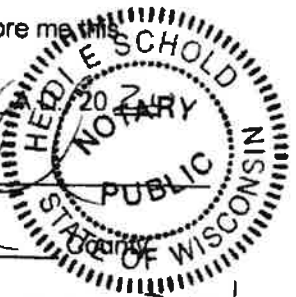
Subscribed and sworn to before me this

14 day of October

[Signature]

Notary Public, Racine

My commission expires 4 Mar 2024



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*Whereas: Carlson Racine Roofing & Sheet Metal Inc., herein called "Contractor" has completed the application of the following roof:*

Owner: City of Racine  
Address of Owner: Commissioner of Public Works – 730 Washington Avenue Racine WI 53403  
Type & Name of Building: Racine Transit Center Garage  
Location: 1900 Kentucky Street – Racine WI  
Area of Roof: Roof Area #1 + 2  
Date of Completion: 10/13/2020  
Date Guarantee Expires: 10/12/2022

*Whereas, at the inception of such work, Contractor agreed to guarantee the aforesaid roof for a period and subject to the conditions herein set forth:*

*Now, Therefore, Contractor hereby Guarantees, subject to the conditions herein set forth, that during a period of Two (2) years from the date of completion of said roof, it will, at its own cost and expense, make or cause to be made such repairs to said roof resulting solely from faults or defects in materials or workmanship applied by or through Contractor as may be necessary to maintain said roof in watertight condition.*

This guarantee is made subject to the following conditions:

1. Specifically excluded from this guarantee is any and all damage to said roof, the building or contents caused by the acts or omissions of other trades or contractors: lightning, windstorm, hailstorm, flood earthquake or other unusual phenomena of the elements; foundation settlement; failure or cracking of the roof deck; defects or failure of material used as a roof base over which the roof is applied; faulty construction of parapet walls, copings, chimneys, skylights, vents, supports, or other parts of the building; vapor condensation beneath the roof; penetrations for pitch boxes; water leakage due to erosion and porosity of mortar and brick; dry rot; stoppage of roof drains and gutters; penetration of roofing from beneath by rising nails; inadequate drainage, slope or other conditions beyond the control of Contractor which cause ponding or standing of water; termites or other insects; rodents or other animals; or fire. If the roof is damaged by reason of any of the foregoing, this guarantee shall thereupon become null and void for the balance of the guarantee period unless such damage is repaired by Contractor at the expense of the party requesting such repairs.
2. Contractor is not liable for consequential damages to the building or contents resulting from any defects in said roof, including, but without limitation, any interruption of business experienced by Owner or occupants of the building.
3. This guarantee shall become null and void unless the Contractor is promptly notified in writing of any alleged defect in materials or workmanship and provided an opportunity to inspect and, if required by the terms of this Guarantee, to repair the roof.
4. No work shall be done on the said roof, including, but without limitation, work in connection with flues, vents, drains, sign braces, railings, platforms or other equipment fastened to or set on the roof, and no repairs or alterations shall be made to said roof unless Contractor shall first be notified in writing, shall be given the opportunity to make the necessary roofing application recommendations with respect thereto, and such recommendations are complied with. Failure to observe this condition shall render this guarantee null and void. Contractor shall be paid for time and materials expended in making recommendations or repairs occasioned by the work of others on said roof.
5. This guarantee shall become null and void if the roof is used as a promenade or work deck or is prayed or flooded, unless such use was originally specified and the specification is noted in paragraph 9, below.
6. This guarantee shall not be or become effective unless and until Contractor has been paid in full for said roof in accordance with the agreement pursuant to which such roof was applied.
7. This guarantee shall accrue only to the benefit of the original Owner named above. It is not transferable to any other person, except with the prior written consent of Contractor.
8. This guarantee is in lieu of all other guarantees or warranties express or implied. ALL IMPLIED GUARANTEES AND WARRANTIES, AND SPECIFICALLY THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND DISCLAIMED.
9. Additional conditions or exclusions: NONE

IN WITNESS WHEREOF, this instrument has been duly executed this 14 day of October, 2020



Carlson Racine Roofing & Sheet Metal Inc.

By: \_\_\_\_\_



**TOTAL ROOFING SYSTEM WARRANTY**

**WARRANTY NO.:** 1517991  
**BUILDING OWNER:** CITY OF RACINE  
**NAME OF BUILDING:** BUS TRANSIT GARAGE ROOF AREAS 1 & 2  
**BUILDING ADDRESS:** 1900 KENTUCKY STREET RACINE, WI  
**DATE OF COMPLETION OF THE VERSICO TOTAL ROOFING SYSTEM:** 10/13/2020  
**DATE OF ISSUE:** 11/3/2020

Versico, a division of Carlisle Construction Materials Incorporated (Versico), warrants to the Building Owner (Owner) of the above described building, that; subject to the terms, conditions, and limitations stated in this warranty, Versico will repair any leak in the Versico Roofing System (Versico Total Roofing System) installed by a Versico Authorized Roofing Contractor for a period of 20 years, commencing with the date of Versico's acceptance of the Versico Total Roofing System installation. However, in no event shall Versico's obligations extend beyond 20.5 years, subsequent to the date of substantial completion of the Versico Total Roofing System. See below for exact date of warranty expiration.

The Versico Total Roofing System is defined as the following Versico brand materials: Membrane, Flashings, Adhesives and Sealants, Insulation, Cover Boards, Fasteners, Fastener Plates, Fastening Bars, Insulation Adhesives and any other Versico brand products utilized in this installation.

**TERMS, CONDITIONS, LIMITATIONS**

1. Owner shall provide Versico with written notice via letter, fax or email within thirty (30) days of any leak in the Versico Total Roofing System. Owner should send written notice of a leak to Versico's Warranty Services Department at the address set forth at the bottom of this warranty. By so notifying Versico, the Owner authorizes Versico or its designee to investigate the cause of the leak. Should the investigation reveal the cause of the leak to be outside the scope of this Warranty, investigation and repair costs for this service shall be paid by the Owner.
2. If, upon inspection, Versico determines that the leak is caused by a defect in the Versico Total Roofing System's materials, or workmanship of the Versico Authorized Roofing Contractor in installing the same, Owner's remedies and Versico's liability shall be limited to Versico's repair of the leak. Versico shall have sole responsibility in determining the method of repair of the area.
3. This warranty shall not be applicable if, upon Versico's inspection, Versico determines that any of the following has occurred:
  - (a) The Versico Total Roofing System is damaged by: natural disasters, lightning, fire, insects, animals, windblown debris or objects, earthquakes, tornados, hail, hurricanes, and winds of (3 second) peak gust speeds of 55 mph or higher measured at 10 meters above ground; or
  - (b) Loss of integrity of the building envelope and/or structure, including, but not limited to, partial or complete loss of roof decking, wall siding, windows, roof top units, doors or other envelope components; or
  - (c) All associated building components, including but not limited to the deck substrate, joists, columns and foundation, must also meet wind speed design requirements.
  - (d) The Versico Total Roofing System is damaged by any acts, accidents, misuse, abuse, vandalism, civil disobedience or the like; or
  - (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, non Versico brand metal work, etc., occurs and causes a leak, or otherwise damages the Versico Total Roofing System; or
  - (f) Deterioration of metal materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or

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- (g) Acids, oils, harmful chemicals and the like come in contact with the Versico Total Roofing System and cause a leak, or otherwise damage the Versico Total Roofing System; or
  - (h) The Versico Total Roofing System encounters leaks or is otherwise damaged by condensation resulting from any condition within the building that may generate moisture; or
  - (i) The Versico Authorized Contractor or any additional contractor or subcontractor failed to follow Versico's published specifications and details for the approved system assembly or failure to correct all installation deficiencies listed in any Versico inspection report.

4. This Warranty shall be null and void if any of the following shall occur:

- (a) If, after installation of the Versico Total Roofing System by a Versico Authorized Roofing Contractor, there are any alterations or repairs made on or through the roof or objects such as, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens or utilities are placed upon or attached to the roof without first obtaining written authorization from Versico; or
- (b) Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not be limited to, those items listed on Versico's Care & Maintenance Guide which accompanies this Warranty.

5. In addition, it shall be Owner's sole responsibility to remove and re-install at Owner's expense, all obstructions, including, but not limited to, structures, fixtures, solar arrays, wind turbines, roof gardens, utilities or other overburden from the affected area as determined by Versico that would hinder or impede repairs being made in the most expedient and least expensive manner possible. Owner shall be responsible for all costs associated with any loss of power generation in the event that removal of a solar array is required to repair the roofing system.

6. During the term of this Warranty, Versico shall have free access to the roof during regular business hours.

7. Versico shall have no obligation under this Warranty while any bills for installation, supplies, service, and/or warranty charges have not been paid in full to the Versico Authorized Roofing Contractor, Versico, or material suppliers.

8. Versico's failure at any time to enforce any of the terms or conditions stated herein shall not be construed to be a waiver of such provision.

9. Versico shall not be responsible for the cleanliness or discoloration of the Versico Total Roofing System caused by environmental conditions including, but not limited to, dirt, pollutants or biological agents.

10. Versico shall have no liability under any theory of law for any claims, repairs, restoration, or other damages including, but not limited to, consequential or incidental damages relating, directly or indirectly, to the presence of any irritants, contaminants, vapors, fumes, molds, fungi, bacteria, spores, mycotoxins, or the like in the building or in the air, land, or water serving the building.

11. This warranty shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures, including a transfer fee and an inspection of the Roofing System by a Versico representative.

12. Any dispute, controversy or claim between the Owner and Versico concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Versico do not resolve the dispute, controversy or claim in mediation, the Owner and Versico agree that any and all suits, proceedings, or claims shall be filed in either the state courts of Cumberland County, Pennsylvania or in the United States District Court for the Middle District of Pennsylvania. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.



13. Roof System Design Assembly: Versico, as manufacturer of commercial roofing products with the sole purpose of offering products for an Owner, design professional, architect, consultant, or engineer when designing/choosing a roof system assembly, assumes no liability nor implies to the suitability of the products for any particular assembly or specific building operation or structure. The Owner, design professional, architect, consultant, or engineer is solely responsible for the assembly chosen for a particular building structure to include the responsibility to properly calculate wind uplift values, design dead loads and live loads, and suitability and condition of building envelope substrate, decking, parapets, drainage, slope, and other attributes pertaining to the performance of the roof system assembly.

14. The Versico Authorized Contractor or any additional contractor or subcontractor are not agents of Versico.

VERSICO DOES NOT WARRANT PRODUCTS UTILIZED IN THIS INSTALLATION WHICH IT HAS NOT FURNISHED AND SPECIFICALLY DISCLAIMS LIABILITY, UNDER ANY THEORY OF LAW, ARISING OUT OF THE INSTALLATION AND PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY VERSICO OR THE PRIOR EXISTING ROOFING MATERIAL OVER WHICH THE VERSICO ROOFING SYSTEM HAS BEEN INSTALLED.

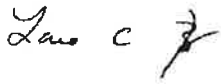
THE REMEDIES STATED HEREIN ARE THE SOLE AND EXCLUSIVE REMEDIES FOR FAILURE OF THE VERSICO TOTAL ROOFING SYSTEM OR ITS COMPONENTS. THERE ARE NO WARRANTIES EITHER EXPRESSED OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND MERCHANTABILITY, WHICH EXTEND BEYOND THE FACE HEREOF. VERSICO SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGE TO THE BUILDING OR ITS CONTENTS UNDER ANY THEORY OF LAW.

Versico does not warrant the existing insulation utilized in this installation, and specifically disclaims liability, under any theory of law, arising out of the integrity, installation, or performance of, or damages sustained by or caused by the existing insulation.

In the event an investigation of the membrane system becomes necessary in the roof decking / terrace / patio / overburden / paver areas, the building owner shall be solely responsible for providing access to the membrane by removing (and subsequently replacing) all overburden. Versico shall not be responsible for any physical damage to the membrane system related to any or all uses of the roof decking / terrace / patio / overburden / paver areas.

Versico does not warrant the pavers utilized in this installation, and specifically disclaims liability, under any theory of law, arising out of the integrity, installation, or performance of, or damages sustained by or caused by the paver product.

BY: Lorraine Russ



AUTHORIZED SIGNATURE

TITLE: General Manager

This Warranty Expires: 11/2/2040

### Versico Care and Maintenance Guide

In order to ensure the long-term performance of your Roofing System and continued warranty service and coverage, regular rooftop maintenance inspections are necessary. While normal aging will occur on all roofs, if not detected early, problems stemming from abuse, contamination, accidents and severe weather can result in extensive and costly repairs or premature failure of the roofing system. Single-ply Roofing Systems are typically low-slope and easy to inspect, but caution must be taken to ensure safety. Versico disclaims and assumes no liability for any rooftop activity.

- Owner must retain records related to the Roofing System. Such records include, but are not limited to: the warranty document and serial number, maintenance inspection logs, rooftop traffic logs, service logs, and invoices for work performed on the roofing system.
- Inspect the roof at least every six months (preferably spring and fall) and immediately following any weather event that includes excessive rainfall, high winds and/or hail warnings. Increased number of rooftop maintenance inspections may be required on some roofs as the location may dictate, such as higher trees near the building which will accumulate leaves and debris on the roof and have adverse effects on drainage. In addition, rooftop maintenance inspections should occur after regular maintenance of any rooftop unit.

When inspecting the Roofing System, pay special attention to the following:

- Walls/Parapets/Roof Edge – Wind damage often begins at the perimeter of the roof. Ensure all membrane terminations and edge metal and copings are secure.
- Roof Deck Membrane – Inspect the field of the roof, scanning for damage caused by wind-blown debris or traffic.
- Penetrations/Rooftop Units – Inspect the membrane, flashings and terminations around penetrations and roof top units for possible damage from service work. Ensure the units and terminations are secure.
- Remove debris (leaves, dirt, trash, etc.) – Good roofing practice dictates that water should drain from the roof and that ponded water should evaporate within 48 to 72 hours after a rainfall. Debris can inhibit drainage.

Additional Maintenance Items:

- Foot Traffic – Walkways must be provided if regular traffic is required or if rooftop equipment has a regular thirty (30) day or less maintenance schedule.
- Petroleum Products & Chemicals - Keep all liquids containing petroleum products or chemicals off the membrane to avoid product degradation.
- Animal Fats/Vegetable Oils: EPDM Membranes - Do not exhaust animal fats/vegetable oils directly onto EPDM roof surfaces. TPO & PVC Membranes – Animal fats/vegetable oils must be regularly removed and the rooftop surface cleaned with a mixture of soap and water.

What to do if a leak occurs:

- After verifying the leak is through the roofing system, contact Versico at 1-800-233-0551 or at [www.versico.com](http://www.versico.com).
- If minor, emergency temporary repairs are made to a suspected leak area, use Versico's Lap Sealant or a good-grade rubber caulk to address the repair area (do not use asphaltic roof cement). Please note, Versico is not responsible for the cost associated with any emergency temporary repairs.

Alterations to the Roofing System:

- Alterations to the Roofing System must be completed by a Versico Authorized Contractor. The Versico Authorized Contractor must notify Versico when the revision work is complete. The necessary form can be found on the Versico website via the Authorized Contractors login.

Warranty Transfer:

- Warranties shall be transferable upon a change in ownership of the building when the Owner has completed certain procedures. This form can be found on the Versico website for additional guidelines.



**Office of the City Engineer**

**John C. Rooney, P.E.**  
Assistant Commissioner of Public Works/  
City Engineer



**City of Racine, Wisconsin**

City Hall  
730 Washington Avenue  
Racine, WI 53403  
262.636.9191  
Fax: 262.636.9545

October 29, 2020

**TO:** Alder Mollie Jones, Chair  
Public Works and Services Committee

**FROM:** Ara P. Molitor, Interim Asst. Commissioner of Public Works/City Engineer  
Department of Public Works

**RE:** Final Payment, Contract 20190015, 2019 City Resurfacing Phase I (RW)  
A.W. Oakes & Sons, Inc., contractor

The work on Contract #20190015, 2019 City Resurfacing Phase I (RW) has been completed and the contractor, A.W. Oakes & Sons, Inc. is requesting final payment in the amount of \$1,582,498.13.

The preliminary funding for the project as shown on Resolution Number 0466-19 of May 7, 2019 was in the amount of \$1,578,721.50.

Change Order No. 1 for the contract approved earlier adjusted the contract amount by \$3,776.63.

Final funding for the project is as follows:

<u><b>ORG OBJECT</b></u>	<u><b>Description</b></u>	<u><b>Amount</b></u>
22640 57560	Sanitary Sewers	\$ 326,555.17
60484 57570	Storm Sewers	\$ 636,341.66
45040 57530	Traffic Signal Replacements	\$ 7,703.00
45040 57510	Curb & Gutter Replacement	\$ 96,201.60
45040 57515	Sidewalk Replacement	\$ 59,961.03
45040 57515	Crosswalk Ramps	\$ 16,677.02
45040 57500	Asphalt Resurfacing	\$ 439,058.65
	<b>Total</b>	<b>\$ 1,582,498.13</b>

Cc: Joy Hansche  
File

SDS/

Office of the City Engineer

John C. Rooney, P.E.  
Commissioner of Public Works



City Hall  
730 Washington Avenue  
Racine, WI 53403  
262.636.9191  
Fax: 262.636.9545

November 4, 2020

TO: Ara Molitor, P. E., Interim City Engineer  
FROM: Peter Eggert, P. E.  
RE: Contract #20190027 – Concrete Reconstruct

The work on Contract 20190027, Concrete Reconstruct has been completed and A. W. Oakes & Son is requesting final payment in the amount of \$1,475,013.45. The project was authorized by Resolution No. 0364-19 dated April 15, 2019 in the amount of \$1,570,467.00. The contract amount was decreased by (\$95,453.55) by Change Orders 1 and 2.

Funding is as follows:

<u>ORG OBJECT</u>	<u>Description</u>	<u>Amount</u>
45040 57500	DPW Paving	\$838,710.37
60484 57570	Storm Sewers	\$281,746.43
22640 57560	Sanitary Sewers	\$170,021.65
45040 57515	DPW Sidewalks	\$92,231.00
45040 57520	Replace City Circuits	\$92,304.00
	<b>Total</b>	<b>\$1,475,013.45</b>