

June 10, 2024

Ron J. Pritzlaff, P.E.
Assistant Commissioner of Public Works/Operations
730 Washington Ave., Room 304
Racine, WI 53403
Ronald.pritzlaff@cityofracine.org

**RE: Racine Tuckpointing
Additional Work Items**

Dear Mr. Pritzlaff,

Berglund Construction proposes to furnish all labor, material, and equipment to perform the following scope of work as outlined below. Pricing us based upon your email dated April 26, 2024.

Scope of Work:

- Item #3: Memorial Hall – Restoration of exterior “Golden Oak” doors on west elevation.
- Item #4: Memorial Hall – 100% tuckpointing of North Brick Wall and replacement of sealant joints around wall penetrations.
- Item #5: Memorial Hall – Dutchman repair in two (2) locations on the tone steps on the south side of the building.
- Item #8: City Hall Annex – Repointing and sealant repairs on the rest of the west elevation (not already in the original scope of work).
 - 100% repointing of all mortar joints
 - Replacement of all sealant joints within elevation
 - Replacement of sealant/mortar joints within limestone coping at parapet wall with new sealant joints, in lieu of mortar, including inside joints and across counter flashing on inside of parapet wall.
 - Demo and remove old unused wing-walls that protrude out from the main elevation

Lump Sum Cost: \$261,802.23

Sincerely,



John McHugh
Vice President - Restoration

A. **Potential Additional Work Items**

1. **Memorial Hall** - Full restoration of wood windows on 1st floor of Memorial hall, on East and North elevations.



2. **Memorial Hall** – Replacement of Kalwall windows on south elevation



3. **Memorial Hall** - Restoration of exterior of "Golden Oak" doors on west elevation.



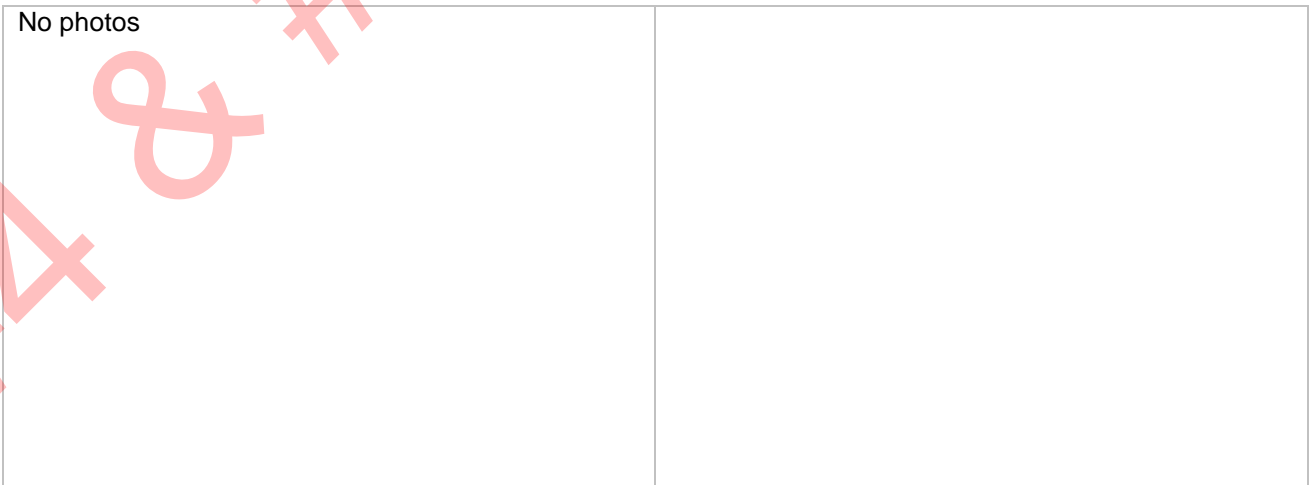
#2 NOT APPROVED #3 APPROVED

4. **Memorial Hall** – 100% tuckpointing of North Brick Wall (and replacement of sealant joints around wall penetrations)



5. **Memorial Hall** – Dutchman repair in 2 locations on the stone steps on the south side of the building.

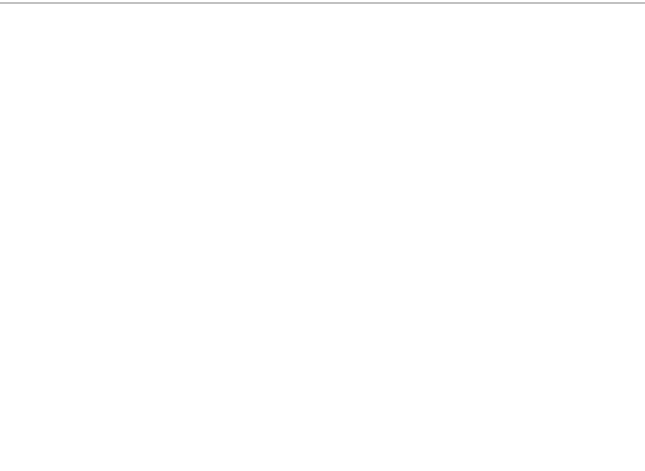
No photos



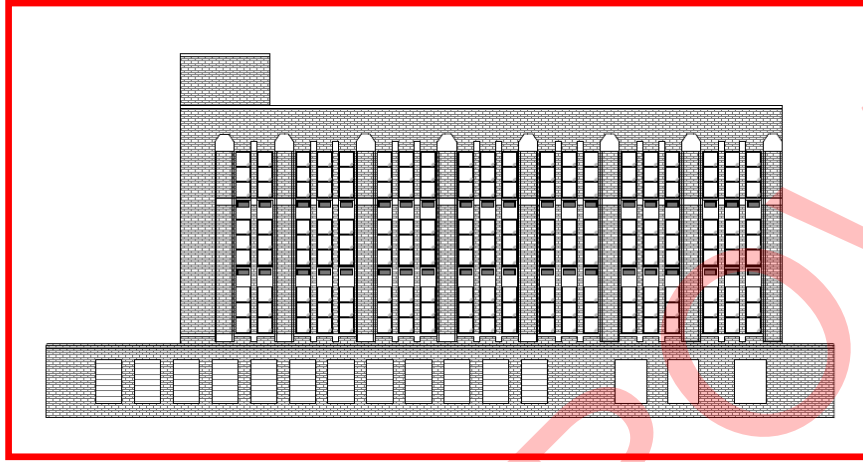
6. **Memorial Hall** – Route and seal the rest of the cracks in the concrete 1st floor wall (below the few that are already getting repaired above the doors), including the north elevation.




7. **City Hall Annex – Repointing and sealant repairs on South Elevation**
- a. 100% repointing of all mortar joints
 - b. Replacement of all sealant joints within elevation.
 - c. Replacement of sealant/mortar joints within limestone coping at parapet wall with new sealant joints, in lieu of mortar, including inside joints and across counter flashing on inside of parapet wall.



Whole south elevation

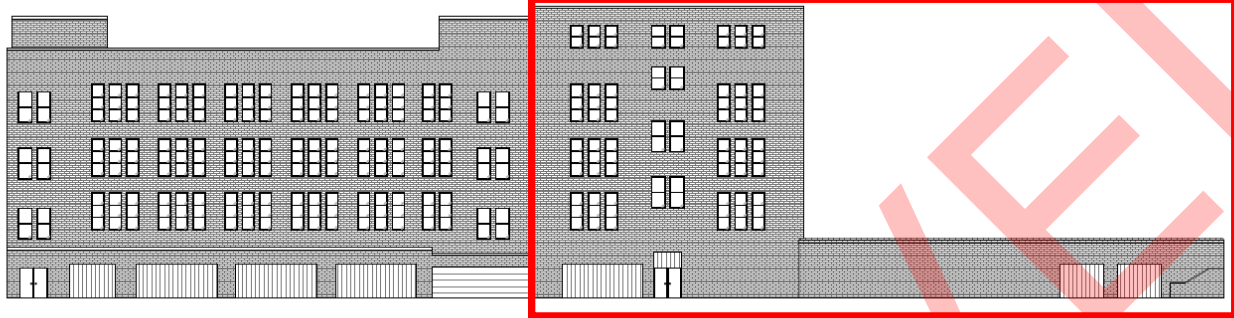


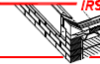
	INDUSTRIAL ROOFING SERVICES, INC. 13000 WEST SILVER SPRING DRIVE - BUTLER, WI 53007 PHONE: (800) 236-5477 / (262) 432-0500 FAX: (262) 432-0504	PROJECT NAME: CITY OF RACINE CITY HALL ANNEX 800 CENTER ST, RACINE, WI	DRAWN BY: CAP	DATE: 2/20/24	SITE ID NO.: 476	NOTES:
		TITLE: SOUTH ELEVATION	SCALE: N.T.S.	DRAWING: A3		

NOT APPROVED

8. **City Hall Annex** – Repointing and sealant repairs on the rest of the west elevation (what's not already in the original scope of work)
- a. 100% repointing of all mortar joints
 - b. Replacement of all sealant joints within elevation.
 - c. Replacement of sealant/mortar joints within limestone coping at parapet wall with new sealant joints, in lieu of mortar, including inside joints and across counter flashing on inside of parapet wall.
 - d. Demo and remove old unused wing-walls that protrude out from the main elevation (bottom 2 photos below)





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	TITLE: WEST ELEVATION	SCALE: N.T.S.	DRAWING: A4		

APPROVED