

## Department of Public Works

City Hall  
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Racine, Wisconsin 53403  
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City of Racine, Wisconsin

John C. Rooney, PE  
Commissioner of Public Works/City Engineer

Thomas M. Eeg, P.E.  
Asst. Comm. of Public Works/Operations

Legistar Item:

TO: Alder Mollie Jones, Chairperson  
Public Works & Services Committee

FROM: Thomas M. Eeg, P.E.   
Assistant Commissioner of Public Works/Operations

DATE: July 1, 2020

SUBJECT: Contract 20200029 – Roof Replacement – Central Heating Plant

Submitted for your review and approval is Change Order No.1 on the above mentioned contract.

When the existing roof was removed, it was determined that the masonry brick wall behind the roof flashing and beneath the stone copings were in poor condition and beyond repair. This change order, in the amount of \$8,245, will include installing new plywood over the face of the parapet wall; the installation of insulation in this area; the installation of vinyl over the exposed wood blocking and then the replacement of all metal coping around this facility. This repair was recommended by Industrial Roofing Services, the consultant that designed this project, and it will provide the needed repairs to extend the life of this roof.

Funding to cover the cost of this \$8,245 change order is available in:

45040 57200 Building Improvements

TME

Cc: John Rooney  
Dave Angove  
Bill Miller  
Jon Dragotta  
File





**CARLSON  
RACINE  
ROOFING**

**Racine (262) 632-5920**

**FAX (262) 632-0958**

**2401 Eaton Lane  
Racine, Wisconsin 53404**

**& SHEET METAL, INC.**

June 29, 2020

Mr. Dave Angove  
IRS

Re: City of Racine – Central Heating Plant Reroof Project – Parapet Issue

Dave,

We started job today and found that the masonry brick behind the roof flashings and underneath the stone copings are in poor shape. The areas in question are all the perimeters marked with detail 1/A6.0 (which are the north, south and east walls.)

Per our discussion, we are proposing the following:

1. Install new 3/4" plywood over the entire inside face of the parapet walls up to the top edge of the existing stone coping.
2. Install new 2"x 4" wood nailers on the outside and inside perimeters of the existing stone coping.
3. Fill in gap between the 2"x 4" nailers with 1.5" polyisocyanurate insulation.
4. After the inside of the parapet walls have been flashing install new 24" wide vinyl over the top of the exposed wood blocking.
5. Install new 24 gauge prefinished metal copings per normal IRS coping details.

Our proposal to do the above work is \$9,680.00 (NINE THOUSAND SIX HUNDRED EIGHTY DOLLARS or \$44/LF.

The original bid documents showed us redoing all of the exposed joints in the stone copings. Since we are now installing metal copings on these there is a DEDUCT of \$1,435.

The total add to change from reworking the stone copings to adding wood and covering with new metal copings is \$8,245. (EIGHT THOUSAND TWO HUNDRED FORTY FIVE DOLLARS)

If we need to install new plywood on the west walls of the upper and lower roof (Detail 4/A6.0) the cost to do that would be \$900.00 (NINE HUNDRED DOLLARS) or \$15/LF.

If you have any questions don't hesitate to call.

Sincerely,

Fred L. Petersen  
Carlson Racine Roofing & Sheet Metal, Inc.