

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH KINGS CONTRACTING, INC. FOR THE REPAIR OF THE ROOF OF VILLAGE PROPERTY AT 120 ALGONQUIN ROAD

WHEREAS, the Village of Barrington Hills (the “Village”) is a home-rule municipality pursuant to Article VII, Section 6, of the Constitution of the State of Illinois, and as such, is authorized to take all reasonable action pertaining to its affairs in accordance therewith, including but not limited to the execution of contracts for the repair and maintenance of Village property; and

WHEREAS, the Village owns certain property located at 120 Algonquin Road in Barrington Hills, Illinois commonly known as the Fire Station (the “Fire Station”); which property is subject to an intergovernmental lease with the Barrington Countryside Fire Protection District; and

WHEREAS, the roof of the Fire Station is in need of certain repairs and the Village has received a proposal from Kings Contracting Inc. for said repairs, which proposal is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, the President and Board of Trustees of the Village find that the execution of the proposal from Kings Contracting Inc. for certain repairs of the Fire Station roof is in the best interests of the Village and its citizens provided that not less than the prevailing rate of wages shall be paid to all laborers, workers, and mechanics as required under the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Barrington Hills, located in the Counties of Cook, Kane, Lake and McHenry, Illinois, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: The President is authorized to execute the proposal from Kings Contracting Inc. for certain repairs of the Fire Station roof as set forth in Exhibit A.

SECTION THREE: Village staff is directed to make all payments as directed under the terms of the Agreement, and to take all other actions required for performance of the Agreement.

SECTION FOUR: Kings Contracting Inc. is hereby notified that not less than the prevailing rate of wages shall be paid to all laborers, workers, and mechanics as required under the Illinois Prevailing Wage Act, 820 ILCS 130/1 *et seq.*, in connection with the repairs itemized in Exhibit A.

SECTION FIVE: This Resolution shall take effect immediately upon its passage and approval as provided by law.

Ayes: Nays: Absent:

PASSED AND APPROVED by the President and Board of Trustees of the Village of Barrington Hills, Illinois, this 25th day of September, 2017.

APPROVED:

ATTEST:

Village President

Village Clerk

Memo

To: Trustee Zubak
From: Robert Kosin
cc: Board of Trustees, Village President
Date: September 22, 2017
Re: Fire Station Roof Repair

This is a proposal to complete the re-shingling of the Fire Station roof and repair, if needed, the flashing at the base of the dormers.

By way of information the Fire Station roof is constructed as three separate roofs principally because of the cinder block fire wall between the two buildings, living quarters and apparatus.

The direction of the rafters for the gable roof of each building is perpendicular to each other and has different heights for their finished peaks. There is a roof construction feature linking the two disparate roofs known as a saddle but a roof onto itself.

Over time this construction among other elements i.e., pitch, orientation and height began to manifest itself in ways requiring greater than ordinary maintenance and repair. By 2011 the flashing in the saddle on the West side of the building began to fail and ice damming allowed water to reach the interior wall. Likewise flashing at the base of the dormers on the West side had failure were thereto water began to appear in Apparatus Building. While cosmetic repairs were undertaken, IRAC was retained to evaluate the roof and provide a program. Due to cost and uncertainty of the success of each solution proposed by IRCA, the work was done in segments. First the saddle and its flashing was replaced with an entire metal roof and the gutter area was augmented by heating elements. By 2013 the roof over the living quarters was re-shingled and the following year a reevaluation was made by IRCA of the conditions of the roof over the apparatus building.

The apparatus building roof had demonstrated deterioration that the contractor as directed in the report from IRCA did extend the re-shingling horizon until 2017.

Monies have been reserved in the last two budget cycles to meet the expected expenses of re-shingling the roof over the Apparatus Building and if found necessary, replace the flashing at the eight dormers – four on the east slope and four on the west slope. IRCA would be retained as the inspection service for the project. A proposal was received from the prior and qualified contractor in two parts, re-shingle and repair of the flashing. The amount of the proposal exceeds the expenditure authority of the Director of Administration and is submitted for the consideration and acceptance by the Board of Trustees.



Where the Customer is King

12 N. U.S. Hwy 12
Fox Lake, IL 60020

847-973-9282 ph.
847-973-9248 fax

Mr. Robert Kosin
Village of Barrington Hills
Barrington Hills, IL
60010

September 19, 2017

Dear Mrs. Kosin;

We have inspected the roof at the address noted above and propose to furnish all labor and material to install a new GAF Timberline HD roof with GAF's Lifetime Warranty as follows:

RE: SHINGLE ROOFING - FIRE STATION MAIN ROOF

- 1.) Tear off the existing roof, haul away the debris and rake clean the work area.
- 2.) If wood repair is required, we will complete the work for an additional charge of \$65.00 per hour for labor and material cost plus 15%.
- 3.) Install 6' of GAF Weatherlock ice membrane at the eaves and 3' at the valleys.
- 4.) Install 15# roofing felt over the remainder of the roof deck.
- 5.) Install four barb shanked roofing nails per shingle strip.
- 6.) Install extra shingle courses at roof edges.
- 7.) Install new plumbing vent lead flashings (upgrade from standard plastic flashings).
- 8.) Install new green drip edge at the rake edges and the dormer eaves.
- 9.) Seal in place HVAC and siding flashings.
- 10.) Provide a 5-Year Workmanship Guarantee against leaks.

PRICING: GAF Timberline Shingles \$22,752.00

RE: SIDING - 8 DORMERS

- 1.) Tear off the existing siding, dispose of the material and rake clean the site.
- 2.) Install Tyvek wrap over the existing wrap or exposed plywood.
- 3.) Install Weatherlock ice barrier, step flashings and green apron flashings at the base.
- 4.) Install new Mastic Quest .046 Double 4 vinyl siding with level coursing and exterior grade fasteners. (Standard Colors and Profile)
- 5.) Install matching j-channels and sealant to match as required.
- 6.) Provide a 2-Year Workmanship Guarantee.

PRICE: \$11,654.00

TERMS: Prices good for 30 days, 30% Payment requested at material delivery, balance due at invoice, late fees of 2% per month and any collection expenses will be added to your account, liability limited solely by our workmanship guarantee with copies available upon request.

Notes: 1.) All mechanics licensed bonded and insured. IL Unlimited Roofing Lic. #104.015572

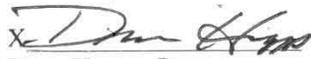
2.) Review proposals at www.illinoisattorneygeneral.gov/publications/pdf/homerep0403.pdf

3.) We will obtain permits upon request with all fees to be added to your account.

We thank you for this opportunity to quote your project and hope we can serve you soon.

Kings Contracting Inc.

ACCEPTANCE: I authorize the work included in this proposal.

X: 

Drew Hupp - Pres.

X: _____ Date: _____





Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection
during roof construction

June 28, 2011

Ms. Wendy Frisen
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, IL 60010

**RE: Fire Station #2
Barrington Hills, IL**

Dear Ms. Frisen:

At your request, a site visit was made to the above captioned building by Illinois Roof Consulting Associates, Inc. (IRCA) on June 16, 2011. The purpose of the visit was to investigate reported leakage and snow entry in the apparatus room and computer room. Present for the visit were yourself and Patrick D. Shaughnessy of IRCA. Please accept the following as my findings and recommendation in this matter.

It was reported that water infiltration occurred at the north end of the apparatus room in February 2011. Evidence of this leak is visible at a drywall joint in the ceiling. The location of the damaged drywall coincides with the location of a functioning gable vent in the attic above. A second leak was reported in the apparatus room due east from the above leak. Its size was much smaller and is located in the vicinity of a dormer. The specific circumstances about the occurrence of this leak were not known. A third leak was reported in an electronics room under the newly installed shingles. The leak is located near the northwest corner of the area.

The damage at the north perimeter of the apparatus room is located in the vicinity of a gable vent as mentioned above. The damage was noticed shortly after the blizzard that the area experienced in February 2011. The blizzard brought with it near record-breaking snow accumulations and extremely high winds. Photo #1 shows the gable vent from the interior. To keep pests out, approximately one inch screening was used over the gable opening. An inspection of the roofing at this area showed no defects. It is my opinion that the large quantities of wind driven snow experienced during that storm created the variables necessary for snow to enter the attic through the gable vent and accumulate in the attic. To prevent future occurrences, the Village could consider installing screen with smaller openings that in effect will filter the snow that tries to enter into the attic through the gable. This will have little effect on the function of the gable vent.

The second leak in the apparatus room is located in the vicinity of the northeast dormer. It is possible that this is also related to the snow accumulation that occurred during the blizzard. There were minor sealant defects found on the window that will require repair. If the leak occurs again in the future, the conditions necessary to make this leak occur should be noted to ensure that an effective repair is made.

Illinois Roof Consulting Assoc., Inc.

4302-G Crystal Lake Road

McHenry, Illinois 60050

(815) 385-6560

FAX (815) 385-3581

www.irca.com

The final leak in the electrical room is located in the field of the roof area, approximately five feet south and east of the northwest corner. The shingles appeared to be installed in this area and showed no defects. Recent repairs were made to the corner of the adjacent structure that could allow water into the building. This leak should be monitored, and if still active, the conditions necessary to cause the leak to occur should be noted. A water test may be necessary to pinpoint the exact point of entry if this leak continues to occur.

The following maintenance items should be completed in 2011:

1. Consider installing smaller screening on gable vent. (Photo #1)
2. Seal open caulking. (Photo #4)
3. Re-secure heat cable mounts. (Photo #7)

Sincerely,

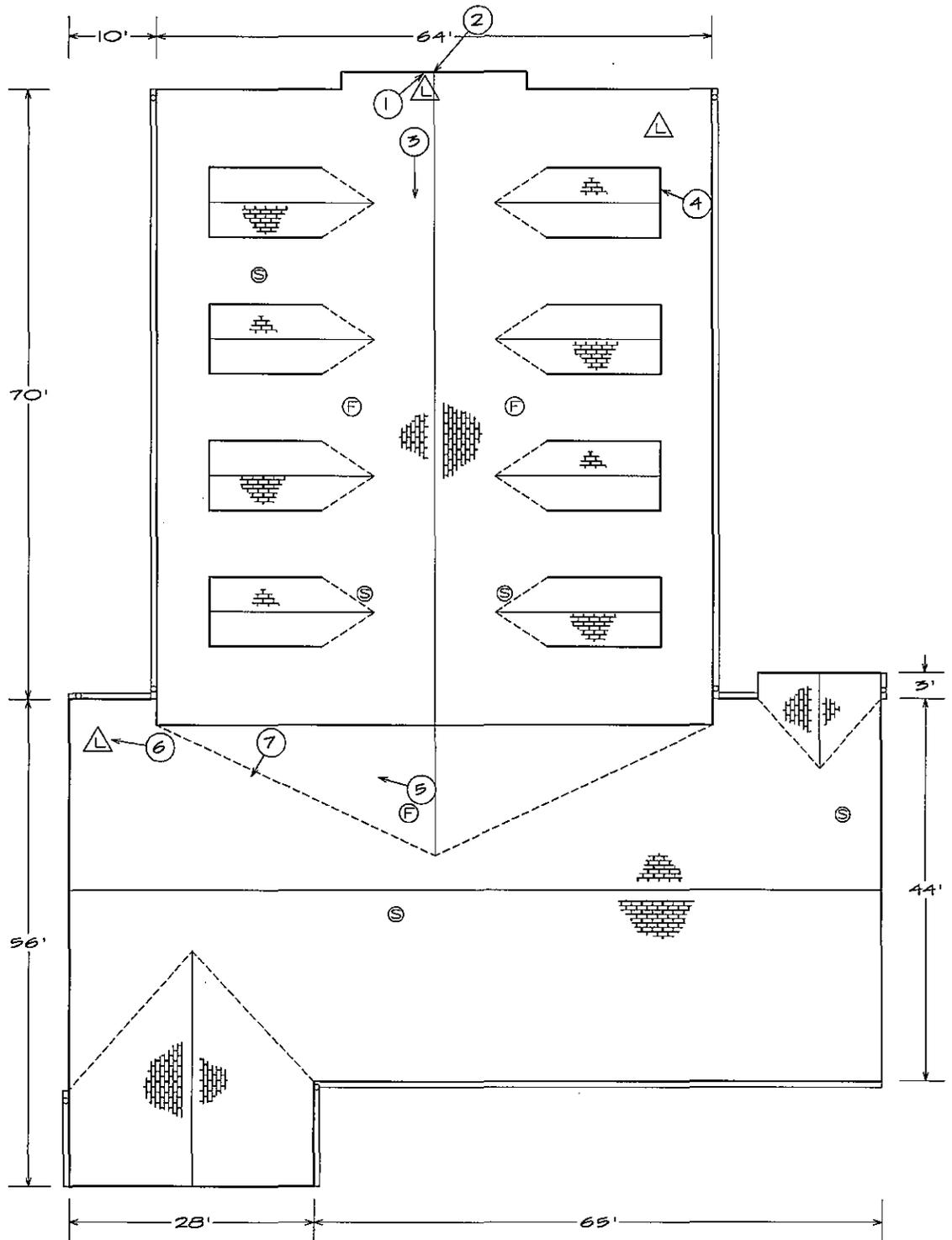
ILLINOIS ROOF CONSULTING ASSOCIATES, INC.



Patrick D. Shaughnessy, RRC, RRO
Project Manager

PDS/tn
11260.ltr

Enclosure



LEGEND

- (F) FLUE STACK
- (S) SOIL STACK
- GLITTER
- DOWNSPOUT

- (n) DENOTES PHOTO NUMBER
- △ LEAK LOCATION

10,710 S.F.



1126ORS

IRCA

PROJECT: VILLAGE OF BARRINGTON HILLS
FIRE STATION #2
120 S. ALGONQUIN RD.

DRAWING TITLE:

ROOF SKETCH

PROJECT #:

11260

DATE:

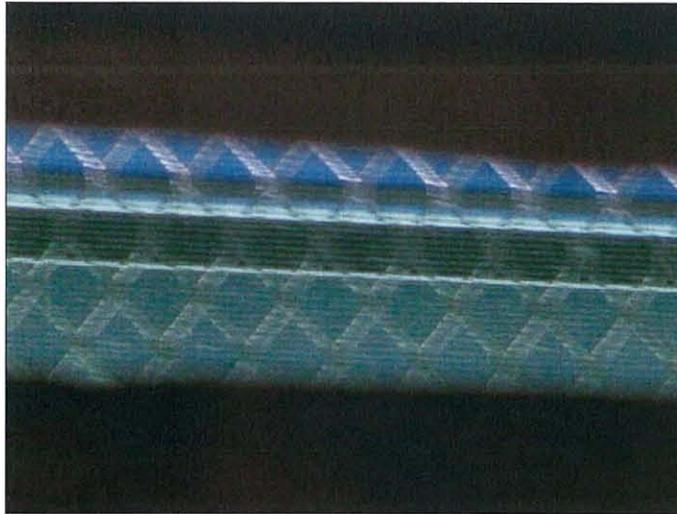
06/11

SCALE:

N.T.S.

DETAIL #:

RS - 1



1. GABLE VENT (TYPICAL)



2. GABLE VENT (TYPICAL)



3. OVERVIEW



4. OPEN SEALANT



5. OVERVIEW



6. OVERVIEW OF LEAK AREA



7. LOOSE CABLE MOUNTS



Certified Consultants and Specifiers

Roof Condition Evaluations

Moisture Testing

Quality Compliance Inspection
during roof construction

Illinois Roof Consulting Assoc., Inc.

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FAX (815) 385-3581

www.irca.com

August 24, 2011

Ms. Wendy Frisen
Village of Barrington Hills
112 Algonquin Road
Barrington Hills, IL 60010

**RE: Barrington Hills Fire Station #2
Barrington Hills, IL**

Dear Ms. Frisen:

At your request, a site visit was made to the above captioned building by Illinois Roof Consulting Associates, Inc. (IRCA) on August 16, 2011. The purpose of the visit was to investigate the cause of water entry during a recent storm. Present for the visit were yourself, Drew Hupp of King's Contracting and Patrick D. Shaughnessy of IRCA. Please accept the following as my findings and recommendations in this matter.

The leaks were reported to occur near the west end of the Apparatus Room. The two leak locations coincide with the location of the dormers that are visible from the outside of the building. Leaks were reported to have never appeared at these locations prior to the storm. It is not known if these leaks have occurred since the original storm.

The storm in question was a severe storm that brought very high winds with it along with large quantities of heavy rain. These winds came from the west. The conditions created by the storm were very uncommon and could exploit any vulnerabilities that may be present in water shedding building assemblies such as shingle roofing and siding.

During the investigation of the roofing in the leak areas, no significant defects were found. The investigation moved to the windows and siding on the dormer. The windows were properly sealed and showed no defects. The siding was detailed correctly with one exception. When investigating the flashings and terminations, there was no felt or polyethylene underlayment visible. This underlayment serves multiple purposes, one of them being waterproofing. Siding is water shedding, not waterproof and extreme conditions can allow moisture to migrate behind the siding. Underlayment can be looked at as a final line of defense should moisture penetrate behind the siding. It is my opinion that the extreme weather conditions during this storm created a situation where water was blown behind the siding and ran down the unprotected walls, where it eventually entered into the building.

As previously mentioned, the leak was reported to have appeared for the first time during the recent storm. This storm created unusual conditions that have rarely occurred, causing the leak to appear. Sealing the openings present in the siding is not recommended because there is the potential of trapping water behind the siding and causing water to enter into the building

Ms. Frisen
Page 2

should a breach occur. Our recommendation is to remove the siding currently in place on the dormers to allow for the installation of an underlayment membrane. Since the siding will likely incur damage during removal, new siding should be installed. Installing the underlayment will prevent moisture that gets behind the siding during extreme weather from entering the building.

The cost to perform this work will be significant as a stand-alone project and should be completed on all dormers. In our assessment of the roofing in 2009, we recommended a 2017 roofing replacement. If the work is put off until that time, the cost will be significantly less because the siding can be included in the roofing replacement where all mobilization and other fixed costs will be factored in. If the leaks continue to occur, then consideration to rework the dormers should be made.

If you have any further questions or concerns regarding this matter, please do not hesitate to contact our office.

Sincerely,

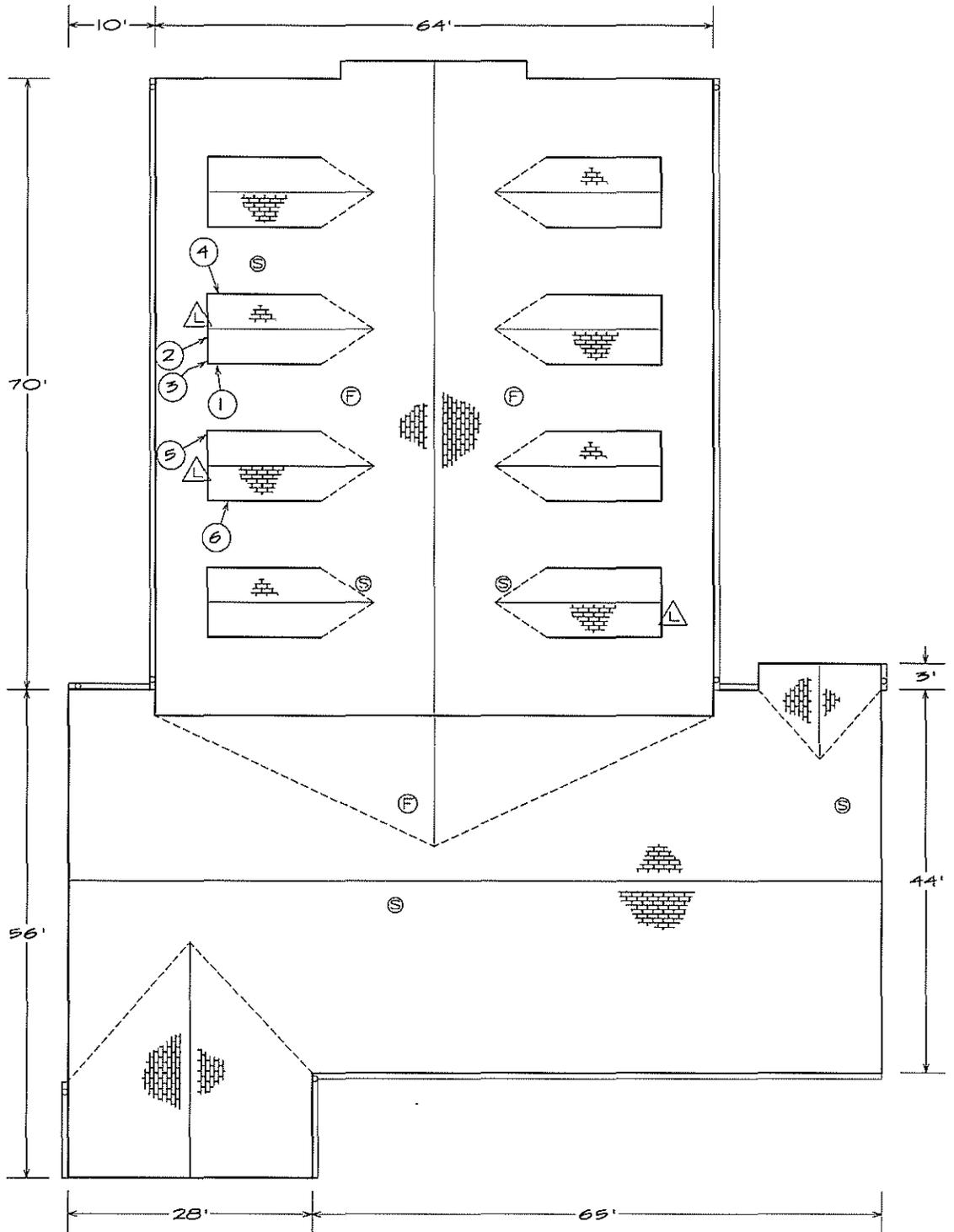
ILLINOIS ROOF CONSULTING ASSOCIATES, INC.



Patrick D. Shaughnessy, RRC, RRO
Project Manager

PDS/tn
11260.ltr

Enclosure



LEGEND

- (F) FLUE STACK
- (S) SOIL STACK
- ══ GUTTER
- ══ DOWNSPOUT

(n) DENOTES PHOTO NUMBER

△ LEAK LOCATION

10,710 S.F.



11260RS



PROJECT: VILLAGE OF BARRINGTON HILLS
 FIRE STATION #2
 120 S. ALGONQUIN RD.

DRAWING TITLE:

ROOF SKETCH

PROJECT #:

11260

DATE:

08/11

SCALE:

N.T.S.

DETAIL #:

RS - 1



1. OVERVIEW-DORMER



2. WINDOW DETAIL (TYPICAL)



3. MISSING UNDERLAYMENT

Illinois Roof Consulting Associates, Inc.
 4302-G Crystal Lake Road
 McHenry, IL 60050
 (815) 385-6560
 (Fax) 385-3581

PROJECT: Village of Barrington Hills Fire Station #2			JOB NO.: 14001
ROOF AREA: North Roof	ROOF AGE: 20 years	BLDG TYPE: Masonry	ROOF SLOPE: 5:12
EVALUATION BY: Robert Heideman and William Richardson on April 11, 2014			

CONDITION SUMMARY

OVERALL PHYSICAL CONDITION OF SYSTEM: Poor OVERALL APPEARANCE: Marginal
 REPLACEMENT YEAR: 2016

SYSTEM/DETAILS:

Shingles: Architectural Color: Tan / brown Attachment: Hand nailed Underlayment: Felt with ice barrier product	Lifted plywood, split shingles, backed out fasteners, damaged shingles	MATERIALS: Poor WORKMANSHIP: Marginal CONSTRUCTION: Acceptable GRANULE ADHESION: Marginal
Ridges: Shingled, not vented	Deteriorated ridge cap	MATERIALS: Marginal WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Valleys: Closed cut	Cracked shingles	MATERIALS: Poor WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Flashings: Baby tins at dormers / walls / chimney		MATERIALS: Marginal WORKMANSHIP: CONSTRUCTION: Acceptable
Counterflashings:		MATERIALS: WORKMANSHIP: CONSTRUCTION: Acceptable
Drip edge: Face fastened gutter apron shingle overhang 1"		MATERIALS: Marginal WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Rake edge: Shingle overhang 1"		MATERIALS: Marginal WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Venting: Gable vents		MATERIALS: Marginal WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Penetrations: Soil and flue stacks		MATERIALS: Marginal WORKMANSHIP: Marginal CONSTRUCTION: Acceptable
Gutters: Traditional design, steel		MATERIALS: Satisfactory WORKMANSHIP: Satisfactory CONSTRUCTION: Acceptable

REPAIRS:

1. Replace split shingles (Photos #7 & 9)
2. Replace deteriorated ridge caps (Photo #8)
3. Re-nail fastener, seal shingle (Photo #10)
4. Remove shingles, re-nail plywood, install new shingles (Photo #12)

Illinois Roof Consulting Associates, Inc.
 4302-G Crystal Lake Road
 McHenry, IL 60050
 (815) 385-6560
 (Fax) 385-3581

PROJECT: Village of Barrington Hills Fire Station #2			JOB NO.: 14001
ROOF AREA: South Roof	ROOF AGE: 2 years	BLDG TYPE: Masonry	ROOF SLOPE: 8:12
EVALUATION BY: Robert Heideman and William Richardson on April 11, 2014			

CONDITION SUMMARY	
OVERALL PHYSICAL CONDITION OF SYSTEM: Satisfactory	OVERALL APPEARANCE: Satisfactory
REPLACEMENT YEAR: 2034	

SYSTEM/DETAILS:

Shingles: Architectural
 Color: Tan / brown
 Attachment: Pneumatically nailed
 Underlayment: Felt with ice barrier product

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable
 GRANULE ADHESION: Satisfactory

Ridges: Vented, rigid type

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Valleys: Closed cut, metal

Low slope valley on east side has open seams at wall and ridge, heat cables detached

MATERIALS: Satisfactory
 WORKMANSHIP: Marginal
 CONSTRUCTION: Acceptable

Flashings: Sheet metal at wall

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Counterflashings: Steel

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Drip edge: Face fastened gutter apron, shingle overhang 1"

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Rake edge: Shingle overhang 1"

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Venting: Soffit to ridge

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Penetrations: Soil and flue stacks

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

Gutters: Traditional design, steel

MATERIALS: Satisfactory
 WORKMANSHIP: Satisfactory
 CONSTRUCTION: Acceptable

REPAIRS:

1. Repair open seams on low slope valley east side (Photos #2 & 4)
2. Remove backed out fastener, install new fastener (Photo #3)

RECOMMENDATIONS – NARRATIVE

The Fire Station #2 has two roof sections. An older shingle roof to the north which no leaks were reported on but there are several backed out fasteners and split shingles. Recommended repairs should allow this roof to remain serviceable for two more years.

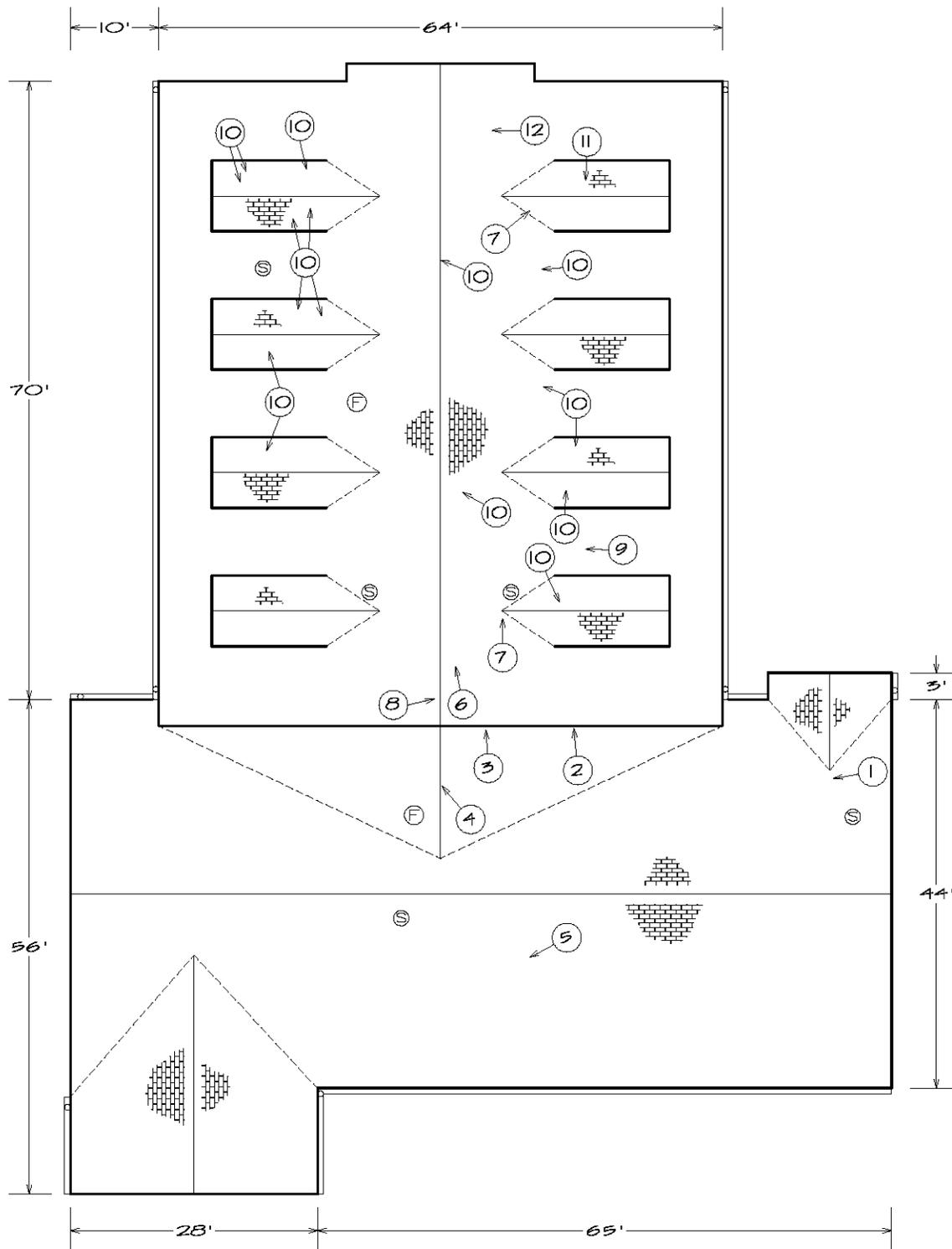
The second section is the south which is a newer shingle section that is performing satisfactorily at this time. The low slope valley between the two sections has some open seams that should be addressed. There are heat cables on the west side that are loose and should be re-attached.

PROJECTED BUDGETS

DESCRIPTION	YEAR	ESTIMATE IN CURRENT DOLLARS
PREVENTIVE MAINTENANCE: As described above	2014	\$ 850
REPLACEMENT: North section of roof	2016	\$ 21,032
CONSULTING SERVICES BY IRCA: Annual Roof Inspection	2015	\$ 760

James C. Gruebnau, RRC, Project Manager
Illinois Roof Consulting Associates, Inc.
4302-G Crystal Lake Road
McHenry, IL 60050
(815) 385-6560 ext: 18
(Fax) 385-3581
jim@irca.com
www.irca.com

14001.vis



LEGEND

- (F) FLUE STACK
- (S) SOIL STACK
- ══ GUTTER
- ══ DOWNSPOUT

(n) DENOTES PHOTO NUMBER

10,710 S.F.



1400IRS



PROJECT: VILLAGE OF BARRINGTON HILLS FIRE STATION #2 120 S. ALGONQUIN RD.		DRAWING TITLE: ROOF SKETCH	
PROJECT #: 14001	DATE: 04/14	SCALE: N.T.S.	DETAIL #: RS - 1



1. OVERVIEW



2. OPEN FLASHING



3. BACKED OUT FASTENER



4. OPEN LAP SEAM



5. OVERVIEW



6. OVERVIEW



7. CRACKED SHINGLES IN VALLEY



8. DETERIORATED RIDGE CAPS (TYPICAL)



9. CRACKED SHINGLES



10. BACKED OUT FASTENER



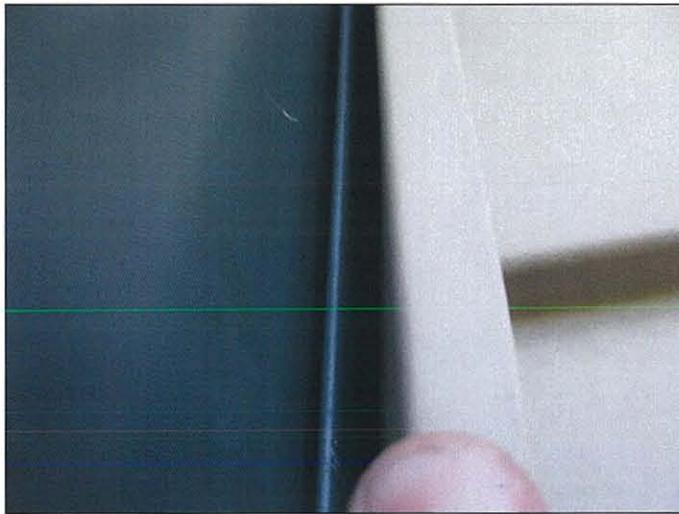
11. DAMAGED SHINGLES



12. LIFTED PLYWOOD



4. MISSING UNDERLAYMENT



5. MISSING UNDERLAYMENT



6. MISSING UNDERLAYMENT