

COUNCIL WORKSHOP ITEM

ITEM: Fire Station #5 Window/Masonry Repairs
DATE: March 20, 2001
PREPARED BY: Jerry Sprecher, Deputy Village Manager
PURPOSE: Approve Contract

DISCUSSION:

Fire Station 5 has been showing signs of masonry deterioration, specifically around the windows. Over time, water has infiltrated windows, causing damage to the frames and limestone ledges. The restoration of these areas was incorporated into the current budget, and quotes were received.

As the attached proposal from the recommended contractor indicates, it is proposed to restore all window areas, replacing sealant and caulk; replacing window irons and stone; and installing flashing to further protect against water seepage.

ATTACHMENT:

Proposal from Master Masons LTD

RECOMMENDATION:

It is recommended that Master Masons LTD, Downers Grove, be awarded a contract for \$13,600 to complete these repairs. This project is budgeted at \$15,000 in CIP Account # 220.521.0000.5711.

A second proposal at a cost of \$21,750 was received from Matthews Masonry, Chicago. A third proposal from Arrow Masonry, Palatine, was rejected as incomplete.

MASTER MASONS LTD
EXPERT MASONRY RESTORATION & CONSTRUCTION
3801 HIGHLAND AV. DOWNERS GROVE, ILL. 60515
1-800-465-8233 - 630-654-3571

MARCH 2, 2001

VILLAGE OF DOWNERS GROVE,

UPON INSPECTION OF THE PROPERTY COMMONLY KNOWN AS FIRE HOUSE NO. 5 THE CONDITIONS OF THE IRON LENTILS AND LIMESTONE ATOP THEM HAS DETERIORATED AND THE PRESSURE ACROSS THIS AREA HAS STARTED TO BREAK THE STONE NOW PLACE



THIS IS A CAUSE AND EFFECT TYPE RESTORATION, THE NECESSARY WORK WILL INCLUDE REPAIRS OF THE CAUSE ALONG WITH THE OBVIOUS DAMAGE TO IRONS AND LIMESTONE.

WE PROPOSE TO FURNISH ALL SKILLED LABOR, EQUIPMENT AND MATERIALS TO COMPLETE YOUR RESTORATION PROJECT.

THE WORK OUTLINE TO FOLLOW OUTLINES, SITE WORK, MATERIALS, SUPERVISION AND GENERAL INFORMATION RELATED TO YOUR PROJECT FEEL FREE TO CALL ANTHONY HERRERA AT 1-800-465-8233

ENCLOSED IS A COPY OF OUR WEB SITE NOW UNDER CONSTRUCTION WITH A PROFILE OF MASTER MASONS LTD AND SOME OF OUR WORK COMPLETED OVER THE LAST 20 YEARS.

<http://www.ace-infotech.com/clients/mastermason/index.html>

WORK OUTLINE

- 1) ALL OF THE LOWER LEVEL IRONS HAVE BEEN DAMAGED BY WATER ENTERING WALLS ABOVE, ALSO THE SEALANT AROUND UPPER WINDOWS IS OPEN ALSO ALLOWING MOISTURE TO ENTER.



- 2) THE SMALL WINDOW UNITS ABOVE DAMAGE WILL BE RESTORED AS WILL THE LARGER WINDOWS ON THE SECOND LEVEL, REMOVAL AND REPLACEMENT OF SEALANT/CAULK NOW IN PLACE. A ONE-PART SEALANT WILL BE PLACED ON ALL WINDOWS AND DOORS. THIS WORK WILL PROTECT AREAS BELOW/AROUND FROM CONTINUED DAMAGE.
- 3) THE BROKEN LIMESTONE HAS BEEN CAUSED BY WATER ENTERING THE AREA AS THE IRON RUSTS FLAKES OF RUST BREAK AWAY FROM THE IRONS AND INCREASE THE SIZE, THIS RUST TRAPPED BETWEEN IRON AND STONE CREATES PRESSURE THAT WILL BREAK OR SEPARATE MOST BUILDING MATERIALS.
- 4) WE PROPOSE TO CHANGE/RESTORE ALL LOWER LEVEL IRONS AND STONE ABOVE WINDOWS.
- 5) IRONS REMOVED WILL BE REPLACED WITH LIKE MATERIALS, A COPPER FLASHING WILL BE INSTALLED ON ALL IRONS THIS KRAFT PAPER BACKED COPPER FLASHING WILL PROTECT NEWLY PLACED IRONS EVEN IF IN THE FUTURE WATER ENTERERS THIS AREA.
- 6) A REQUEST TO CHANGE TWO WINDOW UNITS WITH GLASS BLOCK WOULD ON ACCEPTANCE OF THIS WORK OUTLINE BE COMPLETED WITHOUT ADDITIONAL COST, THIS IS BASED ON THE SMALLER LOWER LEVEL WINDOWS.

- 7) ALL LIMESTONE WILL BE WATERPROOFED THIS WILL ADD ADDITIONAL PROTECTION.
- 8) ALL INSTALLED IRONS WILL HAVE WEEP HOLES ON COMPLETION.

SITE MANGEMENT

- 1) WE WILL NOT OVER BURDEN THE SITE WITH EQUIPMENT OR MATERIALS.
- 2) AREAS WHERE WE ARE WORKING WILL BE TARPED, LEFT IN BROOM CLEAN CONDITION WITH ALL REFUSE-REMOVED DAILY.
- 3) THERE WILL BE SOME EQUIPMENT LEFT ON SITE, THIS EQUIPMENT IS THE CONTRACTORS RESPONSIBILITY, NOT THE VILLAGES.
- 4) THE SUPERVISOR ON SITE WILL BE ANTHONY HERRERA, IF ANY PROBLEM ARISES THE 24-HOUR NUMBER TO REACH MR. HERRERA IS 800-465-8233.

WORK HOURS

- 1) WEEKDAYS 8:00 AM TO 5:00 PM OR LATER.
- 2) WEEKENDS BY YOUR DIRECTION.
- 3) WORK WILL CONTINUE DAILY UNTIL COMPLETION ALL DAYS THE WEATHER WILL ALLOW.

SITE WORKERS & INSURANCE

- 1) ALL WORKERS ARE EMPLOYEES OF MASTER MASONS LTD, NOT SUBCONTRACTORS.
- 2) ON ACCEPTANCE OF THIS WORK OUTLINE ANY INSURANCE REQUIREMENTS WILL BE FORWARDED TO YOU BY BINDER, TO THE VILLAGE, WITHIN 7 DAYS OR CLOSE ENOUGH TO START OF SITE WORK SO AS TO COMPLETE WORK WITHIN THE 30 DAY BINDER PERIOD.

MATERIALS

- 1) MASON MIX – BRIXMENT ASTM APPROVED
- 2) SEALANTS – SONOBORNE NP-1, URETHANE ONE PART SEALANT
- 3) WATERPROOFER – HYDROZA D-7
- 4) COPPER FLASHING - VARIOUS MANUFACTURES.
- 5) LIMESTONE – MENO STONE AFTER REMOVAL OF ONE UNIT, DUPLICATED.



WE BELIEVE ALL 11 LOWER IRONS SHOULD BE CHANGED BECAUSE ALL HAVE THE SAME WATER DAMAGE WITHIN, TO COMPLETE ONLY SOME OF THE IRONS WILL CREATE ADDITIONAL WORK IN THE NEAR FUTURE.

THE QUOTE INCLUDES ALL ELEVEN LOWER IRONS & REPLACEMENT OF LOWER LIMESTONE - ALL WINDOWS AND DOORS WITH NEW SEALANT - WATERPROOFING ALL LIMESTONE AROUND WINDOWS

CONTRACT COST

ALL OUTLINED WORK WILL BE COMPLETED FOR THE SUM
OF
THIRTEEN THOUSAND SIX HUNDRED DOLLARS
TO BE PAID OF COMPLETION OF WORK
WE WOULD LIKE TO BEGIN AND END WORK USING YOUR
CUTOFF DATES AS TO VENDOR PAYMENTS.

TRUSTING THIS MEETS WITH YOUR APPROVAL
ALWAYS AT YOUR SERVICE

SINCERELY YOURS,

ANTHONY HERRERA
MASTER MASONS LTD

PROCCED WITH WORK AS OUTLINED

SIGNATURE _____ DATE _____