

VILLAGE OF BARRINGTON HILLS

112 Algonquin Road, Barrington Hills, IL 60010-5199

P: 847.551.3000 | F: 847.551.3050

www.barringtonhills-il.gov

TO: Board of Trustees

FROM: Trustee Harrington

RE: Building & Grounds Activity

DATE: 05/28/2014

Fire Station: Roofing contractor has been contacted to complete recommended repairs resulting from the annual roof inspection (attached). It was also recommended that the north section of the roof be replaced next year. Inspector estimated the costs to be \$850.00 to make the current repairs and \$21,032.00 to replace north roof next year.

IRCA

TRANSMITTAL

TO: Village of Barrington Hills
122 Algonquin Road
Barrington Hills, IL

DATE: April 29, 2014

JOB: 14001

ATTN: Wendy Frisen

RE: Fire Station #2

PLEASE BE ADVISED WE ARE SENDING YOU:

ATTACHED UNDER SEPARATE COVER _____

THE FOLLOWING:

PLANS SPECS PHOTOS ADDENDUM ROOF INSPECTION
INVOICE LETTER CHANGE ORDERS SHOP DRAWING
MOISTURE SURVEY [] OTHER _____

COPIES	JOB	DESCRIPTION
1	14001	Roof Condition Evaluation

THESE ARE BEING TRANSMITTED AS INDICATED BELOW:

RESUBMIT FOR APPROVAL FOR BIDS DUE
 RETURNED WITH REVIEWED
 FOR YOUR COMMENTS FOR YOUR USE
 AS REQUESTED

COMMENTS:

Ms. Frisen,

Enclosed please find our Roof Condition Evaluation for the project listed above. Please do not hesitate to contact our office should you have any questions or concerns.

SIGNED:  James C. Gruebnaue, RRC

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.
4302-G Crystal Lake Road
(815) 385-6560

McHenry, IL 60050
FAX (815) 385-3581 www.irca.com

Roof Condition Evaluation

Project

Fire Station #2
Village of Barrington Hills
120 S. Algonquin Road
Barrington Hills, IL 60010

Report For

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

IRCA Project Number

14001

Report Date

April 29, 2014

IRCA

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)

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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.

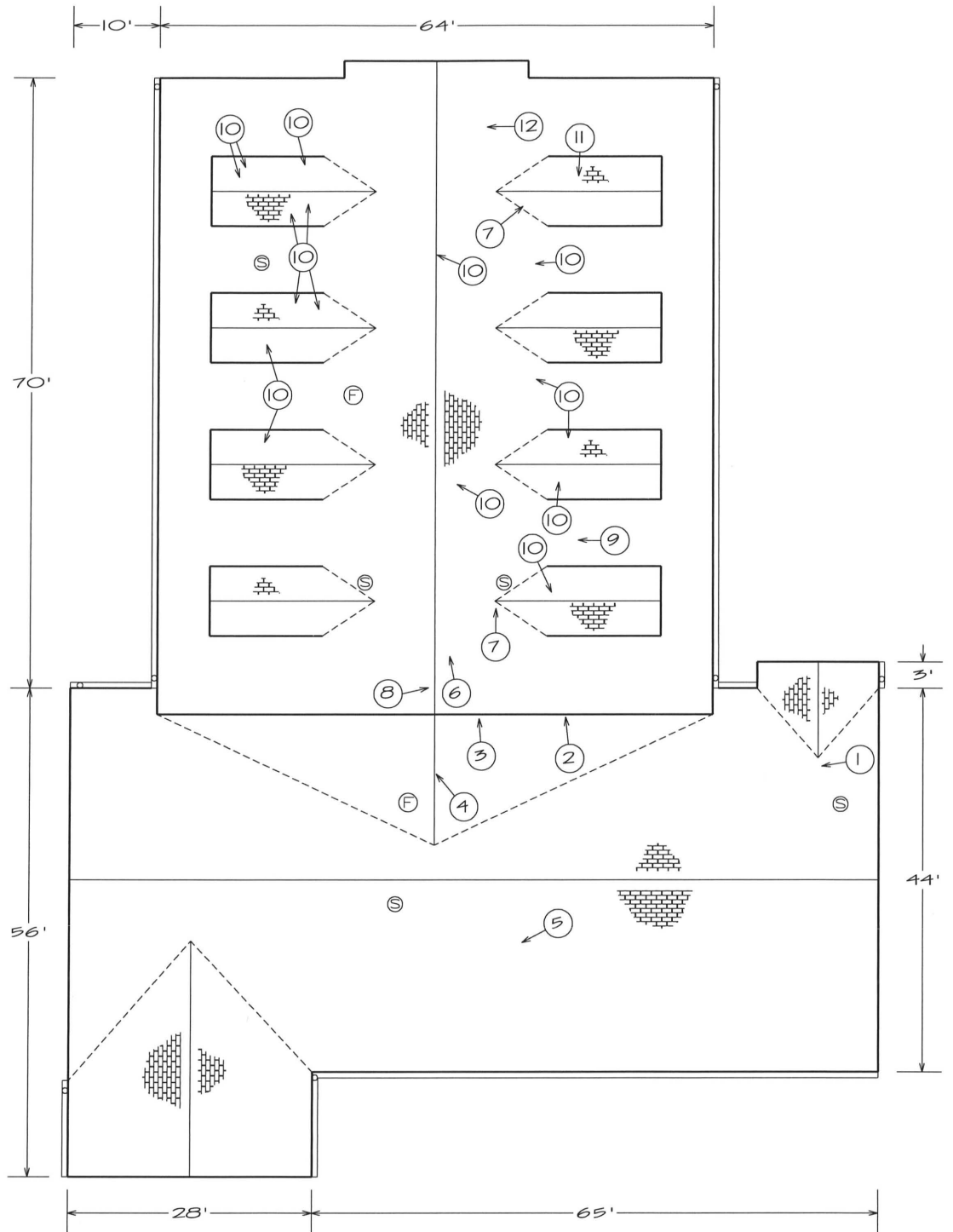
The second section is the south which is a newer shingle section that is performing satisfactorily at this time. The low slope valley between the two sections has some open seams that should be addressed. There are heat cables on the west side that are loose and should be re-attached.

PROJECTED BUDGETS

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



James C. Gruebnaue, RRC, Project Manager
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jim@irca.com
www.irca.com



LEGEND

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

(n) DENOTES PHOTO NUMBER

10,710 S.F.



1400IRS

IRCA

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

DRAWING TITLE:
ROOF SKETCH

PROJECT #:
14001

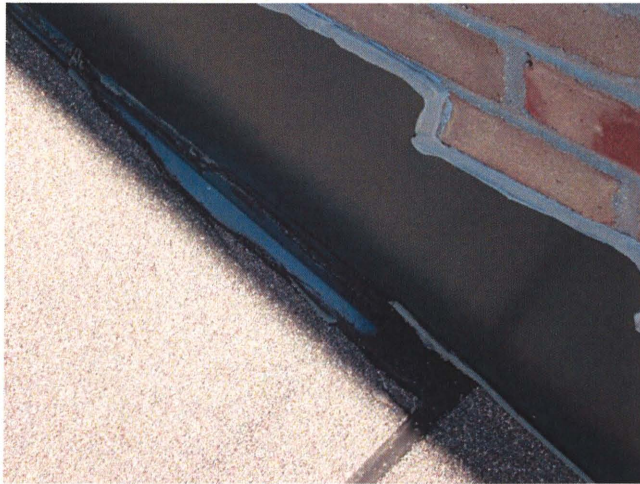
DATE:
04/14

SCALE:
N.T.S.

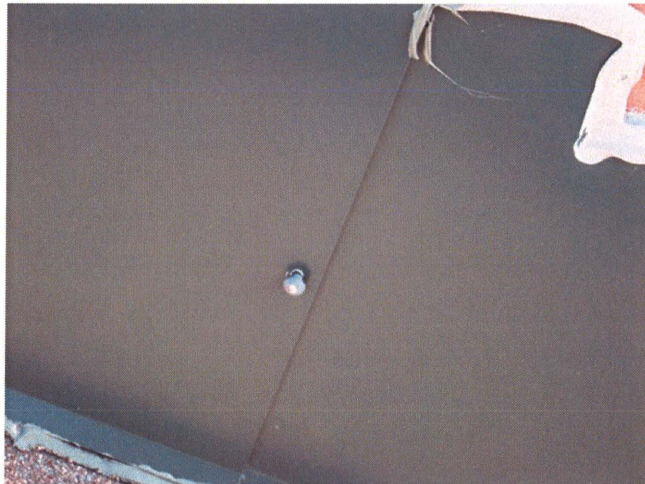
DETAIL #:
RS - 1



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



Illinois Roof Consulting Assoc., Inc.
 P.O. Box 700
 McHenry, Illinois 60051-0700
 (815) 385-6560
 FAX (815) 385-3581
www.irca.com

DATE: 04/18/2014

INVOICE NO: 22048

VILLAGE BARRINGTON HILLS
 112 ALGONQUIN ROAD
 BARRINGTON HILLS IL 60010

PROJECT MANAGER: JAMES GRUEBNAU
 PO NO:
 IRCA NO: 214001
 CLIENT:

ATTN: ROBERT KOSIN

FINAL INVOICE

RE: FIRE STATION #2 BARRINGTON, IL
 PERFORM VISUAL INSPECTION AND PROVIDE WRITTEN REPORT.

\$ 750.00

INVOICE TOTAL \$ 750.00
 =====

PROFESSIONAL SERVICES RENDERED THROUGH 04/18/2014

*Approved
 per proposal
 05/01/14
 [Signature]*

FOR PROPER CREDIT, PLEASE INCLUDE INVOICE NUMBERS WITH ALL PAYMENTS.

TAX IDENTIFICATION NUMBER 36 - 3109999

Net 30 Days - Interest Charged on Past Due Amounts of 1.5% Per Month or 18% Per Year.

This invoice includes all recorded charges for time through date indicated. Where applicable, additional expenses for which we have not yet been billed (travel expenses, long distance telephone, computer charges, supplies, consultant fees, etc.) will be charged to you on subsequent invoices.

ORIGINAL

MEMORANDUM

To: Michael Harrington, Insurance, Health, Environment,
Buildings & Grounds Chair
Robert Kosin, Village Administrator

850 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

From: Daniel J. Strahan, P.E., CFM
Gewalt Hamilton Associates (GHA)

820 Lakeside Drive, Suite 5, Gurnee, IL 60031
TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

Date: May 23, 2014

Re: Board of Health Meeting- Tuesday, May 13, 2014
189 Old Sutton Variance

On Tuesday, May 13, 2014 the Board of Health met to consider a variance application for a septic system at 189 Old Sutton Road. The meeting was attended by Chairman Gwynne Johnston, Frank Konicek, M.D., Anne Majewski, M.D., and Shirley Conibear, M.D. Technical information for the septic system design was presented by the applicant's engineer, Peder Finnberg of Heritage Land Consultants.

A permit to repair the existing septic system at 189 Old Sutton Road was received on March 7, 2014 and reviewed by GHA. In order to meet the required 24" vertical separation from the limiting layer, the septic design engineer proposed a Type IV at-grade mound system. As the Village Code does not include design criteria for this type of system, the system was designed in accordance with Lake County septic design standards and a variance was requested. GHA provided a review letter to the building department and the Board of Health, and a representative of GHA was present at the meeting to respond to question.

As background, during meetings in September and October of 2013 the Board of Health had reviewed and recommended changes to the Village septic code (Section 4-2-7 of the Village Code) in response to changes in the IDPH Code that required more detailed soil testing than was previously required. It was noted at the time that due to the requirement of soil testing and the determination of the limiting layer, it was anticipated that more frequent variance requests would result since trench systems often will not be able to meet the separation requirement from the limiting layer unless the soil is very well drained. This is the first such variance request received since the amendments took effect on Jan. 1, 2014, but we do not anticipate it will be the last, as there are at least two other potential applications in the early stages of design which face a similar issue.

Upon review and consideration of the documents, the Board approved a variance to allow the at-grade mound system at the property in question.

cc: Board of Trustees