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 [X] UNDER SEPARATE COVER _____

THE FOLLOWING:
PLANS [ ] SPECS [ ] PHOTOS [ ] ADDENDUM [ ] ROOF INSPECTION [X]
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
[ ] RETURNED WITH
[ ] FOR YOUR COMMENTS
[ ] AS REQUESTED
[ ] FOR BIDS DUE
[ ] REVIEWED
[X] FOR YOUR USE

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. Gruebnau James C. Gruebnau, RRC

ILLINOIS ROOF CONSULTING ASSOCIATES, INC.
4302-G Crystal Lake Road McHenry, IL 60050
(815) 385-6560 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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McHenry, IL 60050
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(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	2015	$ 21,032
CONSULTING SERVICES BY IRCA: Annual Roof Inspection	2015	$ 760

James C. Gruebnau, RRC, Project Manager
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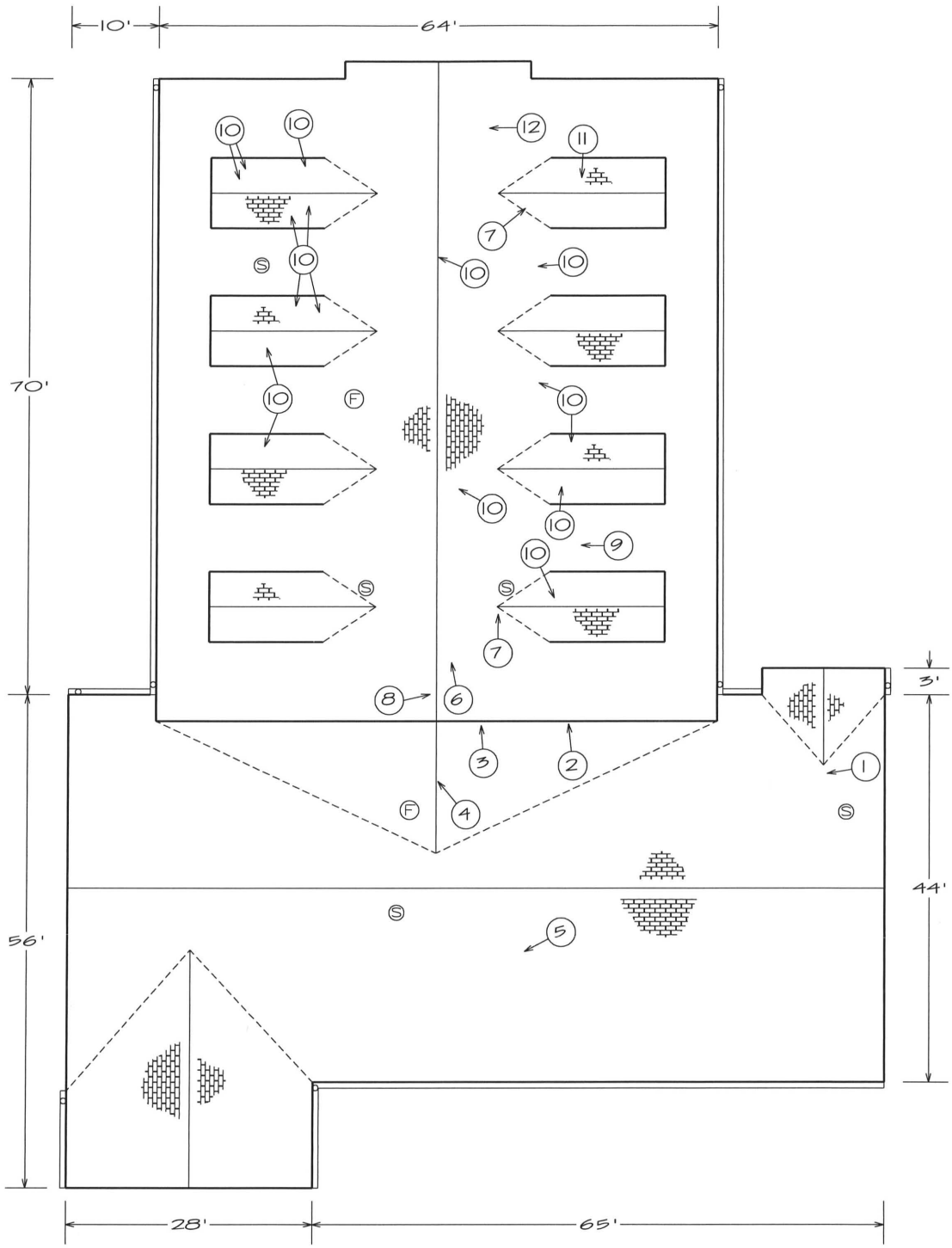


LEGEND

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

(n) DENOTES PHOTO NUMBER

10,710 S.F.

NORTH

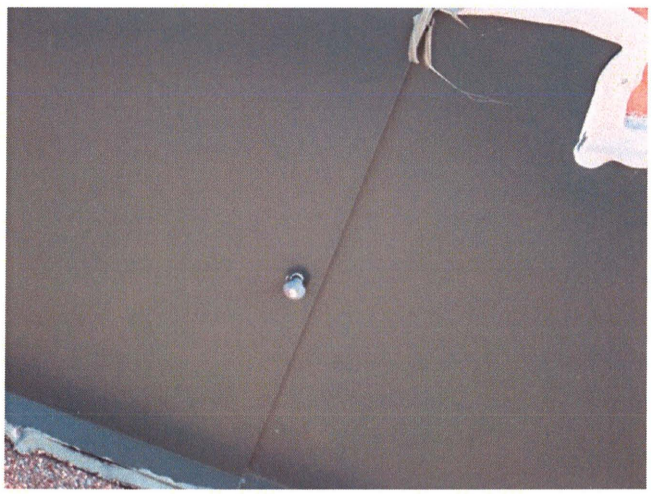
14001RS

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

IRCA

Illinois Roof Consulting Assoc., Inc.
P.O. Box 700
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FAX (815) 385-3581
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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

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