

INSIDE REPAIRS



ROOF INFORMATION

HUGE STORM APRIL 23, 2003 IN PEORIA

This time the basement was spared toilet backing up with Peoria's problems. But the Founder's Room was a waterfall damaging ceiling, wall, and particle backed flooring.

Insurance company inspected and did not cover insides (found indications of long-term leak in the wall but not showing) and roof not damaged by hail or wind.

Six contractors contacted, four responded, River City Roofing was lowest \$42,000 plus unknown decking issues. Other three were \$50k to \$80k plus decking repair. I requested alumni help in a newsletter and had Brother Thom Pritchard from Chicago provide his services. That included visiting and taking a few core samples and visual inspection. He provided a one-page evaluation and a full list of recommendations to discuss with the contractor. A copy of his report is at the end of this information.

We checked out the contractor with Jim Ardis (Brothers from the mid 80's may know him; he was the Lucky Lady manager and later on the Peoria Mayor for 16 years, now retired). As fate would have it, the owner is a close friend with Jim, so he made the connection to have River City work with us on payments and "cost only" for unknown decking repairs.

Before fixing the Founder's Room interior, River City completed a temporary patching on the suspect leak problems, and we sealed up the outside fascia.

The big roof will get all new curbing, venting seals, parapet wall fascia and capping, removal of primary roofing material, fixing any decking problems, underlayment, and single layer EPDM roofing.

The Founder's Roof will be the more costly fix. We know several of the rafters need built up. If the majority of plywood decking is bad, we will completely replace it and add new rafters where needed. What we are afraid of possibly finding is that the shower exhaust was wrongly installed and has been blowing shower moisture into the unvented attic area of the Founders Room for decades, rotting out the joists and rafters to different degrees and possibly matting the fix is easy, just do it all correctly. That will require piping the exhaust from the shower with plastic drainpipe, install an exterior fan mechanism with just inlet vents in the shower, new insulation, boards as needed, decking, and EPDM roofing. River City already knows the Founder's drip cap was not a drip cap edging which made water pool on the roof resulting with a leak in the long term which only got worse over 38 years causing our problems. We will put it back together according to industry standards and a final inspection by Thom.

River City understands our FUNDRAISING is beginning, Housing Corps and the Chapter has \$8,000 in reserves for the roof, the option to borrow \$25k from the National, with monthly budgeted roof payments of \$2,000 being available.

The estimate was \$42,000. It is not difficult to understand a possible \$8,000 additional for the unknown decking problems bringing the estimated need to \$50,000. It is never wrong to make sure there is enough money to cover final costs so a buffer amount to cover the extreme fixes that may be needed on the Founder's Room is being estimated at \$10,000, That makes a possible need of \$60,000.

You may ask, what if the Alumni meet or exceed their goal set at \$20,000? It is intended that if the cost were less, excess funds would first go to paying off any balance held by the Contractor. Then funds would go to the National Loan "IF" it was needed. Then any excess funds would reduce the share the Chapter is paying so the surcharge can be canceled. The money for the Chapter "surcharge" is the funds for finishing the main bathroom and shower remodel which is being placed on hold until the roof is fixed.

One major change, the "climbing" wall outside the Kitchen door is being removed. Of course, a ladder can be used to access the roof, but that takes work and knowledge as compared to just climbing a wall with holes. It goes the way of the metal fireplace. Time flies.





SCOPE OF WORK:

1. Prior to beginning work, coordinate with ComEd to have the power lines covered.
2. Remove and dispose of the existing gravel surface.
3. It is suspected that there is electrical conduit within the existing roofing system. Mechanically fastening the insulation will not be permitted.
4. Powerbroom the remaining surface as required by the roof manufacturer for a sufficient substrate to adhere to.
5. Remove and dispose of the existing sheet metal and roof flashings.
6. The field of the existing roof is to remain, with the exception of the following select areas:
 - a. 2 - 32 SF areas at the Founder's Room Roof, and 1 - 16 SF area at the Main Roof where the power line penetration occurs. These areas are suspected to have wet insulation and deteriorated wood deck. Remove and replace the roof, replace the wood deck, and infill the roof to match the existing roof height with polyiso insulation.
 - b. 1 - 32 SF at the Entry Roof. It is the intention to lower the existing scupper height to create a 4' x 8' sump area. Remove the existing roof and insulation as needed to create a 4' x 8' sump area.
7. Existing perimeter wood blocking is to remain. Provide additional wood blocking as needed for the new insulation height.
8. Raise the exhaust fan curbs as needed with blocking as needed to accommodate a proper flashing height.
9. Raise the existing soil stack vents as needed to accommodate a proper flashing height.
10. Furnish and install a 1" polyiso insulation recovery board, set in low-rise foam adhesive to the existing built-up roof. Perform adhesion tests as required by the roof manufacturer for insulation adhered to the existing roof prior.
11. Furnish and install a grey 60-mil TPO roofing system, set in adhesive. A standard white TPO roof will be too bright given the visibility of the Main Roof's sloped surface. Alternatively, a black 60-mil EPDM roofing system is also acceptable.
12. Remove and replace the existing skylight. Existing curb is to remain, raise as needed with blocking as needed to accommodate a proper flashing height. New double-dome skylight to be fall-rated.
13. Furnish and install .040" prefinished aluminum gravel stop, gutters, scupper, and downspouts. At the Entry Roof, include ledge flashing and fascia to extend past the horizontal curtainwall sealant line. Include high-temperature self-adhered underlayment wherever TPO is not under the sheet metal. Standard colors only. Petersen "Burgundy" will likely be the selected color as it is the closest to Garnet.
14. Provide the roof manufacturer's 20-year system, no-dollar limit warranty.