



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Mackie Building

ADDRESS OF PROPERTY:

225 E Michigan, Milwaukee, WI 53202

2. NAME AND ADDRESS OF OWNER:

Name(s): 225 East Michigan St. LLC

Address: 5215 North Irowood Road

City: Milwaukee

State: WI

ZIP: 53217

Email:

Telephone number (area code & number) Daytime:

Evening:

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Michael Koepke (J. Jeffers & Company)

Address: 207 E. Michigan Street

City: Milwaukee

State: WI

ZIP Code: 53202

Email: mkoepke@jjeffers.com

Telephone number (area code & number) Daytime: 414.313.3301

Evening:

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

Replacing the South Side mansard and tin. Installing Lead coated copper gutters. We will be using the same materials we used on the clock tower in 2016 for the Mackie building.

Flat roof replacement is circled in blue.

6. SIGNATURE OF APPLICANT:


Signature

Michael Koepke
Please print or type name

03/14/2022
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Mail or Email Form to:
Historic Preservation Commission
City Clerk's Office
841 N. Broadway, Rm. B1
Milwaukee, WI 53202

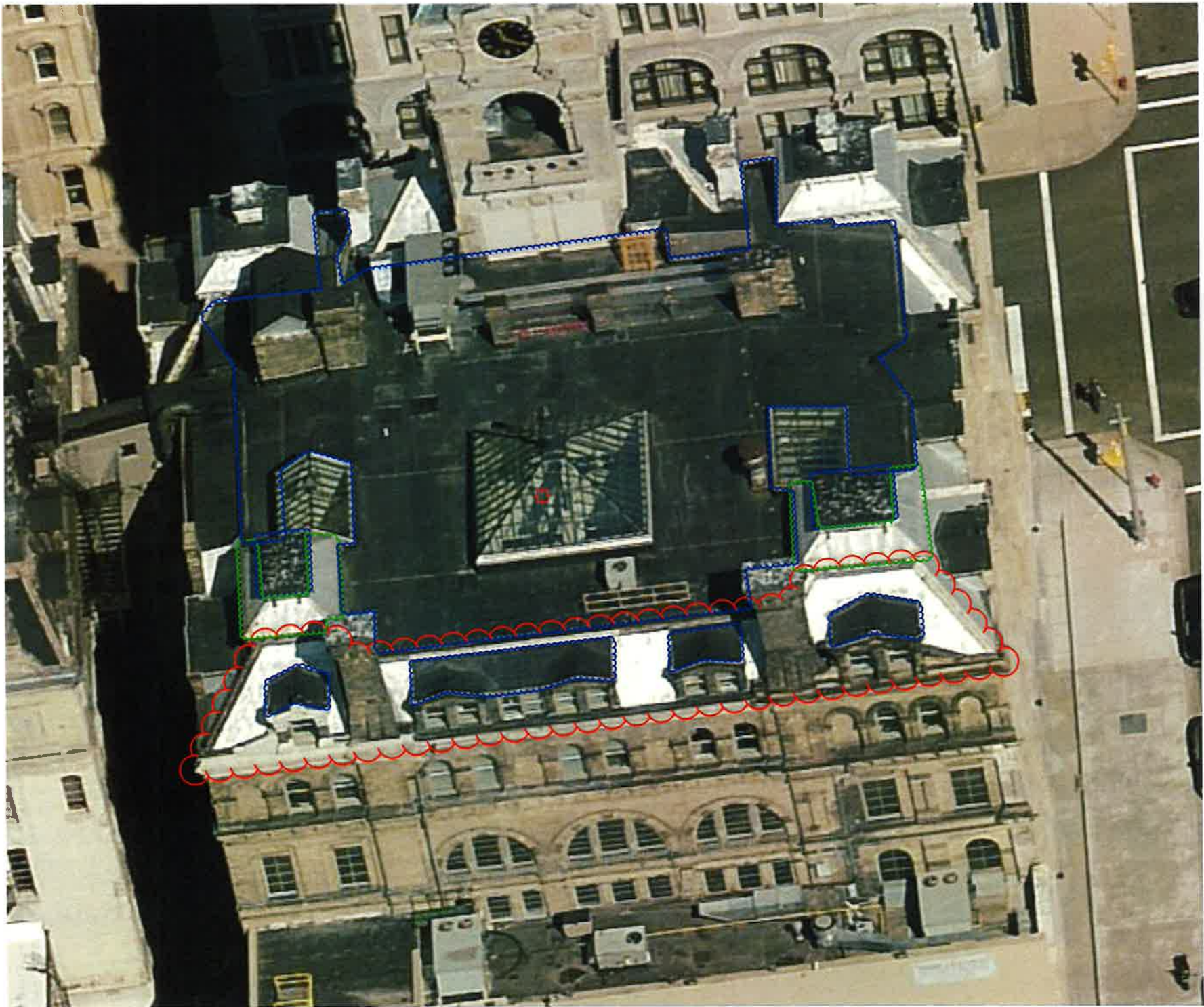
PHONE: (414) 286-5712 or 286-5722

hpc@milwaukee.gov

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form for submission.

SUBMIT





345 S. Curtis Road, Milwaukee, WI 53214
PHONE (414) 476-5800 FAX (414) 476-3044

www.Langer-Roofing.com

DATE December 9th, 2021

PROPOSAL NO. 1

LANGER ROOFING & SHEET METAL INC. ("Contractor") proposes to perform and furnish the labor, materials, insurance, supervision, equipment, and warranty ("the Work") described herein for:

OWNER/CUSTOMER: 225 East Michigan Street LLC c/o J. Jeffers & Co.

ADDRESS: 225 E. Michigan Street, Milwaukee, WI 53201

PROJECT: Roofing & Sheet Metal Replacement – South Elevation Roof Area

- A. SCOPE OF WORK: Proposal dated December 09, 2021. See attached copy for reference.
- B. CONTRACT PRICE: Contractor shall perform the Base Work for: **Two Hundred Fifty-Three Thousand Eight Hundred Fifty Dollars (\$253,850.00)**. Alternate pricing for two south cupolas to be included for an additional: **Ninety-One Thousand Three Hundred Dollars (\$91,300.00)**. Monthly progress payments to be paid within 30 days of invoice with final payment of the contract price to be paid within 30 days of substantial completion.
- C. TERMS & CONDITIONS: The "TERMS & CONDITIONS" are attached, and are made part of this Proposal.
- D. REVISION OR WITHDRAWAL: This Proposal is subject to revision or withdrawal by Contractor for any reason until communication of acceptance, and may be revised after communication of acceptance where an inadvertent error by Contractor has occurred. This Proposal expires thirty (30) days after the date stated above if not earlier accepted, revised, or withdrawn.

*Doing Both use
3-14-22*

By: 
Douglas Biggar

Title: Project Manager

ACCEPTANCE:

The undersigned hereby accepts this Proposal and, intending to be legally bound hereby, agrees that it shall be a binding contract, and that it shall constitute the entire contract between the Owner/Customer and Contractor.

OWNER/CUSTOMER: _____

By: _____

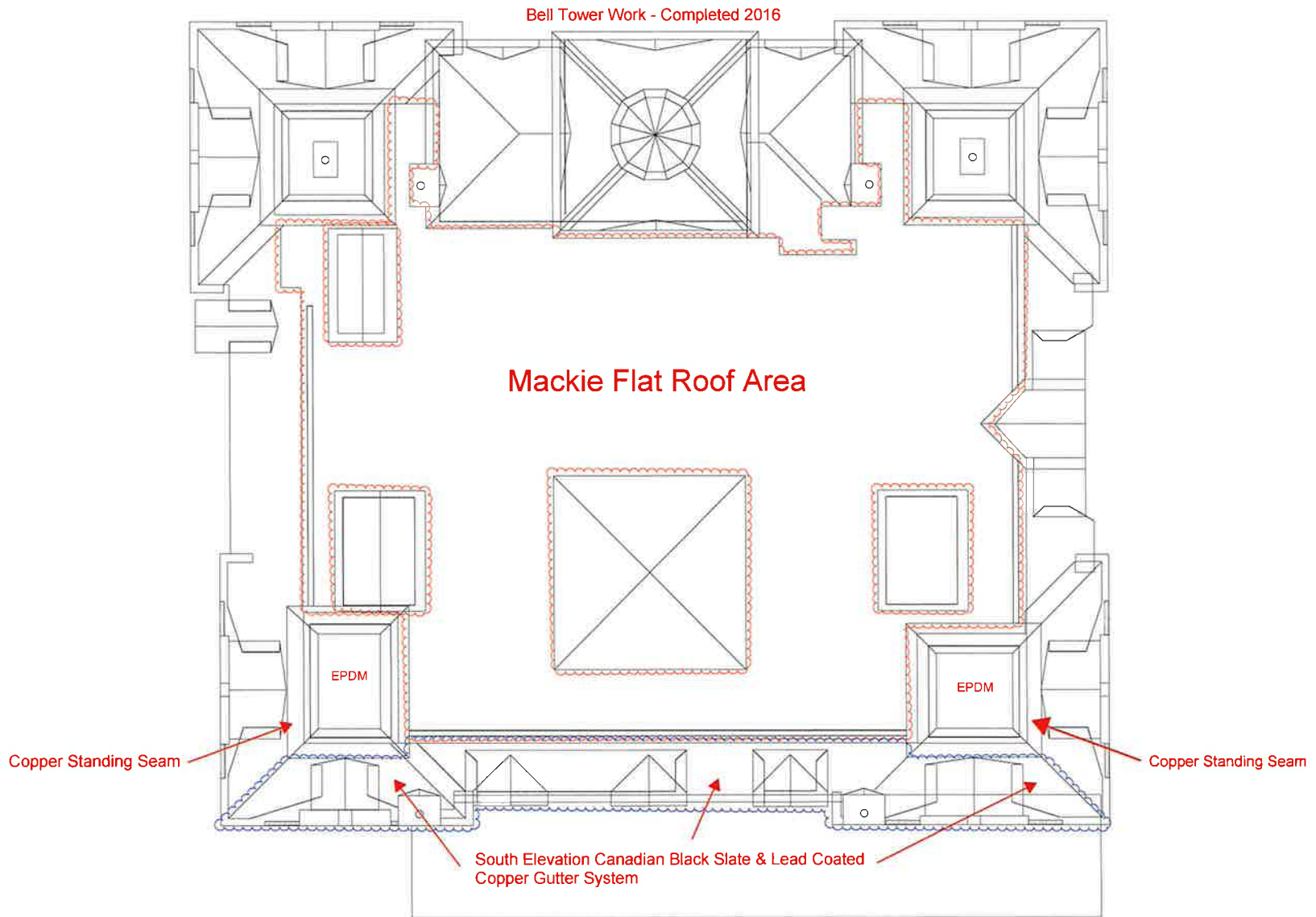
Title: _____

Date: _____

TERMS & CONDITIONS

1. **Nature of Work.** LANGER ROOFING & SHEET METAL INC. ("Contractor") shall furnish the labor and material to perform the Work described herein, or in the referenced contract documents. Contractor does not provide engineering, consulting, or architectural services. It is the responsibility of the Owner/Customer ("Customer") to retain a licensed architect or engineer to determine proper design and code compliance. Contractor is not responsible for structural integrity and design, including compliance with building codes. If plans, specifications, or other design documents have been furnished to Contractor, Customer warrants that they are sufficient and conform to all applicable laws and building codes. Contractor is not responsible for loss, damage, or expense due to defects in plans or specifications, or building code violations, unless such damage results from a deviation by Contractor from the contract documents. Customer warrants all structures to be in sound condition capable of withstanding normal roofing construction equipment and operations. Contractor is not responsible for location of roof drains, adequacy of drainage or ponding on the roof.
2. **Asbestos and Toxic Materials.** This proposal/contract is based upon the Work to be performed by Contractor that does not involve asbestos-containing or toxic materials, and that such materials will not be encountered or disturbed during the course of performing the roofing work. Contractor is not responsible for expenses, claims, or damages arising out of the presence, disturbance, or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Contractor shall be entitled to reasonable compensation for all additional expenses incurred resulting from the presence of asbestos-containing or toxic materials at the work site.
3. **Payment.** Unless stated otherwise on the face of this proposal/contract, Customer shall make payment no later than ten (10) days after substantial completion of the Work. If completion of the Work extends beyond one month, Customer shall make monthly progress payments to Contractor by the fifth (5th) day of each month for the value of Work completed during the preceding month. Final payment shall be made within ten (10) days after substantial completion. All sums not paid in full when due shall earn interest at the rate of 1-1/2% per month. If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection, including attorney fees and litigation expenses. Collection matters may be processed through litigation or arbitration.
4. **Insurance.** Contractor shall carry workers compensation, automobile liability, commercial general liability, and such other insurance as required by law. Contractor will furnish a Certificate of Insurance, evidencing the types and amounts of its coverages, upon request. Customer shall purchase and maintain builder's risk and property insurance, upon the full value of the entire Project, including the labor, any material furnished by Contractor, covering fire, extended coverage, windstorm, vandalism and theft on the premises.
5. **Additional Insured.** If Customer requires, and Contractor agrees, to name Customer or others as an additional insured on Contractor's liability insurance policy, Customer and Contractor agree that the naming of Customer or other parties as an additional insured is intended to apply to claims made against the additional insured only to the extent the claim is due to the negligence of Contractor, and is not intended to make Contractor's insurer liable for claims that are due to the fault of the additional insured.
6. **Changes in the Work and Extra Work.** Customer shall be entitled to order changes in the Work and the total contract price adjusted accordingly. Any penetrations through the roofing to be installed by Contractor not shown on the plans provided to Contractor prior to submittal of this proposal/contract shall be considered an order for extra work. Any work required to replace rotten or missing wood or deteriorated decking shall be done on a time and material ("T&M") basis as an extra, unless specifically included in the "Scope of Work" section.
7. **Availability of Site.** Contractor shall be provided with direct access to the work site for the passage of trucks and materials, and direct access to the roof. Contractor shall not be required to begin work until underlying areas are ready and acceptable to receive Contractor's work, and sufficient areas of roof deck are available and free from dirt, snow, ice, water, or debris to allow continuous full operation. The expense of snow, ice, water, or debris removal and any extra trips by Contractor to the job as a result of the job not being ready for roof application after Contractor has been notified to proceed will be charged as an extra.
8. **Site Conditions.** Contractor shall not be responsible for additional costs due to the existence of utilities, wet insulation, deteriorated deck, or other subsurface or latent conditions that are not disclosed in writing to Contractor. The raising, disconnection, or re-connection of any mechanical equipment on the roof that may be necessary for Contractor to perform the roofing work shall be performed by others or treated as an extra.
9. **Price Volatility.** Asphalt, steel materials, isocyanurate, and other roofing materials are sometimes subject to unusual price volatility due to conditions beyond the control or anticipation of Contractor. If there is a substantial increase in these or other materials between the date of this proposal/contract and the time when the Work is to be performed, the amount of this proposal/contract may be increased to reflect the additional cost to Contractor, upon submittal of written documentation and advance notice to Customer.
10. **Fumes and Emissions.** Customer and Contractor acknowledge that asphalt may be heated by Contractor, odors and emissions from roofing materials will be released and noise will be generated as part of the roofing operations to be performed by Contractor. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and other openings to prevent fumes and odors from entering the building. Customer is aware that roofing materials emit fumes, vapors and odors during the application process. Customer shall hold Contractor harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.
11. **Existing Conditions.** Contractor is not responsible for leakage through the existing roof or other portions of the building that have not yet been re-roofed by Contractor. Contractor is not responsible for damages or leaks due to existing conditions, or existing sources of leakage, simply because Contractor started work on the building.
12. **Damages and Delays.** Contractor is not responsible for damage done to Contractor's work by others. Any repairs of such damage will be charged at regular scheduled rates over and above the amount of this proposal/contract. Contractor shall not be responsible for loss, damage, or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor; changes in the Work, or delays caused by others. In the event of these occurrences, Contractor's time for performance under this proposal/contract shall be extended for a time sufficient to permit completion of the Work.

13. **Electrical Conduit.** Contractor's price is based upon there being no electrical conduit or other materials embedded within the roof assembly, unless expressly identified on the face of this proposal/contract. Customer will indemnify Contractor from any personal injury, damage, claim, loss, or expense resulting from the presence of electrical conduit, shall render the conduit harmless so as to avoid injury to Contractor's personnel, and shall compensate Contractor for additional time, labor, and expense resulting from the presence of such materials.
14. **Right to Stop Work.** The failure of Customer to make proper payment to Contractor when due shall entitle Contractor, at its discretion, to suspend all work and shipments (including furnishing warranties), or to terminate this contract until full payment is made. The contract price shall be increased by the amount of Contractor's reasonable costs of shut-down, delay, and start-up.
15. **Interior Protection.** Customer acknowledges that re-roofing of an existing building may cause disturbance, dust, or debris to fall into the building interior. Customer agrees to remove or protect property directly below the roof to minimize potential interior damage. Contractor shall not be responsible for disturbance, damage, clean-up, or loss to interior property that Customer did not remove or protect, prior to commencement of roofing operations. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being re-roofed. Customer agrees to hold Contractor harmless from claims of tenants who were not so notified and did not provide such protection.
16. **Working Hours.** This proposal/contract is based upon all work being performed during regular working hours. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours, if required by Customer.
17. **Warranty.** Contractor warrants its work in accordance with its standard warranty, which is made a part of this proposal/contract and incorporated by reference. A copy of Contractor's standard warranty is attached or, if not, will be furnished upon request. **CONTRACTOR SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.** Acceptance of this proposal/contract by Customer signifies his agreement that this warranty shall be the exclusive remedy against Contractor for all defects in workmanship of Contractor. A manufacturer's warranty shall be furnished to Customer if it is called for on the face of this proposal/contract. It is expressly agreed that in the event of any defects in the materials furnished pursuant to this contract, Customer shall have recourse only against the manufacturer of such materials.
18. **Tolerances.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture, and performance standards. Specified quantities are intended to represent an average over the entire roof area.
19. **Mold.** Contractor and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly, including notice to Contractor if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, Contractor will make repairs promptly so that water entry through the roofing installed by Contractor is not a source of moisture. Contractor is not responsible for indoor air quality, mold, mildew, or any alleged injury resulting therefrom. Customer shall hold harmless and indemnify Contractor from claims due to poor indoor air quality and resulting from a failure by Customer to maintain the interior of the building in a manner to avoid growth of mold.
20. **Material References.** Contractor is not responsible for the actual verification of technical specifications of material manufacturers (e.g., R-value, ASTM, or UL compliance), but simply that the materials used are represented as such by the material manufacturer.
21. **Arbitration.** If a dispute arises between Contractor and Customer concerning any matter arising out of, or relating to, this proposal/contract or the breach thereof, such dispute shall be decided by arbitration administered by the Construction Industry Arbitration Rules of the American Arbitration Association (AAA). This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. Any claim against Contractor, including a claim for breach of this contract or negligence by Contractor, must be initiated no later than two (2) years after Contractor completed the project. Collection matters may be processed through litigation or arbitration at the discretion of Contractor.
22. **Notice of Lien Rights.** AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON ITS LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH OWNER OR THOSE WHO GIVE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CONTRACTOR AGREES TO COOPERATE WITH OWNER AND ITS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CONTRACTORS ARE DULY PAID.



SCALE: NTS	DRAWN BY: GTM	PROJECT: The Mackie Building
DATE: 12/31/14	APP. BY: DAN	ADDRESS: 225 East Michigan St. Milwaukee, WI 53202

LANGER
ROOFING & SHEET METAL INC.

SHEET NO.:
A1

Proposal Seamless Building Systems

17145 W. Bluemound Rd.
Suite J, 212
Brookfield, WI. 53005



Office Phone: 262.354.0872

Email: jason@sbswi.com

Website: www.sbswi.com

Proposal Submitted to: Michael Koepke	Phone: 414-264-5901	Job Location: 225 E Michigan Ave, Milwaukee, WI	Date: 3/8/2022
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WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: **Restoration of the main roof section**

1. The scope is applied to the main roof for these repairs and restoration
2. SBS to supply all LABOR and MATERIAL on this project
3. SBS will clean the existing roof to remove loose dirt and debris before prep, seam demo, and penetration repair.
4. Building owner to provide access to power and water for this project
5. Use of lifts, ladders, and or scaffolding will be used to complete this project.
6. OSHA protocol will be followed during this project
7. All drains and gutters will be cleaned on restored sections.
8. Cleaner will be used to ensure adhesion
9. SBS will apply GACO S42 SILICONE coating to this roof
10. Any seams or penetrations will be restored using trowel grade silicone in a 3 and 4-course fashion
11. Trowel grade silicone will be used at flashing areas at scuppers or large penetrations
12. System will run above all roofing edges on existing roof
13. (2) drains on the roof
14. Gutter sections to the west, south, and east are included
15. (3) chimney that needs to be flashed
16. (3) vent penetrations will be re-flashed
17. (8) small or medium penetrations will be covered and re-flashed
18. (3) skylights will be flashed, and termination bar repaired and fastened if needed
19. (4) tower roofs are included
20. (1) HVAC unit will receive TPO slip sheets at the curbing
21. The finish color will be white or gray, will be Energy Star approved, and have a class A fire rating
22. Debris created by the project will be removed by SBS and a dumpster will be supplied by SBS if needed
23. This project will take 12-13 days and is always weather dependent
24. Pictures will be supplied of work that is completed

COST for ROOF RESTORATION roof - \$89,949 – This includes a 20-year GACO Firestone manufacturer labor and material warranty

Excluded items – (8) eyebrow roofs on the towers are not included; these areas should be flashed into the new tile roofs.

Before this proposal is accepted, the manufacturer representative, core samples and thermal imaging scan must be done to ensure the roof can be restored for a Labor and Material warranty to be issued

Please let me know if you have any questions about this proposal.

Thank you for the opportunity,
SBS - Seamless Building Systems

Jason McEvilly

414.306.0945

jason@sbswi.com

Proposal Seamless Building Systems

17145 W. Bluemound Rd.

Suite J, 212

Brookfield, WI. 53005



SBS

Office Phone: 262.354.0872

Email: jason@sbswi.com

Website: www.sbswi.com

We Propose hereby to furnish material and labor – complete in accordance with above specifications for the sum of:

Cost for this project - \$ _____ --- please see the above options

Down Payment amount – 30% - \$ _____

30% down to start. Final payment is due upon completion. After such time payment is considered late and subject to finance charges described below. Lien waivers will be sent after final payment has been received. Mail payment to 17145 W Bluemound Rd, Suite J 212 Brookfield, WI 53005

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized
Signature: _____

Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. A 1.5 (18% APR) late fee will be charged on all unpaid balances over 30 days. As required by the Wisconsin Construction Lien Law, this builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to their mortgage lender, if any, builder agrees to cooperate with the owner and their lender, if any, to see that all potential claimants are duly paid. EXTRA WORK PERFORMED ABOVE AND BEYOND THE PRPOSAL WILL BE BILLED AT \$65.00 PER MAN HOUR (NOT INCLUDING MATERIAL). In the event of default by owner, owner agrees to pay all costs of collection including reasonable attorney fees in addition to other damages incurred by builder. Builder has the right to cure any defects or errors of any work performed on contract or property stated above.

Authorized
Signature: _____

Date of Acceptance: _____

Seamless Building Systems LLC

Authorized
Signature: _____

Date of Acceptance: _____



Figure 1: Field of roof will be cleaned, scrubbed with detergent, and pressure washed. Reference line 3 in the scope of work.



Figure 2: All seams will be treated in a 3 or 4-course fashion. 4-course example Trowel Grade, Fleece, Trowel Grade, topcoat. Reference line 10 in the scope of work.



Figure 3: Term-bar will be reinforced with trowel grade and then top coated. Silicone will run about two inches above termination bar. Reference lines 11, 12, and 18 in scope of work.



Figure 4: Penetrations will be reinforced in a 3-course method. Reference lines 11 and 17 in scope of work.



Figure 5: Seams and base of railing will be reinforced. Reference lines 11 and 17 in scope of work.

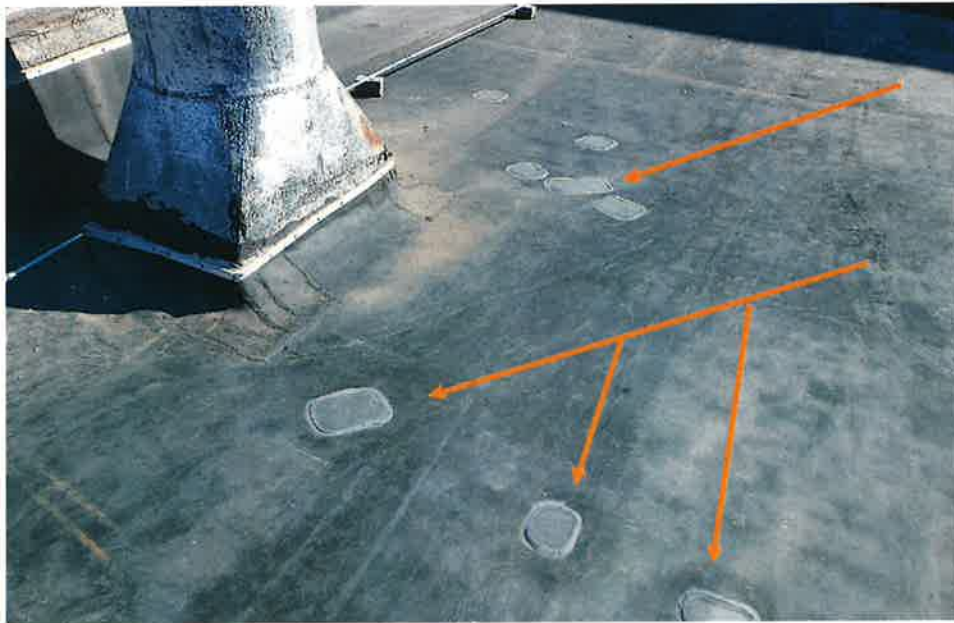


Figure 6: Patches and old repairs will be treated as a seam and be reinforced or removed and repaired. Reference line 11 in scope of work.

Michael Koepke

From: Michael Koepke <mjkpps@gmail.com>
Sent: Monday, March 14, 2022 4:11 PM
To: Michael Koepke

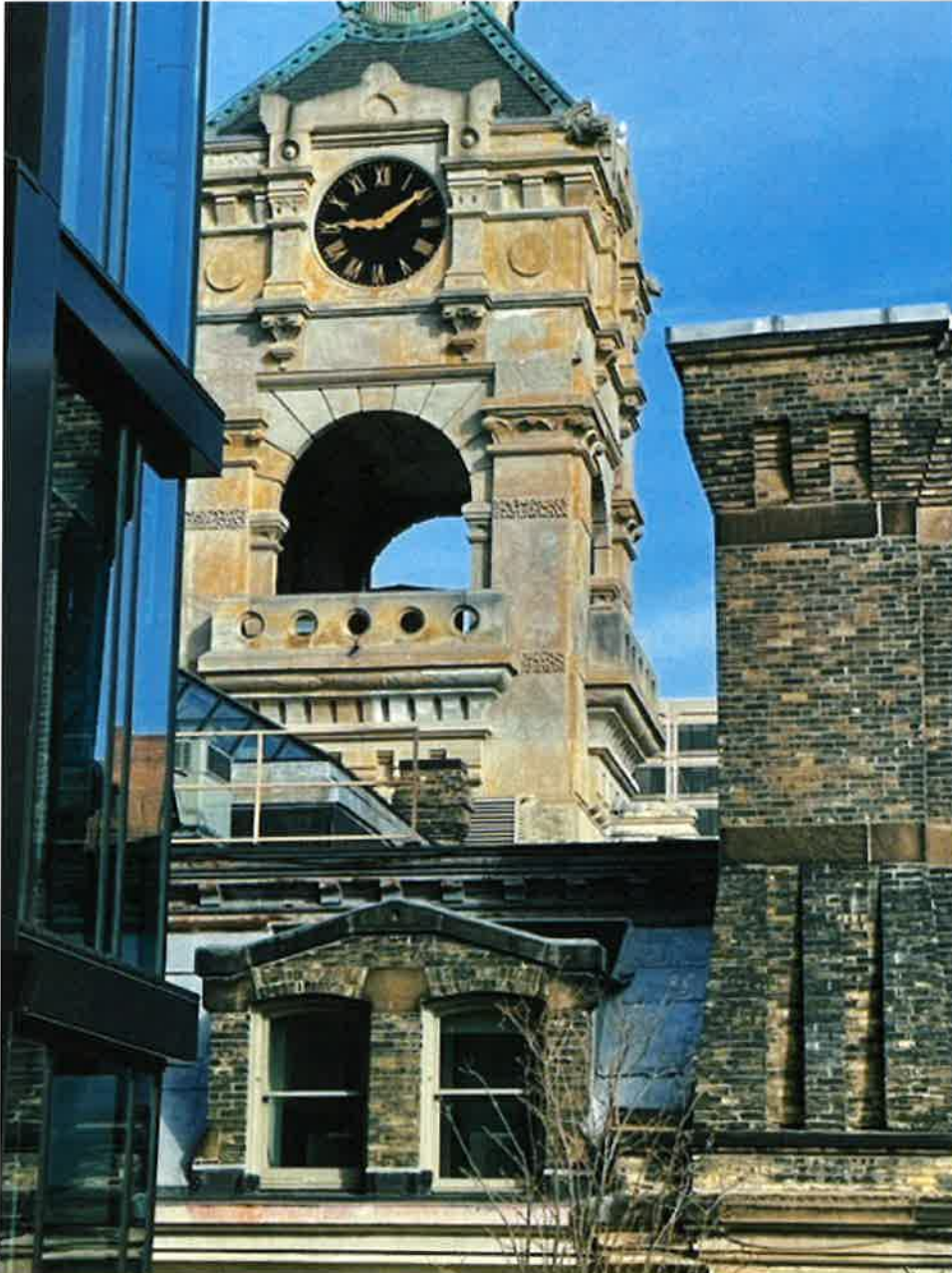




Sent from my iPhone

Michael Koepke

From: Michael Koepke <mjkpps@gmail.com>
Sent: Monday, March 14, 2022 4:17 PM
To: Michael Koepke





Sent from my iPhone