



RENAISSANCE

HISTORIC EXTERIORS

May 13, 2022

Cathedral of St. John the Evangelist ("Owner")
Attention: Scott Fischer
831 N. Van Buren Street
Milwaukee, WI 53202

O) 414-276-9814 M) 414-510-6622 (Scott)
Email) scottfischer@stjohncathedral.org

RE: Roof & Gutter Restoration

Renaissance ("Company") hereby proposes to do the following roof and gutter restoration on your Ludowici Multi-Color Spanish style clay tile roof, at the address stated above:

Part I – Main Sanctuary Tile Roof & Gutter Restoration (Refer to Included Roof Diagram for Locations)

Yes No – TEN-YEAR WRITTEN WARRANTY APPLIES

1. Staging & Removal:

- A) Erect scaffold staging along the north and south main sanctuary tile roof perimeters, including the southeast lower tile roof perimeters, to provide a safe roof-level work platform, complete with netting to prevent falling debris.
- B) Carefully disconnect the existing lightening protection system as needed to restore the existing roof system.
- C) Remove the existing electrical conduit from the east flat roof parapet walls and the north and south main sanctuary gutters.
- D) Carefully remove the east copper cross and transport to Renaissance Roofing sheet metal facility for inspection and repairs, including inspecting for signs of previous gold-leafing. **Upon completion of inspection, Renaissance Roofing to provide a Work Order for required repairs and potential gold-leafing. *Work Order will include removal and re-installation costs.**
- E) Remove all existing tiles and trim tile accessories from all main sanctuary tile roof facets. **Renaissance to salvage enough good sound tiles for Cathedral to utilize for fund raising opportunity.**
- F) Remove the existing mortar from along all hips and dispose of.
- G) Remove the existing wood battens, and hip and ridge boards from all roof facets and dispose of.
- H) Remove the existing felt underlayment down to bare deck and dispose of.

BELVIDERE/CHICAGO OFFICE

2231 HAWKEY DRIVE
BELVIDERE, IL 61008

ST LOUIS OFFICE

2306 LEMP AVENUE
ST LOUIS, MO 63104

800.699.5695

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- I) Note: Any repairs to the existing cement roof deck that may be necessary will be performed on a time (\$125/hr.) and material basis.
- J) **Prior to project commencement, Renaissance Roofing to perform a “direct-to-deck” test installation to test/confirm the ability to install the field tiles directly to roof deck (in lieu of installing on a batten system).**
- K) Remove the existing gutter liners from the north and south main sanctuary roof perimeters, and from the lower southeast roof perimeters. **Outer copper fascia and soffit (shell) to remain.**
- L) Note: Any repairs to the existing wood gutter framing that are necessary to ensure the proper function of the new gutter system will be performed on a time (\$125/hr.) and material basis.
- M) Remove the existing northwest and southwest parapet wall flashings, the northwest and southwest parapet wall saddles, and the lower southeast roof wall flashings.
- N) Remove the existing parapet wall flashings and roof panels from the east flat roof area down to bare deck.
- O) Carefully disconnect the existing downspouts from the gutter liners along the north and south main sanctuary roof perimeters, and the lower southeast roof perimeters.
- P) Remove the existing gutter liners from the north and south side main sanctuary roof perimeters, and the lower southeast roof perimeters.
- Q) **Inspect all existing downspouts and recommend any damaged locations for replacement.**

2. Underlayment & Battens:

- A) Furnish and install new Grace HT (high temperature) ice and water shield underlayment over all gutter wood framing, over the east flat roof area, and over the northwest and southwest parapet wall saddle areas. **High Temperature ice and water shield is required where soldering will occur.**
- B) Furnish and install new (standard) Grace ice and water shield underlayment along the bottom 9' of the main sanctuary main roof perimeters, along northwest and southwest parapet walls, along the bottom 6' of the lower southeast roof perimeters, and along the lower southeast roof walls.
- C) Furnish and install **2 layers** new 60 lb. felt underlayment over all main sanctuary (tile) roof areas, including the lower southeast (tile) roof areas.
- D) Furnish and install new pressure treated 2x6 wood battens along all hip and ridge locations, secured with the appropriate length non-corrosive wood screws.

3. Built-in Gutter Liners:

- A) Furnish and install new red rosin slip-sheet over the north and south main sanctuary built-in gutter framing, and the lower southeast built-in gutter framing, which allows the new gutter liners to move freely during expansion and contraction.
- B) Furnish and install new heat blanket material at all built-in gutter liner seams, expansion joints, miters, outlets, and end caps, to limit heat transfer during soldering.
- C) Furnish and install new **32 oz.** copper gutter liners over the north and south main sanctuary built-in gutter framing, complete with expansion joints, outlets and end



caps. **Due to the size of the gutter liners and the available expansion joint locations, 32 oz. copper is required to follow industry standards.**

- D) Furnish and install new **24 oz.** copper gutter liners over the lower southeast roof perimeter built-in gutter framing, complete with expansion joints, miters, outlets, and end caps.
- E) Solder all copper gutter liner seams, expansion joints, miters, end caps, and outlets with 50/50 solder.
- F) **If deemed necessary, Renaissance Roofing will add copper bar gutter brackets at the appropriate spacing to the new gutter liners.**
- G) Re-connect original downspouts to new gutter liners.

4. Copper Flashing Components:

- A) Furnish and install new 20 oz. copper J-channel flashing and counter-flashing for the northwest and southwest parapet walls.
- B) Furnish and install new 20 oz. copper pre-tinned flat interlocking panels over the northwest and southwest parapet wall saddles.
- C) Furnish and install new 20 oz. copper drain pans at the east end of the northwest and southwest saddles, connecting the saddles to the gutter liners.
- D) Furnish and install new 20 oz. copper J-channel flashing and counter-flashing for the lower southeast roof area walls.
- E) Solder all copper flashing component seams as required with 50/50 solder.
- F) Seal new northwest and southwest parapet wall flashings and lower southeast wall flashings to the masonry with colored urethane sealant.

5. East Flat Roof Installation:

- A) Furnish and install new red rosin slip-sheet over the east flat roof area, to allow copper panels to move freely during expansion and contraction.
- B) Furnish and install new solder blanket over the east flat roof area, to limit heat transfer during soldering.
- C) Furnish and install new 20 oz. copper pre-tinned, flat interlocking roof panels over the entire east flat roof area.
- D) Furnish and install new 20 oz. copper drain pans at the north and south ends of the flat roof, connecting the flat roof to the gutter liners.
- E) Solder all roof panel seams and drain pan seams with 50/50 solder.
- F) Furnish and install new 20 oz. copper wall flashings along the east flat roof parapet walls.
- G) Seal new parapet wall flashings to masonry with colored urethane sealant.

6. Tile Installation:

- A) Graph horizontal and vertical chalk lines to ensure correct tile placement grid.
- B) Furnish and install new Ludowici Multi-Color Spanish style clay roof tiles and trim tile accessories on the north, south, and east upper roof facets with the appropriate length smooth-shank copper nails, matching the original tile color blend as close as possible. **Color blend – Brookeville Green, Empire Green, Montepelier Green, Clay Red, Summer Rose, Santiago Rose, *Custom Blue (M-37).**
- C) Mortar all hips with colored mortar matching tile as close as possible.
- D) Furnish and install new Berger Brother Pro type 100 copper snow guards over the north and south main sanctuary roof facets. **Snow guard layout per manufacturer specifications.**



- E) Furnish and install new bird spikes along the main sanctuary ridge, to prevent birds from perching.
- F) Re-install the east copper cross.
- G) Re-attach the original lightening protection system, replacing any bracketing as required.
- H) Disassemble scaffold staging and remove from the jobsite.
- I) Clean up and remove all work related debris from the jobsite.
- J) ***Flashing details, built-in gutter detail, snow guard layout, bird spike detail, and all other pertinent detail drawings will be provided prior to installation.**



Safety Statement – Renaissance is committed to the safety of our personnel and has invested heavily into the best, most advanced equipment in the industry and continuous, adaptive training. Our safety program has earned us an industry leading Experience Modification Rating (EMR) of 0.78%, 22% lower than the industry standard.

Your compliance with our safety procedures is vital. If you have any concern about the safety on your jobsite, please contact our Safety Director by calling 1-800-699-5695. Safety, Quality and Efficiency, are integral in improving the final product for our clients.

Unforeseen Conditions

The following conditions are likely present on all structures and these conditions will require repairs and modification that will result in changes to the price and schedule. Once these conditions are known and solutions are identified, a Change Order will be presented for your approval. Our standard rate is \$125/hour plus meals, travel, and lodging expenses as required. **Change orders require payment in full upon authorization.**

Low Sloped Roofing Systems

When our proposal includes the removal of an existing low sloped roofing layer, any hidden layers of roofing beneath the visible layer will result in additional charges for removal of these layers. Any roof deck repairs and structural modification (increase in pitch) to provide positive drainage for the low sloped system and any temporary waterproofing will also result in additional charges to provide the necessary conditions for the roofing system being installed.

Roof Structure, Roof Decking, and other carpentry items

The type and condition of all decking and underlying rafter and framing components cannot always be determined during our original inspection. Upon tear-off of the roofing material, deficiencies with the decking, rafter and framing components may be found and will result in additional charges.

Hazardous Material

Unless specifically stated herein, this proposal does not include costs associated with the disturbance, removal, or disposal of any hazardous material found during the course of our work. If hazardous materials are found, Company will obtain and supply pricing for these additional services.

Built-In Gutter Framing

The type and condition of all built-in gutter components (gutter, framing, soffit, rafters, sill plate, pitch, shims, slope) cannot always be determined from our original inspection. Upon removal of the gutter system additional damage may be found resulting in additional removal/repair/replacement and will result in additional charges.

Hidden Masonry Conditions

Masonry at the chimneys, the walls, below the soffit/gutter/sill plate & rafters could be damaged due to the same water-infiltration that caused the wood decking, and framing damages. Most of the time the masonry work is completely hidden by the roofing, flashing, sheet metal, or wood trim components and only after these components are removed is the underlying masonry structure damage identified. These masonry damages can span from simple tuck-pointing behind masonry chimney flashings, to more extensive re-building of the masonry chimney areas and in some cases tear down and rebuild of wall, chimney, and structural masonry components. Additional masonry work identified will result in additional charges.

*Acknowledgement of Unforeseen Conditions _____
(Owner Signature Required)

Date: _____



General Terms and Conditions

By accepting this proposal, Owner agrees to accept financial responsibility for all necessary permits and fees, directly associated with the proposed work, as required by the local municipalities. All proposed adjustments or additional work that was not included in the original proposal will be completed pursuant to a written change order form indicating additional cost, labor, and materials, signed by both parties. Any and all salvaged materials will become property of Company.

NOTICE: Moisture that has entered the building prior to our installation or repair of the roofing system may result in mold growth. Company disclaims any and all responsibility for damages to person or property arising from or relating to the presence of mold in the building. By executing the contract, Owner 1) releases Company from any and all claims Owner and Owner's (a) family members, (b) employees, (c) tenants or (d) any other building occupants may have as a result of such mold growth and 2) agrees to defend, indemnify, and hold Company harmless from any and all penalties, actions, liabilities, costs, expenses, and damages arising from or relating to the presence of mold in Owner's building.

If Company is not paid according to the terms of this proposal, Owner agrees that interest shall accrue on any unpaid balance at the rate of 1.5% per every 28 days past-due, including the costs of collection and handling late payments, shall be due on the 30th day, and each 30th day thereafter, from the time payment is due. If Company brings action to collect any amounts owed by Owner, Company shall be entitled to recover reasonable attorneys' fees, court costs and other collection costs from Owner, IN ADDITION to any other relief to which Company shall be entitled. Company and Owner agree that any action brought to enforce to the terms of this agreement shall be brought in the Circuit Courts of Boone County, Illinois. In the event any provision of this agreement shall be declared invalid or unenforceable, the remaining terms shall remain in full force and effect.

To Owner-Occupied Single-Family Residences: THE LAW REQUIRES THAT THE CONTRACTOR SHALL SUBMIT A SWORN STATEMENT OF PERSONS FURNISHING LABOR, SERVICES, MATERIAL, FIXTURES, APPARATUS OR MACHINERY, FORMS OR FORM WORK BEFORE ANY PAYMENTS ARE REQUIRED TO BE MADE TO THE CONTRACTOR.

Owner hereby grants permission to Company to use photographs in Company publications such as brochures, newsletters, magazines, and to use photographs in electronic forms or media. Owner waives any right to inspect or approve the finished photographs or printed or electronic matter that may be used in conjunction with them now or in the future, whether that use is known or unknown to Owner, and Owner waives the right to royalties or other compensation arising from or related to the use of any photographs or other images.

If Owner, after acceptance of this proposal, elects not to proceed with the work, Owner shall reimburse Company irrespective of whether any work is ever commenced, for all of Company's costs, fees, and expenses incurred in connection with the bidding, documentation, material purchase, labor and/or preparation for the commencement of the work, including, but not limited to Company's fees, travel expenses and reasonable overhead expenses.

It is Company practice to have extra roofing supplies on hand during all work in the event additional material is needed. These extra supplies are the property of Company and shall be removed from the site at the completion of the project.

*Acceptance of General Terms and Conditions _____
(Owner Signature Required)

Date: _____

Sincerely,



Greg Derry
Historic Building Specialist

