

NOFFKE ROOFING CO., LLC

10341 N. GRANVILLE ROAD – MEQUON, WI 53097 262-242-5320 *Established 1952*

www.noffkeroofing.com info@noffkeroofing.com

April 24, 2020

BAYVIEW HISTORICAL SOCIETY
2590 S SUPERIOR ST
MILWAUKEE, WI 53207
414-744-5674

RE: TEAR-OFF AND RE-ROOF APPROX. 2,594 SQ. FT.
OF STEEP SLOPED ROOF AREA ON THE BUILDING
LOCATED AT 2590 S SUPERIOR ST MILWAUKEE, WI 53207



Dear Bayview Historical Society,

In accordance with your request, we have inspected the above-mentioned roof and are pleased to submit our proposal as outlined below:

1. This work will be performed by employees of Noffke Roofing Co., LLC. No subcontractors will be utilized for roofing labor on this project.
2. **Property protection and safety:** Our team and our customer's safety are very important to us on every type of project, no matter how big or small. We will provide the necessary fall protection and safety equipment along with the necessary objects to help keep the property and landscaping protected during the project as best we can. We will make special arrangements upon the customer's request for personal property concerns. NOTE: Properly protecting the



Additional protection measures must be taken to help protect the rubber membrane roof below from punctures/damage due to falling debris from above.

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3. **Professional Project Management:** Project superintendent and salesman to assure material order and confirm scope of work; Project review pre-construction meetings held; job order processing; quality control inspections, pre-job, in-process, and post-job customer support.
4. **Proper Insurance:** Noffke Roofing will provide proper insurance certificate and affiliates contact information.
5. We at Noffke Roofing, take great pride in our safety, quality, and production. We will provide you with experienced and knowledgeable roofing labor. In correlation with our first-rate workmanship, we prefer to use industry stated, high-quality materials.
6. Noffke Roofing Co., LLC and its staff has on-going OSHA certified training courses and is in full compliance with the local, state, and federal safety standards. Particular attention is paid to the OSHA fall safety standards (sec. 1926.500 subpart M).
7. Noffke Roofing is a CertainTeed, Certified, SELECT Shingle Master Contractor. Select Shingle Master is the highest level of certification bestowed by CertainTeed, and represents the highest standards of excellence, quality and knowledge in the shingle roofing industry. Our shingle roofs will be installed by a fully credentialed workforce, consisting of MSA-qualified roofers, and supervisors.
8. We will provide plywood for the dumpsters to rest on. This will reduce the direct impact of the dumpsters on the driveways or lawn.
9. Instead of dropping all of the debris from the roof to the ground, we may use a large gas-powered mobile dumpster container that lifts up to the roof, to avoid damage to your siding and landscaping.



10. A portable restroom may be on site for the duration of this roof project.
11. All debris will be cleaned from the roof and premises at the completion of every workday.

GENERAL ANALYSIS:

- The existing roof consists of asbestos tile, installed directly over wood shingles.
- The building is registered in the local and National Historical Society.

SCOPE OF WORK:

12. We will furnish and install new fall protection roof anchors. We will utilize these ridge-anchors during our roofing project. Upon the completion of the roof, we may leave the ridge-anchors in the roof system for any future use. This will eliminate the future cost and need for temporary roof anchors during maintenance, repairs, or if other contractors require roof access. **NOTE:** As with all safety items, these anchors will require inspection prior to any future use. We are not responsible for the condition or securement of these anchors.
13. We will remove the existing gutters and downspouts from the steep sloped roof areas and dispose of.

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14. We will contract Balestrieri Environmental to erect regulated area with proper signage. The existing asbestos/wood shingles will then be removed from the roof and properly dispose of. Waste will be placed in sealed label containers and manifested for disposal at an approved licensed landfill. WDHS Notification and documentation along with City of Milwaukee DNS asbestos project permit application fees are included.

15. We will clean and inspect the existing roof deck. This will include sweeping the surface clean, removing or flattening any remaining nails, and nailing down any loose decking. If any deterioration is found and requires replacement, we will do this work at an extra cost completed on a time and material basis of \$95.00 per man-hour worked, plus our material cost marked up 10%. Total cost of this work will not exceed \$450.00 without the owner's written consent. NOTE: Photographs will be taken of the defective areas if replacement is necessary. The temporary waterproofing or extensive replacement of any deterioration will be completed at an extra cost, through a change of work order.

16. We will furnish and install one layer of 7/16" OSB to cover the entire roof area, secured with the appropriate fasteners.

17. We will furnish and install (2) courses of ice and water shield to the lower 6 ft. perimeter gutter edge, **extending down on the fascia behind the gutters.** Also, a 3-ft. wide sheet of ice and water shield will be installed at all of the valley areas, roof to wall transitions, roof vents, soil stacks, and around the chimneys and skylight.

18. We will furnish and install one layer of high-tensile synthetic underlayment to completely cover the entire roof area, **including over the new ice and water shield.** The synthetic underlayment will be secured with Miami-Dade approved cap fasteners. Synthetic material provides superior protection of the building interior while offering a stronger and lighter alternative to the traditional felt underlayment. A versatile product, that will not crack or dry in extreme temperatures, nor wrinkle from moisture and humidity, and is highly resistant to wind blow off when done in conjunction with the cap fasteners.

19. We will custom fabricate and install a new CUSTOM, **24-GAUGE RHEINZINK ZINC** gutter apron at the lower edge of the roof.

20. We will furnish and install approx. 164 lineal feet of 5", **24-GAUGE RHEINZINK ZINC**, HALF-ROUND gutters at all steep sloped roof areas. All end caps, outlets and joints will be soldered using a 50/50 solder.

21. We will secure the new RHEINZINK half-round gutters using heavy-duty ZINC-PLATED gutter straps, spaced every 24". **NOTE: Due to the inverted fascia on this home, we highly recommend a heavy-duty gutter system that will better withstand damage due to sliding snow and ice. We do not recommend installing standard .032-gauge aluminum gutters with standard aluminum gutter straps. 24-GAUGE thick ZINC gutters are highly recommended on this building.**



EXAMPLE

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The existing fascia is inverted



22. We will furnish and install approx. 110 lineal feet of 4” smooth round RHEINZINK downspouts, complete with the necessary anchors and brackets.

23. We will furnish and install a new, pre-finished .019 aluminum trim flashing on all gable edges of the roof. This component will protect the edges of the roof from wind-driven rain or snow getting under the roof.

24. We will custom fabricate and install all new, **24-gauge, pre-finished** metal valleys prior to the shingle installation. The new valley metal will include a w-style fabrication to help restrict heavy rain flow from running under the adjacent shingles on the opposite side of the valley.

25. We will furnish and install PABCO’S starter shingles at the lower edge of the roof, along all the gable edges, and inside the valleys, prior to the roof installation. **NOTE: 3-tab shingles will not be used as starters which is a common practice although not recommended.**

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26. We will furnish and install PABCO CASCADE, SIGNATURE CUT, DIAMOND SHAPED A-R algae resistant, asphalt shingles, applied in strict accordance with the manufacturer's specifications, to cover the entire roof area. Color to be selected by the owner: _____. This particular shingle carries a limited lifetime algae warranty.



EXAMPLE

27. We will furnish and install new PABCO ridge shingles. All nailing will be concealed as per manufacturer's specifications. **NOTE:** 3-tab shingles will not be used as hip/ridge which is a common practiced although not recommended.

28. We will furnish and install new ULTIMATE brand HEAVY-DUTY plumbing boot flashings at the soil stack penetrations. This flashing utilizes a silicone gasket and compression collar for long lasting waterproofing at the soil stack flashing. Ice and water shield will be installed around the pipe, prior to installing the flashing. **NOTE:** Standard grade plastic or Aluminum flashings will not be installed.



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29. On the sidewalls with the wood siding, we will furnish and install a new, 4"x4", 24-gauge pre-finished metal tins, interweaved between each row of shingles. These new flashings will be installed by tucking them under the existing siding.

30. At the gutter edges of the roof-to-wall transitions, we will custom fabricate and install a "kick-out" tin, designed to divert water into the gutter, and greatly reduce the amount of potential water run-off on to, or behind the siding.



31. We will furnish and install a new "VELUX" skylight, with laminated glass to replace the existing skylight. The laminated glass is triple-coated with LoE3, dual-sealed and injected with Argon gas.

32. We will furnish and install a new 24-gauge pre-finished diverter at the end of the valley to help direct the water in this area.



33. We will furnish and install a new, 24-gauge pre-finished metal flashing at the NORTH masonry chimney. This new chimney flashing will be installed by cutting a 3/4" reglet into the masonry, then our new counter flashing installed into the cut joint and further sealed with an elastomeric caulking. This includes the installation of new 4"x4", 24-gauge pre-finished metal tins, interweaved between each row of shingles.

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34. We will furnish and install a new, 24-gauge pre-finished metal flashing at the SOUTH masonry chimney. This new chimney flashing will be installed by cutting a 3/4" reglet into the masonry, then our new counter flashing installed into the cut joint and further sealed with an elastomeric caulking. This includes the installation of new 4"x4", 24-gauge pre-finished metal tins, interweaved between each row of shingles.



CLOSING NOTES:

35. This roof system/job will carry a five (5) year labor and material warranty against leakage under normal conditions of wear, tear and weather from the completion date of the job and payment received in full. This warranty covers repairs or replacement of defective roofing material and workmanship only. We will not be liable for any consequential or subsequent damage to this building, its contents and inhabitants, or components of this roof structure.

36. A response action summary will be sent upon final completion and payment in full. The report contains a copy of the WDHS Notice of Intent, Certificate of Destruction (waste manifest), foreman report, and a copy of any air test results.

TOTAL COST OF JOB...\$69,564.00 - A 10% DOWN PAYMENT IS REQUESTED UPON ACCEPTANCE OF THIS CONTRACT, 40% DUE UPON START OF JOB, AND BALANCE DUE WITHIN 10 DAYS AFTER THE COMPLETION OF JOB. (This price is valid for 15 days from contract date)

Past Due Accounts to bear interest @ 12% per annum.

NOTE: The costs of any necessary permits will be added to the final invoice.

***We accept only cash or check for payments**

OPTIONS FOR YOUR CONSIDERATION:

37. We will furnish and install approx. 164 lineal feet of 5", .032 gauge pre-finished, seamless, aluminum gutters complete with 4" downspouts, anchors, and brackets. Aluminum wedge support mounts will be installed between the new gutters and existing inverted fascia. HEAVY-DUTY gutter straps will be custom fabricated and installed. Color selected by owner:

_____. The **COST SAVINGS** for this option will be \$6,762.00.

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38. We will furnish and install new 24-gauge pre-finished metal flat-lock diamond cut roof panels to cover the entire roof area in lieu of diamond cut asphalt shingles. The **ADDITIONAL COST** for this option will be \$16,612.00.



*EXAMPLE
Of RHEINZINK
Zinc diamond
panels*

39. We will furnish and install new 24-gauge RHEINZINK ZINC flat-lock diamond cut roof panels to cover the entire roof area in lieu of diamond cut asphalt shingles. The **ADDITIONAL COST** for this option will be \$19,712.00.

40. We will furnish and install 1/4" OSB to cover the (1) side entrance roof area, and (1) bay window roof area. We will fully adhere 90mil BLACK EPDM rubber membrane or 60mil WHITE EPDM rubber membrane to cover the entire roof areas. We will furnish and install a new 24-gauge pre-finished perimeter edge flashing. EPDM rubber flashings will then be installed to flash-off the new rubber to the new metal flashing. The existing siding will be loosened, and the new membrane tucked up behind the siding. On the bay window, we will furnish and install a new aluminum drop-outlet, extending down through the soffit. A new downspout will be connected to the aluminum drop-outlet. The **ADDITIONAL COST** for this option will be \$8,575.00



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An aluminum drop outlet will be installed through the roof extending through the soffit. The new membrane will be sealed off to this new insert with EPDM flashing

41. We will furnish and install all new RHEINZINK ZINC 24-gauge panels to cover the (1) side entrance door roof and (1) bay window roof. All panels will be locked together and all joints soldered using a 50/50 solder. A new zinc drop outlet will be fabricated and installed through the bay window roof, extending through the soffit. A new downspout will be connected to the new drop outlet. The ADDITIONAL COST for this option will be \$16,614.00.

42. We will furnish and install ¼" OSB to cover the (1) side entrance roof area, and (1) bay window roof area **AND the (2) upper low sloped decorative overhang roof areas.** We will fully adhere 90mil BLACK EPDM rubber membrane or 60mil WHITE EPDM rubber membrane to cover the entire roof areas. We will furnish and install a new 24-gauge pre-finished perimeter edge flashing. EPDM rubber flashings will then be installed to flash-off the new rubber to the new metal flashing. The existing siding will be loosened, and the new membrane tucked up behind the siding. On the bay window, we will furnish and install a new aluminum drop-outlet, extending down through the soffit. A new downspout will be connected to the aluminum drop-outlet. The ADDITIONAL COST for this option will be \$15,345.00



43. We will furnish and install all new RHEINZINK ZINC 24-gauge panels to cover the (1) side entrance door roof and (1) bay window roof AND the (2) upper low sloped decorative overhang areas. All panels will be locked together and all joints soldered using a 50/50 solder. A new zinc drop outlet will be fabricated and installed through the bay window roof, extending through the soffit. A new downspout will be connected to the new drop outlet. The ADDITIONAL COST for this option will be \$23,629.00.

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If you have any questions, please feel free to contact me. 414 374-2265
Thank you for the opportunity to submit this quotation.

Yours truly,
Noffke Roofing Co., LLC



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GO/ns
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