



SUMMARY OF SERVICES

Gatehouse Building

Stabilization per DNS Letter Received by Archdiocese dated 09.13.32

Corrections listed and associated scope to be performed by Kelmann:

- a) Repair or replacement of deteriorated roofing, flashing and related appurtenances
 - Kelmann to remove and replace existing asphalt roof with like kind and quality; including ridge shingles, valley metal, flashings, felt paper, and laminating sheathing with new OSB to prevent any additional roof leaks into building.
 - Kelmann's scope of work does not include any work to flat roofs at this time; flat roofs were determined to not currently be leaking at time of inspection
- b) Boarding of windows and door openings in a manner to secure the structure
 - Kelmann to remove any remaining storm windows (store inside of building) and board-up ALL window and doors to structure with OSB.
 - Kelmann to additionally brace and board up lower screen porch area to prevent vandalism/animal intrusion where ~4' tall crawlspace is present (on West side of building)
- c) Winterization of plumbing and heating systems
 - Kelmann performed an interior inspection with 2 representatives of the Archdiocese and it was determined that the plumbing and hvac systems were both drained previously
- d) Bracing, securing, replacing or otherwise repairing deteriorated structural elements.....
 - Kelmann will structurally repair ONLY (no trim work, painting, or returning to original condition) 3 locations on exterior structure from visual inspection.
 - o NE corner of building next to entry door to front office on East side of building
 - o NE-most pillar on the drive through area; North side of pillar
 - o SE corner of building next to entry door on East side of building
- e) Tuckpointing of eroded masonry materials and replacement or repair of missing masonry units
 - Kelmann to partially tuckpoint and repair all chimneys to the point of stabilization only
 - Kelmann to partially tuckpoint visible foundation (above grade) where spalling and/or cracking has occurred
- f) Repair or rebuilding of building elements to prevent further deterioration or damage
 - Kelmann to replace (3) sections of rotten downspout contributing to building rot. No painting or additional downspout work to be performed
 - No siding, trim, or railing work to be repaired in this scope of work. If complete restoration of building is to occur; all of these materials would require complete replacement; therefore painting/partial replacement would result in a significant overlap of scope and costs.
- g) Removal and storage of architectural elements to protect them from theft or damage
 - Kelmann has determined during inspection that no architectural elements are easily assessable or in good enough existing condition to warrant removal and storage

Pricing includes any sidewalk/road permits needed from City of Milwaukee to perform work, lift usage, supervision, site cleanup & debris removal