MINUTES OF JANUARY 5, 2016 SPECIAL PROJECTS AND FACILITIES COMMITTEE MEETING
GLENCOE PARK DISTRICT
999 GREEN BAY ROAD, GLENCOE, ILLINOIS  60022

The meeting was called to order at 7:21 p.m. and roll was called.

Committee Members present:  Staff present:
Steve Gaines, Chair/Commissioner  Lisa Sheppard, Executive Director/Secretary
Lisa Brooks, Treasurer  Carol Mensinger, Director of Finance/HR
Andre Lerman, Commissioner  Chris Leiner, Director of Parks & Maintenance
Jenny Runkel, Administrative Assistant

Commissioners present:
Seth Palatnik, President
Dudley Onderdonk, Vice President

Members of the Public in attendance who signed in or spoke:  There was no one from the public in attendance.

Discussion on Takiff Roof:  Director Leiner overviewed the project with a focus on historical portions of the roof. Director Leiner introduced Tom Zordan of ACG Architectural Consulting Group who led the presentation attached to the end of these minutes.

The Board reached consensus for staff to research options and cost to replace/repair the Takiff slate roofs.

Project Updates:  There were no project updates.

Other Business:  There was no other business.

Adjourn: Commissioner Gaines moved to adjourn the meeting at 7:58 p.m. Commissioner Lerman seconded the motion, which passed by unanimous voice vote.

Respectfully submitted,

Lisa M. Sheppard
Secretary
Special Projects and Facilities Committee Meeting
January 5, 2016
TAKIFF ROOF REPLACEMENT UPDATE

“BRIEF HISTORY”

• Not all roofs were replaced in 2008 Facility Renovation.
• 43,800 sq. ft. of TPO membrane roof was done in 2008.
• 13,200 sq. ft. of TPO membrane roof was done in 2010.
• Previous Projects did not include approx. 7000 sq. ft. of slate tile and 450 sq. ft. of copper roofing.
Takiff Center
Roof Analysis

- Tom Zordan from Architectural Consulting Group was brought in to perform a thorough analysis of the roofing systems on the entire Takiff Center.
- Thomas F. Zordan, AIA, ALA Licensed Architect Principal / Sr. Architect
- Mr. Zordan, President of Architectural Consulting Group, Ltd., is a Registered Architect with over sixteen years of experience in the architecture field, specifically building forensics relating to exterior building enclosures and water infiltration issues. He is a graduate of the University of Wisconsin-Milwaukee where he earned a Bachelors of Science in Architecture degree in 1986.
- Accomplishments have included: the development and restoration of over five million square feet of roofing, assessment and rehabilitation of multiple masonry and curtain wall assemblies, reconstruction of plaza/terrace decks and the renovation and redevelopment of several large multi-unit buildings and project portfolios. Architectural building surveys of existing structure for property redevelopment for office, retail, multifamily residential and hospitality.
Masonry walls appear to be in overall fair condition with periodic deteriorated and open mortar/sealant joints due to age. Open pipe penetrations in the brick masonry were also observed to be isolated. Leaks at roof-to-wall transitions were identified. In one instance, the leak is reported to be attributed to the nominal distance of the wall-mounted louvers above the finished surface of the roof. The other leak is speculated to be due to open mortar/sealant joints. Window lintels at masonry walls appear to be suffering from early stages of rust corrosion as well.
Analysis Findings Carpentry, Lead Paint, Clock Tower

• Copper joinery and detailing of the in-laid gutter system were also noted to be open or separating at several locations.

• The adjacent wood trim at the perimeter edges as well as the clock tower is in poor condition and should be restored. This is inclusive of the removal and repainting of the trim as well as replacement of rotted wood trim. We would also suggest the restoration of the clock which could be converted to electronic atomic clock.
Analysis Findings Copper, Slate Tile

- The two original slate shingle roof areas (M and P) appear to be in need of replacement. Roof M, which was reportedly built around 1960, disclosed the absence or deterioration of the base sheet coverage below the shingles which may attribute to the high degree of damaged shingles that were observed. Missing shingles were noted periodically throughout both roofs. Copper joinery and detailing of the in-laid gutter system were also noted to be open or separating at several locations.
EXISTING ROOFING MATERIALS

“EXPLANATION”

• Slate Tile - Known as one of the highest quality, longest lasting roofing materials on the market

• Appearance—There simply isn't a roofing material on the market that has a classier, more celebrated appearance.

• Longevity—Slate roofs can and should be routinely built to last at least a century. Most roofing systems last 20 or 30 years before needing replacement.

• Fire Resistance—Slate tiles themselves are completely fire proof. That's an advantage when it comes to preventing fires.

• Environmentally Friendly—Roofing waste accounts for more than 5 percent of the total waste sent to landfills. The majority of that roofing waste can be attributed to asphalt shingle roofing that needs replacement every 20 to 30 years, it's easy to see the positive environmental impacts of installing a roof that is going to last 100 years or more.
EXISTING ROOFING MATERIALS
“EXPLANATION”

• **Fully Adhered TPO** The Adhered TPO System is ideal for many different types of buildings. It is especially good for roofs not designed for the weight of ballast or that have many roof penetrations and can be installed on almost any roof deck.

• Sheets of insulation are laid out on the decking and fastened according to the system specifications. TPO sheets are then adhered to the insulation. Adjoining sheets are overlapped and heat-welded using specialized welding equipment.

**System Benefits**

• Low Maintenance
• Reflective Roof System
• Durable
EXISTING ROOFING MATERIALS  
“EXPLANATION”

- **Standing Seam Copper** - Offers traditional metal roof panels including double lock standing seam, flat seam, and ornamental diamond panels. Metal roof panels allow a designer and fabricator to create a dynamic visual impact.
ACG’s Recommendations

• The replacement/rehabilitation of Roofs M & P within the next year. The program should include the removal and possible salvaging a percentage of the tiles, installation of a fully adhered underlayment, and reinstallation of the tile system. This work should be inclusive of the:
  – Removal and installation of a new properly detailed inlaid gutter system
  – As well as the replacement of the original copper roof areas
  – In order to avoid damage to the new slate tile, we would also suggest that the clock tower and all related wood trim be included under the roof restoration program.
  – This restoration will need to address the lead base paint as well as possible installation of a new operational atomic clock.

• We would also recommend the immediate repair of identified masonry deficiencies and replacement of deteriorated sealant at the roof flashings. Steel window lintels should also be inspected for deterioration followed by either replacement or being scraped, primed and painted.
Costs of “In Kind Replacement”

- Masonry Sealant - $40,000
- Slate Tile/Copper Gutter Repairs/Lead Paint Abatement/Overhang/Clock Tower Repairs. Not to Exceed $525,000

- Total $565,000
Cost Alternatives

• Slate Tile vs. Asphalt
  – Approximate Savings of $175,000
  – Slate tile is $30sq. Ft. vs $5sq. Ft. for Asphalt

• Lifespan Differences *(ACG)*
Continuity of Finishes Discussion

• In 2008 Glencoe spent approximately 20 million dollars to preserve the historic feel and legacy of this facility.
• Is switching to Asphalt Shingles honoring that legacy and historic feel of the facility?
• Will this change the look of the facility?
Staff Recommendation

• Bid the project both ways. To include Slate Tile and Asphalt. This allows staff and Board to make decisions with actual numbers.

• Complete all work in one phase to limit disruptions to regular Takiff Operations.

• Complete Lead Paint/Masonry Repairs/Gutter Repairs/Clock Tower Repair.
Discussion