



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE ROOFING AND FLOORING SYSTEMS

Village of North Baltimore
Village Park Shelter House Restoration

RE: Building Evaluation (Roof and Walls)

The following report is a survey of your facility. The inspection includes the following:

- A: Complete professional inspection and evaluation of the roof and perimeter enclosure system.
- B: Photographs of current conditions.

My objectives, simply stated, constitute the following:

- 1: Bring all areas of the roof and wall systems into a first-class watertight condition.
- 2: Design repair and or replacement procedure letting conditions dictate recommendations.
- 3: Cost to repair/replace the roof, walls (pillars), and paint.

Sincerely,

Brian C. Feeney

Brian C. Feeney
Senior Technical Advisor
The Garland Co. Inc.
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Village of North Baltimore	<u>Shelter House Restoration</u>			
Shelter House	Sq. Ft.	Condition	Cost	Notes
Base Bid-Roof Replacement, Brick and Masonry Repairs, and Painting	800	Failed	\$21,465	Brick pillars and roof decking to be pressure washed clean, mortar joints over 3/32" to be ground out and replaced, 5 bricks per pillar to be replaced, existing roof to be removed and replaced, 50L/F of 1x6 decking, install ice/rain guard underlayment with new drip edge and 30 year dimensional shingle, paint underside of roof decking, apply clear penetrating sealer to brick pillars
Alternate Bid 1-Tear out and Replace Concrete Slab	800	Failed	\$10,625	Concrete pad to be removed, including 3' ramp, new slab poured, all new concrete to be pitched to drain off slab and broom finish.

Notes:

Village of North Baltimore OMNIA Partners Purchasing Cooperative ID 4026779 used for pricing.
 Garland provided a Scope of Work and specifications to be performed for the Shelter House Restoration
 The numbers above are a hard quote from Masonry Restoration and Caulking
 Garland will provide a minimum 3 inspection a week to ensure contractors are following SOW and specifications





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Village of North Baltimore
Village Park
Shelter House Restoration

Scope of Work

1. Pressure wash all brick piers as well as pressure wash and scrape the bottom side of the previously painted roof.
2. Remove all mortar joints that are cracked over 3/32nds of an inch wide (credit card width) and reinstall with new mortar to match.
3. Replace approximately 5 bricks per structural pier that are either broken or missing. Brick to match existing adjacent brick as close as possible in color and texture.
4. Remove and dispose of all existing roofing and replace approximately 50LF of 1x6 roof deck lumber that has rotted through. Inspect all decks and replace as need with additional cost if needed.
5. Install a full Ice and water guard underlayment system then install new drip edge & 30yr dimensional shingle system.
6. Paint all previously painted areas with high grade exterior coating paint.
7. Apply a clear penetrating sealer to the masonry piers.

Village of North Baltimore		<u>Coated Shelter Houses and Concession Stand</u>		
Shelter House/Concession	Condition	Cost	Notes	
Red Building	Fair	\$17,500	Remove craked mortar joints and install new, spot prime new mortar, pressure wash, caulk all doors and windows, scrape loose paint, apply single coat of Garland Tuff Coat to walls, trim soffit and fascia to also be painted,Hi-performance caulk to be installed at slab to wall joint	
Green Building	Fair	\$17,500	Remove craked mortar joints and install new, spot prime new mortar, pressure wash, caulk all doors and windows, scrape loose paint, apply single coat of Garland Tuff Coat to walls, trim soffit and fascia to also be painted,Hi-performance caulk to be installed at slab to wall joint	
Blue Building	Fair	\$17,500	Remove craked mortar joints and install new, spot prime new mortar, pressure wash, caulk all doors and windows, scrape loose paint, apply single coat of Garland Tuff Coat to walls, trim soffit and fascia to also be painted,Hi-performance caulk to be installed at slab to wall joint	
White Building	Fair	\$15,500	Remove all cracked split faced block, install new to match as close as possible, remove and reinstall siding and trim to access CMU being replaced, pressure wash buildings and apply clear penetrating sealer to masonry walls, install hi-performing caulk between slab to wall, caulk all doors and windows.	

Notes:

- ***Provided are only budgetary number. Estimates of approximates costs to help with future capital budgeting purposes
- ***Garland would help with obtaining hard quotes from local contractors to perform the work to be done.
- ***Garland would provide the scope of work to be done, write specifications for bidding purposes and hold a pre-bid with invited contractors.
- ***Garland would provide a minimum 3 inspection a week to ensure contractors are following specifications.
- ***Discount to be provided if all buildings are done at the same time.





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HIGH PERFORMANCE ROOFING AND FLOORING SYSTEMS

Village of North Baltimore

Village Park Shelter House and Concession Stand Restoration

RE: Building Evaluation (Walls)

The following report is a survey of your facility. The inspection includes the following:

A: Complete professional inspection and evaluation of the wall enclosure system.

B: Photographs of current conditions.

My objectives, simply stated, constitute the following:

1: Bring all wall systems into a first-class watertight condition.

2: Design repair and or replacement procedure letting conditions dictate recommendations.

3: Establish accurate and reasonable budget information so that you can properly anticipate expenditures.

Sincerely,

Brian C. Feeney

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