



PRELIMINARY BID DOCUMENTS

THE CHEVAL CLUB

CONDOMINIUM ASSOCIATION

REPLACEMENT OF ROOF MEMBRANE & INSULATION

REPLACEMENT OF ROOF TOP DECKS & RAILINGS

AND

REPAIR OF MASONRY/FLASHING

MARCH 2025

To: Selected Vendors

From: Ron Katz, Kipcon Great Lakes

Kipcon has reviewed the roof, roof top decks, capstones, and other masonry at the Association building located at 1426 N. Orleans St. Chicago, Illinois. It has been determined that the following tasks are required:

- Replace of the existing roof membrane and underlying insulation.
- Installation of flashing of the East parapet wall capstones and replacement of the existing flashing at the remainder of the parapet wall capstones.
- Removal and replacement of the existing roof top decks with code compliant material. (This being a roof top deck in excess of 55' in height from the ground non-flammable materials are required; see City of Chicago Building Code Sections 15-8-322 and 15-8-510).
- Repair of the 6th floor balcony door headers to include replacement of the existing lintels and installation of new flashing.
- Repair of any other identifiable window headers replacing the lintels and installation of new flashing

Below are the basic specifications for each of the identified components of the project:

Overview

The Association consists of one 6-story building constructed in 2001. There have been attempts to improve conditions with respect to water infiltration issues previously including a second membrane overlay added in 2007 as well as masonry repairs. It is the goal of this scope of work to address all existing and potential water infiltration deficiencies and provide remediation solutions.

This includes:

- (1) Tear-off and replacement of the existing main roof membrane, penthouse roof, and north stairwell roof.
- (2) Tear-off and replacement of the existing roof membranes located in the four (4) light wells and other minor secondary roofing areas.
- (3) Repairs and re-flashings to the existing capstones on the parapet wall.
- (4) Re-flashings/repairs (lintels if needed) to the 6th floor balcony doors.
- (5) Re-flashing repairs to a number of windows (lintels if needed) that will be identified.
- (6) Replacement to the existing roof top decks and railings.

Drawings of the floor plans are available for review but Kipcon strongly recommends that you visit the site to view the construction areas and obtain your own measurements.

Due Date and Delivery

All bids should be submitted prior to April 11, 2025 and delivered via email to:

Kipcon Great Lakes LLC

Rkatz@kipcon.com

Questions via email or 847-269-2590

Contractor may request pre-bid meeting with Kipcon prior to submitting bid.

Pricing to be based on the following:

NOTE: All items marked optional should have itemized costs

BASE CONTRACT:

A. Demolition

1. Roof Top Decks: Remove existing roof top decking and dispose of all debris.
 - *Note: Once roof top decks are removed Kipcon and selected contractor shall do a complete inspection of the roof membrane to determine if any existing conditions not included in the following roof specification will require revisions. Contractors shall allow for a 3-4 day period for the completion of this inspection. This will include a drainage assessment, and coring's at selected locations.*
2. Existing Roof Membrane(s): Tear off existing roof membrane/roofing system beneath the decks including (curb flashing, wall flashing, perimeter metal and gutter edge exposing the concrete roof deck. *Note: It is anticipated that the demo will be done in sections with protections installed at the end of each workday.*
3. Tear-off existing membranes on penthouse roof, upper stairwell roof, and secondary roofing including light wells (4).
4. Remove all debris from the site.

B: Roof and Membranes:

ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES

1. Install adequate protections so roof remains in watertight condition during construction.
2. Inspect condition of existing air-conditioning condensers and disconnect for removal. (note: non-operational or those using non-compliant freon may require replacement)
3. Inspect concrete once all decking and materials are removed. Include a price per SF for repairs to include material and labor.
4. Install 2 layers of isocyanate (ISO) insulation equal to 2.6" sloped to ensure optimum drainage to the interior roof drain system. In the event it is determined that "Perlite" tapered roof insulation is required, contractor will notify Kipcon for a "change order" to be approved.
 - *Note: Contractor and Kipcon will inspect the roof post tear-off and determine if the existing internal drains are sufficient in location, size and number for proper drainage of the roof.*
5. Install SD/SA modified bitumen vapor retarder and seal all roof penetrations.
6. Install cant strips at the base of all walls and curbs.
7. Install one (1) base layer self-adhering GAF Ruberoid modified bitumen membrane or equivalent.
8. Install one (1) finishing layer SBS torch GAF FR Ultra white membrane or equivalent and wall flashing system (not more than 50% of the height of the wall and to be terminated with stainless steel termination strips and sealed) (see #9 below).

9. Install new compression style surface mount counter-flashing fabricated of pre-finished steel, secured with appropriate fasteners and sealed with urethan based sealant.
10. Install secondary piece of membrane no more than 50% up the wall (approx. 8") attached to the roof surface and terminated with steel termination bar and caulked.
11. Install counter-flashings at all flashed vertical surfaces.
12. Install pre-formed 2 ½ lb. lead jacket flashings at the plumbing vent stacks and 36"x36" sheet lead flashings.
13. Ensure proper drainage.
14. Re-install condensers and check if operational.

Flashing Note: **all walls to be flashed with fire retardant, polyester reinforced flashing sheet.**

**C: Decks & Dividers: change to existing roof installation of roof spacer system with composite decking aluminum railings with gates
Dividers to be maintenance free (pvc/aluminum) with the ability to be temporarily removed and replaced by owner**

1. Upon completion of roof install spacer system to support roof top decking
2. The system must allow for clear path drainage of storm water collecting on roof membrane to designated drains located beneath deck areas. This should include "hatches" for drain access.
3. Provide and install fire rated (non-flammable) decking options for floating floor concept: i.e.: stone pavers, or composite).
4. Provide and Install railing/divider system options with maintenance free options: (i.e.: pvc, or aluminum)
5. All options to be presented to BOD and Kipcon for final product selection approval.

D: Masonry:

1) Parapet Walls and Decorative Columns:

- a) Remove, clean and store to re-use existing limestone caps and any decorative columns that require removal in order to install flashing.
- b) Repair bricks beneath caps and columns and spot along wall as needed.
- c) Install new flashing/vapor barrier on top of last course of brick. Re-set limestone caps and install stainless steel drip edge. Seal and caulk with urethane-based product (to be approved by Kipcon) with a tooled finish at all joints.

2) Lintels:

- a) Remove and Replace 6th floor window lintels. Remove 3 courses of brick above lintel. Clean and store brick for reuse if possible.
- b) Replace damaged brick with new brick to match existing as best as possible. Install new primed steel lintels at 6th floor windows.
- c) Install new flashings: vapor barrier, end dams, wicks and termination bars. Install brick at headers with matching mortar. Install new stainless steel drip edges.

3) **Tuck Pointing:**

- a) Spot point from beneath limestone copings down to 6th floor balconies. All joints to be ground to a minimum depth of $\frac{3}{4}$ "-1".
- b) Use N-1 mortar to match existing as close as possible. Contractor to take care not to damage brick edges during process.
- c) Clean all joints with compressed air.
- d) Replaced any damaged bricks as necessary with approved brick choice.
- e) Power wash area after mortar has cured.

PRICING INFORMATION

Base Cost:
(Include Mobilization in costs)

Demolition and Disposal:
Roof Top Decks \$ _____

All Roof Tear-off to roof base \$ _____

Roofing:
(Installation ISO Board & Membrane Main)
Includes all flashings and A/C disconnections
and reconnections

New Membrane Flashings \$ _____

Other Roof Area Replacement
(light wells, penthouse roof, stairwell
roof, other minor roofs) \$ _____

Optional Silicone Topping Over Finished
Areas (see extras)

Deck Replacement: (include base)
A) Stone/Concrete \$ _____

B) Composite \$ _____

Dividers/Railings
A) Aluminum \$ _____

B) PVC \$ _____

Masonry
A) Capstones & Columns \$ _____

B) Lintels (6th Floor) \$ _____

C) Tuck Pointing \$ _____

TOTAL \$ _____

Extras Pricing:
(Per Unit)

- | | |
|--|----------|
| 1) Concrete Roof Base Repairs: (p/sf) | \$ _____ |
| 2) Additional Lintels (ea.) | \$ _____ |
| 3) Optional Silicone layer over new membrane (L/S) | \$ _____ |
| 4) Annual Roof Maintenance Agreement (p/year) | \$ _____ |

OTHER CONDITIONS

- **CONTRACTOR SHALL PROVIDE WARRANTY INFORMATION**
(specific for each section as applicable)
- **CONTRACTOR SHALL PROVIDE TIME ESTIMATE:**
START DATE AND COMPLETION DATE (estimate)
- **CONTRACTOR SHALL BE LICENSED AND BONDED FOR THE CITY OF CHICAGO, AND STATE OF ILLINOIS**
- **CONTRACTOR SHALL APPLY FOR ALL NECESSARY PERMITS AND ADD ANY PERMIT FEES TO BID (KIPCON WILL PROVIDE PERMIT ASSISTANCE INCLUDING DRAWINGS IF REQUIRED)**
- **CONTRACTOR RESPONSIBLE FOR ALL DEBRIS REMOVAL AND DISPOSAL IN COMPLIANCE WITH IEPA**
- **CONTRACTOR SHALL PROVIDE ASSOCIATION AND KIPCON GREAT LAKES LLC, WITH CERTIFICATE OF INSURANCE FOR GENERAL LIABILITY, WORKERS COMP AND AUTO LIABILITY**