



## AT Group, Inc.

Managing the Design & Construction Process

### MEMORANDUM

**TO:** Jay Lerner, Executive Director  
Waukegan Park District

**DATE:** April 19, 2023

**SUBJECT:** Carnegie Library Renovation  
Berglund Construction Inc.  
Parapet Shoring & Rebuild

At the last construction meeting, Berglund advised the design team and staff of a situation that will require addition work related to the masonry parapet walls along the west, east and south elevations.

The construction documents call for the removal of the parapet cap stone and existing roofing that runs up the parapet wall to provide for the termination of the new roof membrane and the addition of a cap flashing along the parapet. When the cap stone and roofing were removed for a portion of the west façade, it was discovered that the brick structure behind the stone facing has deteriorated to the point that the stone façade material has become detached in multiple places and the masonry behind the facing has lost most of the mortar that binds the wythes of bricks together. Because the surfaces of the parapet were covered by the cap stone and the existing roofing, it was not possible to inspect and judge the condition of the masonry parapet until a partial demolition and removal had occurred. The current support condition of the façade material depends on gravity and the weight of the brick material above a projecting stone cornice. This situation needs to be corrected before any work can continue on the wall flashing and roof replacement.

The architect and engineer have reviewed the area that has been exposed and are recommending the existing parapet be rebuilt to provide a stable wall for the reattachment of the stone facade materials. This would involve the removal of the cap flashing, temporary removal of the stone face materials, replacement of the brick parapet materials where required and reattachment of the stone using pins and straps.

The contractor has developed a unit cost of \$1,306 for the scope of the required masonry work based on a linear foot of parapet. This estimate is based on the roughly 27 feet of parapet that has been exposed.

There is approximately 150 lineal feet of parapet that could potentially need to be rebuilt. Based on those figures, the contractor estimates that the total cost to replace all the parapet could in the \$300,000 range. The estimate is broken down as follows:

Masonry Restoration	\$ 195,900
Shoring and Scaffolding	<u>\$ 55,550</u>
Masonry Subtotal	\$ 251,450
Façade anchorage (estimated)	\$ 20,000
Contingency (10%)	<u>\$ 27,000</u>
Total Estimated Cost	\$ 298,450

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