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July 27, 2020

e-mail, no hard copy to follo

Mr. Victor Vlasak  
County Clerk and Administrative Coordinator  
Richland County  
181 Seminary Street  
Richland Center, WI 53581

Re: Project Scope and Budget Recommendation Letter  
Richland Co. Multi-Building Roof Replacement Project  
SEG Project No. 14944

Dear Victor:

Upon completion of our initial field work the following is our recommendation for the upcoming Multi-building Roof Replacement Project. Buildings scheduled for roof replacement include: Community Services Building, 221 W. Seminary St.; Symons Recreation Complex, 1250 Symons Circle (Hwy 14 West); along with the buildings located on the UW Platteville Richland Campus located at 1200 Hwy 14 West. Buildings on the UW Platteville Richland Campus include the Classroom Building, Miller Memorial Library, Wallace Student Center, Melvill Hall, East Hall, Roadrunner Gymnasium and Science Hall.

Recommendations by building and associated estimates of probable construction costs are provided below.

**Community Services Building**

Scope: North portion of building and west canopy. 2008 addition to the south end of the building is not included. Remove and dispose of existing roofing system down to the structural wood and steel decks. Provide vapor retarder, adhered tapered polyisocyanurate insulation, adhered EPDM roof membrane, replacement of roof drain bowls and prefinished sheet metal flashings.

Estimate of Probable Construction Cost: \$ 300,000

It is also recommended that the Exterior Insulation Finish System (EIFS) wall covering be repaired and recoated.

Estimate of Probable Construction Cost: \$ 40,000

**Symons Recreation Complex**

Scope: Remove and dispose of existing roofing system down to the structural steel deck. Provide vapor retarder, tapered and flat stock polyisocyanurate insulation and stone ballasted EPDM roof membrane. Remove and reinstall existing perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 225,000

**UW Platteville Richland****Classroom Building**

Scope: On the five (5) low sloped roof areas. Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 70,000

**Miller Memorial Library**

Scope: On the seven (7) low sloped roof areas. Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 90,000

**Wallace Student Center**

Scope: On the six (6) low sloped roof areas. Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 165,000

**Melvill Hall**

Scope: On the buildings original five (5) low sloped roof areas (east end). Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 115,000

**East Hall**

Scope: On the one low sloped roof area. Remove and dispose of existing roofing system down to the structural wood deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter prefinished sheet metal flashings.

Estimate of Probable Construction Cost: \$ 15,000

**Roadrunner Gymnasium**

Scope: On the five (5) low sloped roof areas. Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 145,000

**Science Hall**

Scope: On the five (5) low sloped roof areas. Remove and dispose of existing roofing system down to the structural steel deck. Provide tapered polyisocyanurate insulation, adhered EPDM roof membrane and perimeter copper sheet metal flashings.

Estimate of Probable Construction Cost: \$ 120,000

**Summary:****Roof replacements**

Community Services Building	\$ 300,000
Symons Recreation Complex	\$ 225,000
UW Platteville Richland	
Classroom Building	\$ 70,000
Miller Memorial Library	\$ 90,000
Wallace Student Center	\$ 165,000
Melvill Hall	\$ 115,000
East Hall	\$ 15,000
Roadrunner Gymnasium	\$ 145,000
Science Hall	\$ 120,000
Roof Replacement total	\$1,245,000

**Recommended Additional Work**

Community Services Building EIFS repair \$ 40,000

Estimate of Total Probable Construction Cost \$ 1,285,000



It is recommended that in addition to the above costs, the Board approve a \$50,000.00 contingency to cover the costs to correct unforeseen deteriorated conditions. These conditions are typically deteriorated structural components due to extended moisture infiltration. Full discovery of these conditions only occurs after the roof covering has been removed. The pre-approval of the funds with a accounting of expenditure after the project is so that work may continue without additional expense incurred due to work stoppage and application of temporary covers until funds are approved.

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Due to the Covid-19 pandemic the present bidding climate is very unstable and is not expected to level out over the next several months. With the additional sanitation requirements, travel restrictions etc. contractors are still trying to determine what the negative impact is to daily production. The forecasted outlook at the beginning of the year was for an increasing workload in the marketplace which would result in higher bid prices. However, the most recent forecast is for budgetary cutbacks would reduce the available amount of work creating a bid climate with reduced prices. It is possible to see bid prices swing 20% in either direction of the above estimates of probable construction cost.

Specialty Engineering Group, LLC is seeking approval to prepare bidding documents for the above listed buildings at an estimated probable construction cost of \$ 1,285,000 and a

If you have any comments, questions or concerns regarding the information contained in this letter please feel free to contact me.

Sincerely,  
Specialty Engineering Group LLC

*Russell P. Mohns*

Russell P. Mohns, P.E.  
Principal / Project Engineer

ECC: John Hoenick, SEG  
SEG File