



Department of Public Works  
**City Engineering Division**

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September 11, 2013

## Memorandum of Agreement

### Between the City of Madison, Park Division and Walsdorf Roofing Company

#### Regarding:

- Warranty roof repairs for Warner Park roof # 11, flat lock roofing system.

#### Background:

- The original copper roof for areas #6 and #11 which consisted of standing seam and flat lock roofing systems was experiencing significant leaking. This leaking was believed to be from a previous faulty design method of the original architect. Industrial Roofing System, IRS, was hired to redesign these roofing systems. The intent was to retain these roofs as copper using conventional design methods as prescribed by the Copper Development Association and to achieve a long lasting roof design.
- In 2009 the BPW awarded the replacement of these roofs to Walsdorf Roofing. The roofs were installed in December of 2009 with a five year warranty from the installer.
- In the last four years these roofs have had several incidents of leaking during rain events. Walsdorf has responded to these leaks in a prompt and professional manner. IRS has also been involved with the troubleshooting and repair recommendations. Recently, Walsdorf determined that the final leaking issue was due to improper soldering of the flat lock roof panels on roof #11. Due to the nature of this roofing system, repairs are impossible and this section of the roof must be replaced. Additionally, Walsdorf does not possess the in-house talent to install new copper flat lock panels.

#### Agreement:

The best alternative to both parties would be to replace the copper flat lock system with a single ply EPDM membrane roofing system as follows:


- Submit shop drawing for proposed method of replacement of the roof prior to starting work. Keith Dippel from IRS will review and approve of methods and materials.
- Remove existing flat lock roofing system down to the existing wooden deck.

- Replace any damaged roof decking with like kind material.
- Prepare substrate for new roofing system as required by manufacturer to obtain stated warranty.
- Apply 90 mil black EPDM roofing system with 30 year non-prorated warranty from the roofing systems manufacturer.
- Terminate and flash in the new EPDM roofing system to the existing metal roofs to maintain the stated warranty. The roof edge and fascia shall be maintained the existing aesthetics as view from the approach to the entrance. Provide new copper flashing as required.
- This roofing system would be installed at no cost to the owner
- Walsdorf will sell the copper that was pulled off the roof and turn over the proceeds to the City. It is anticipated there is about 1,000 ft<sup>2</sup> of scrap copper flat lock panels that has an estimated value of \$2.50 \$/ft<sup>2</sup>.

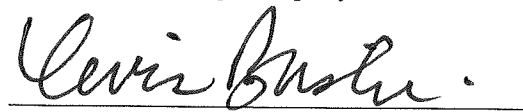
**General Comments:**

- Work will be completed in fall of 2013.

IN WITNESS WHEREOF, the parties hereto concur with the above written agreements:

  
Mr. Gary Schmitz  
Walsdorf Roofing Company

9-11-2013  
Date

  
Mr. Kevin Briski  
City of Madison  
Parks Superintendent

9/13/2013  
Date