

R.D. WOODS CO., INC.

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Building Restoration Services

August 17, 2023

The Brewery District
1125 N 9th St. Suite J
Attn: Erin Stenum
Email: erin@thebrewery.org
Phone: (414) 899-2817

RE: PABST SIGN BRIDGE MASONRY REPAIR

Dear Erin,

We have completed an up close inspection of all masonry surfaces located at the North and South ends of the sign bridge at 1009 W Juneau Ave. We have also reviewed the engineers report provided by Pierce Engineering dated August 13th, 2018.

We propose to complete the following repairs at the North and South end of the Neon sign bridge as follows.

TUCKPOINTING

All exterior masonry surfaces shall be carefully inspected for eroded or “profusely defective” mortar joints. The contractor shall observe joints from distance of no more than 10-feet on all elevations of the building to satisfactorily perform this portion of the work.

All “profusely defective” mortar joints shall be cut out or ground out the full width of the joint to a minimum depth of 1 inch. Where the mortar is broken or loose beyond a depth of 1 inch, remove to the full depth of the breakage where firm, solid mortar is encountered and tuckpoint. All joints shall be cut clean of unsound mortar material in a square manner full depth of cut.

The cutting of joints shall be done with suitable tools, either hand tools or mechanical equipment, in such a manner as will not loosen adjacent joints or injure the edges or corners of masonry units.

Where the mortar is tightly bonded at one side of the joint, and if the contour permits, the cutting shall be done with portable electric grinders with abrasive wheels to minimize spalling at the edges of the masonry units. It will be the Architect / Engineer's prerogative to forbid the use of tools or methods that do not produce the quality of work that is expected and to insist on the use of methods and tools that will do the work properly.

After the joint has been cut out, all loose material shall be removed by brush, air jet or water stream. Following this cleaning, the joint shall be thoroughly moistened. The joint shall be damp, without free water on the surface at time of pointing. At that time, the joint shall be completely filled with mortar placed in layers and firmly pressed into place. Following at the proper interval, the joint shall be compressed and tooled with a smooth rounded iron of selected width to produce a smooth, dense surface of similar depth as typically existing and tightly pressed against the edges of the masonry units. Complete by gently brushing face of joint to match existing adjacent rough texture.

Pointing shall only be done when the outside air temperature is 40 degrees or above and the wall is given protection from the elements.

The finished joint shall match adjacent existing untreated joints as closely as possible in regard to appearance.

For this project, all mortar will be a Type O mix consisting of 1 Part Portland Cement, 2 Parts Lime and 8 Parts Aggregate.

Color mortar shall match adjacent surfaces.

Defective brick and mortar exists at the South end where I beams penetrate the masonry.

A minimum 1000 PSI concrete mix shall be applied at the base of the beams in this area. The remainder of the perimeter of the beams shall be repointed using the mortar mix mentioned above.

All cracked and damaged stone at the North end shall be repaired in place with sealant and mortar as necessary.

Work shall be completed from an ariel lift by accessing the sign bridge at both ends.

Work shall comply with the General Orders of Safety in Construction as issued by the Department of Industry, Labor and Human Relations.

Precaution shall be exercised at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building construction codes shall be observed.

Machinery, equipment and all hazards shall be guarded or eliminated in accordance with applicable safety provisions.

All structures and equipment shall be constructed, installed and operated with guards, controls and other devices in conformance with the Wisconsin Administrative Code, Chapter I'd. 1 Safety.

Provide, erect and maintain all required planking, barricades, guard rails, temporary walkways, etc. of sufficient size and strength necessary for protection of pedestrian walkways, sidewalks, curbs, streets, drives, adjoining property and adjacent buildings as well as to prevent accidents to the public and the employees at the job site.

We shall furnish all labor, material, equipment and services to complete all work as specified with a three year guarantee for the sum of: \$18,950.00

Sincerely,

Donald J. Gollwitzer

Donald J. Gollwitzer

President

DJG/smh

