



May 6, 2021

Grand Avenue Club
210 E. Michigan St
Milwaukee, WI 53202

Attn: Pam Weisser – Program Director
Re: Masonry Repairs / Restoration
Grand Avenue Club
Insurance Exchange Building
210 E. Michigan St
Milwaukee, WI 53202

Dear Ms. Weisser,

Per your request and our site visit we have developed the following proposal for your review.

SCOPE OF WORK

The Insurance Exchange Building in Milwaukee was originally built in 1856 – 1857 with a tannish colored stone on the façade. There are two items that the owner is exploring pricing on. The first is the masonry restoration of the main front entrance and the second is the removal of the EIFS and repair of the brick masonry on the north elevation.

Accordingly, we are proposing to complete the following items:

[Redacted text block]

[Redacted text block]

- 2.) Restoration of Main Entrance on South Elevation: The stones at the front entrance of this building on the south elevation are in poor condition, this is mostly due to salt attack of the stone masonry. We are proposing to remove and replace the deteriorated stones at this location with stones that mimic the original stones, as best possible.

Accordingly, we will remove the stones at the base of the columns to either side of the door – see attached marked photo. When completing this, care will be taken to preserve the two panels that

were recently replaced. These stones, along with any historic photos that can be located, will be shipped to a stone fabricator so that replica stones can be created. The remaining structure will be stabilized and shored to ensure that the remaining stones will not shift.

Once the replica stones are back from the stone fabricator, they will be mocked up in place to ensure they fit the opening appropriately. With it confirmed that they fit as they are supposed to, they will again be removed. The stones will then be set in place in a full bed of mortar and anchored to the backup wall using stainless steel anchors.

- 3.) Restoration of South Elevation BELOW 1st Floor Window Sills to Grade: The work associated with this item starts just below the first floor window sills (not including the window sills). Deteriorated stones will be replaced with similar cut and shaped stones. In total, we have included replacing 33 stones and resurfacing three.

When replacing stones, the existing stone will first be measured and photographed. A replacement stone (Dutchman) will be ordered to match the texture of the original and overall outer dimensions. The replacement stones were assumed to be Dutchman stones that are approximately 8" deep. It was assumed that Mankato Stone would be a suitable replacement material. Further, it was assumed that the stones with the relief carved into the surface (such as what can be seen at the south elevation west end corner stones) is a random pattern and can be mimicked without exactly mimicking the original pattern.

Once the new stones have arrived (likely 8 – 10 weeks out from date of approved shop drawings), the original stones will be removed from the wall to the depth of new stones (approximately 8"). Stainless steel pins will then be epoxied into the parent stones. Corresponding holes will be drilled into the back of the new stones. The new stones will then have the holes partially filled with epoxy, installed onto the stainless steel pins and set in a full bed of mortar.

We have also included attempting to re-surface three stones. These are located to the west of the main entrance and are marked with an 'R' on the attached marked photos. These stones will be ground flat then sanded with 60 grit abrasive wheel to give an appearance of a new(ish) stone. This may or may not prove to be fruitful, but in our opinion, it is worth an attempt. If resurfacing proves to be a viable option, then the stones further up the wall whose faces are scaling off may be able to be resurfaced at a fraction of the cost of replacement.

- 4.) Removal of EIFS from North Elevation and Masonry Restoration: The EIFS on the north wall – west side, will be removed. From our destructive inspection in this area, it was discovered that the EIFS is attached to the wall using the adhesive method rather than by with mechanical anchors. Because of this, the cleaning of the brick masonry will be much more difficult and labor intensive.

The bulk of the material will be removed from the wall by saw cutting the EIFS in to squares then prying off the material then placing it into garbage bags. The remaining material will be carefully scraped off of the wall using suitable hand tools to remove as much of the adhesive as possible. It should be noted that complete removal of the adhesive may not be possible.

Milwaukee Office

N57 W13580 Reichert Avenue • Menomonee Falls, WI 53051
(262) 783-7745 • Fax (262) 783-4941
office@statzrestoration.com

Madison Office

1600 Algonquin Drive • Baraboo, WI 53913
(608) 356-9080
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Once the EIFS has been removed, the next step will be to remove any loose areas of stucco. It was assumed that approximately 20% of the stucco has become de-bonded and needs to be removed. Once the stucco has been removed from this elevation to the point that loose edges of the stucco no longer exist, the stucco will be replaced. This will be completed by first mechanically anchoring expanded metal lath to the side of the building where the stucco was removed. A scratch coat of stucco will be applied over the expanded metal lath, scored to provide additional bonding surface then allowed to cure. Once the scratch coat has cured, the top coat will be applied to match, as best possible, the surrounding texture.

Upon completion of the repairs to the stucco, it was assumed that the owner would have this area painted by others. Because of this, it was assumed that it would not be necessary to match the color of the surface of the stucco, but match the original color / composition, as best possible.

- 5.) Masonry Repairs to North Elevation – West Side: This area will have several repairs completed. The most notable is to replace the failed stucco. This procedure will be completed similarly to the east elevation with painting being completed by others. The brick masonry on this elevation appears to have been repaired somewhat recently; therefore, does not appear to need substantial repairs. However, we have included minor tuckpointing repairs to the brick masonry.

[REDACTED]

[REDACTED]

Assumptions:

- A.) Access to this building’s north side to likely be from a swing stage.
- B.) Permits, if necessary, cost by others.
- C.) A City of Milwaukee Sidewalk permit would not be necessary.
- D.) Controlled materials would not be disturbed during the course of this work.

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PRICING

Statz Restoration and Engineering Co., Inc. will provide all labor, materials, equipment and insurance necessary to complete the work described above for the sums of:

[REDACTED]

2.) Restoration of Main Entrance on South Elevation: [REDACTED]

3.) Restoration of South Elevation BELOW 1st Floor Window Sills to Grade: [REDACTED]


4.) Removal of EIFS from North Elevation and Masonry Restoration: [REDACTED]

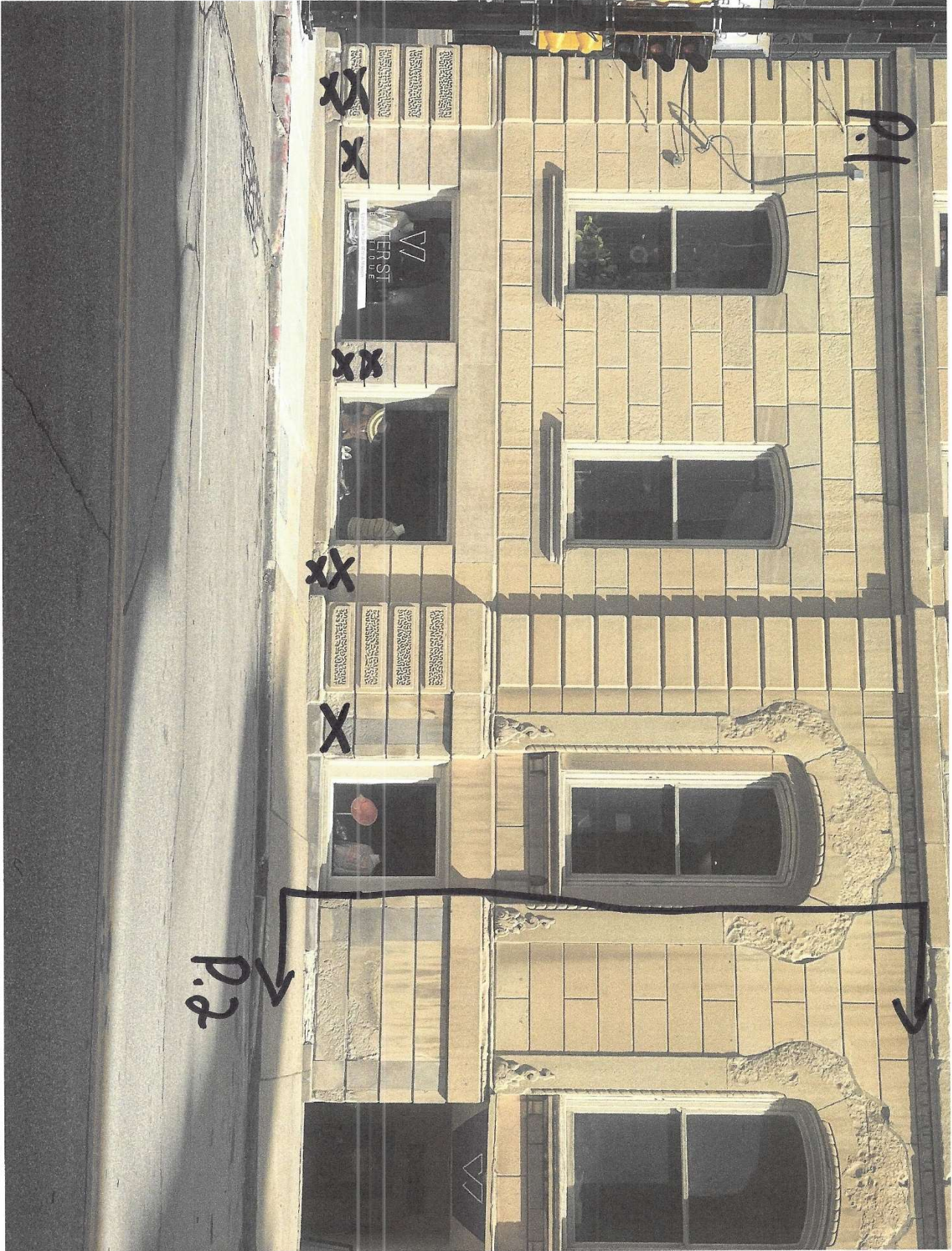
5.) Masonry Repairs to North Elevation – East Side: [REDACTED]

[REDACTED]

Please contact me with any questions.

Sincerely,


Peter A. Nichols, P.E.
Project Manager

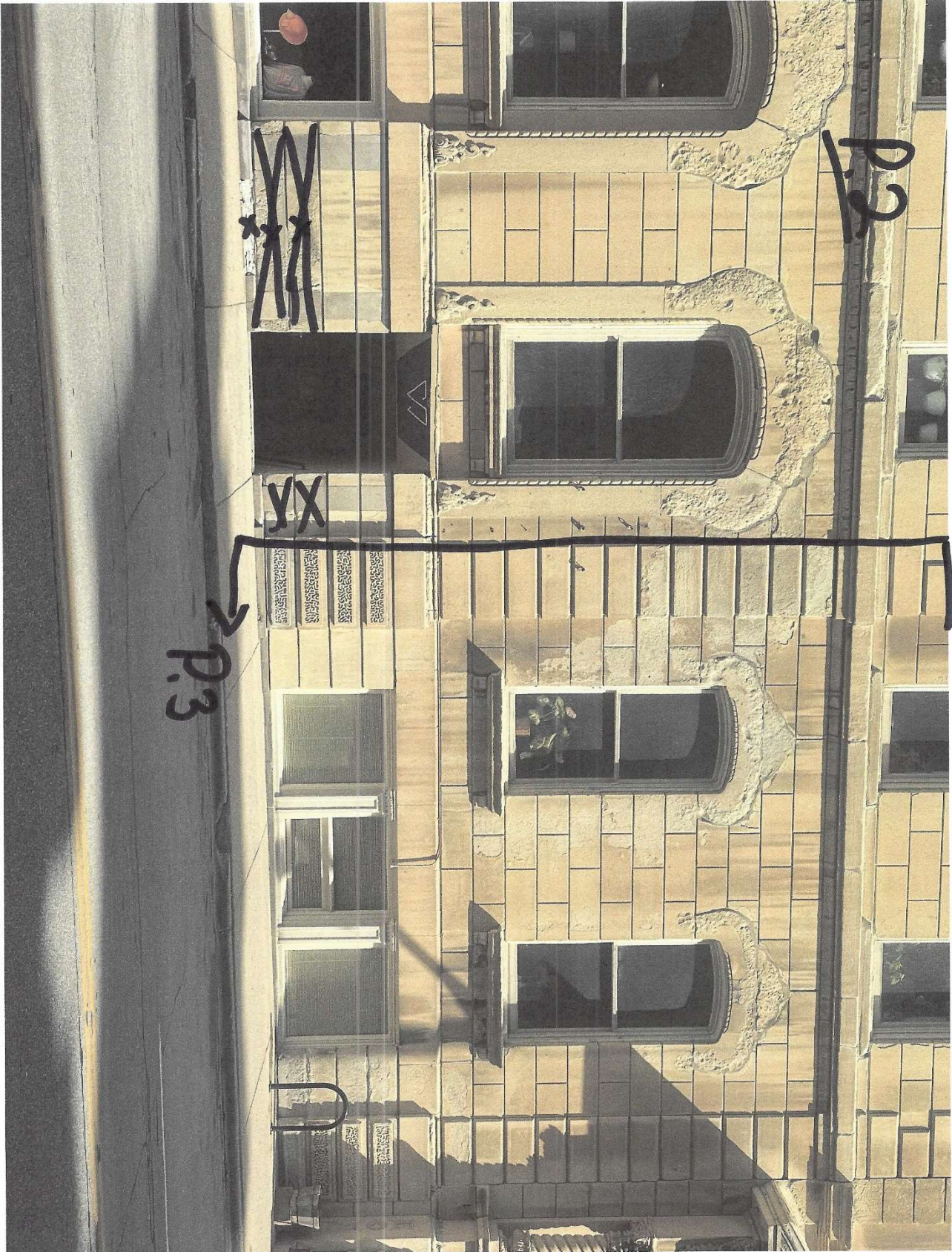


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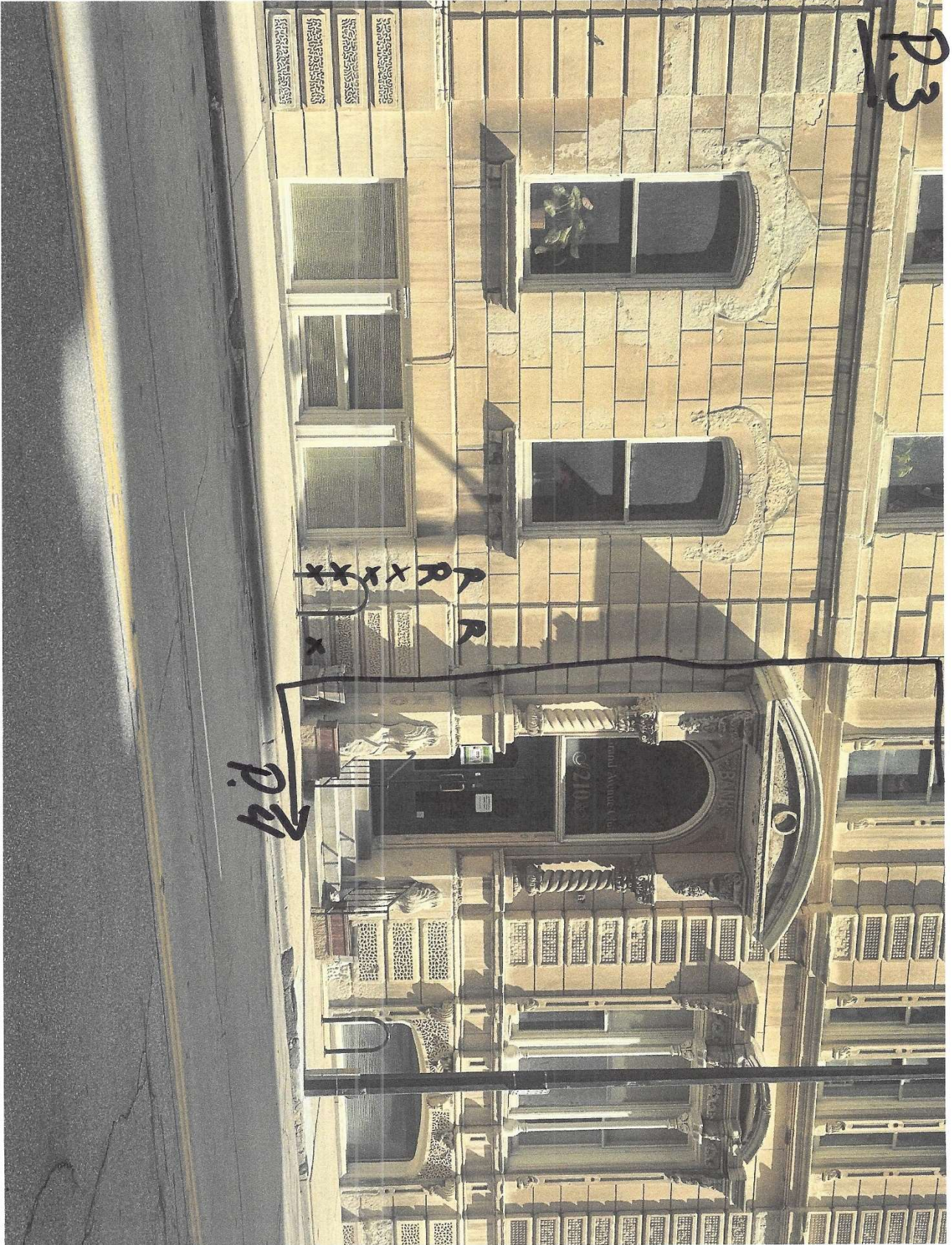


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