

# PROPOSAL AND SCOPE OF WORK

## 819 North Cass, Milwaukee, Wi

Rustic Restoration Inc .

2134 Glacier Ct  
Algonquin, IL 60102

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Donna,

Thank you for considering Rustic Restoration Inc. for your masonry preservation needs. The scope outlined below is based by an onsite inspection done March 24<sup>th</sup>, 2023. This original single-family home is built with brick, limestone, stucco, and wood. A couple of alterations have been made in the masonry over the years. Original brick appears to have been sandblasted at one point, but the face has stayed intact. Limestone features show natural wear and are in overall good condition. Stucco shows signs of surface cracks and appears to have been installed within the last 30 years. Much of the wood trim is rotting and will need to be addressed when the roof is redone. Our scope below will be outlined by the home's elevations.



## Item No. 1: East Elevation

The front of the building facing East is in overall good condonation. The largest issue is the check walls along the stairs are falling apart and need to be rebuilt. We also find some of the joints within the face brick have deteriorated. Overall, 10% of the elevation would require spot pointing.

### Item No.1: Scope of work

1. Take down coping stones on cheek walls and remove brick
  - a. Clean off mortar to reuse stone and brick
2. Address any foundation issues.
  - a. Review and repair foundation as needed.
  - b. Repairs to be charged as change order
3. Rebuild Cheek Walls
  - a. New mortar
  - b. Sealant at coping joints
4. Install sealant at vertical joints at water table stone.
5. Spot point 10% of mortar joints
6. Repair cracks in entry stone
7. Staging and site protection

Cost of Item No. 1: \$12,300.00



## Item No. 2: North Elevation

The north elevation appears to have the most amount of repairs needed. We find open joints in the masonry. Deteriorated masonry and joints around openings that were added at one point. Missing lintels above windows. An arch that needs rebuilding. Open joints in the water table stone. Open vent holes and growing vines on the masonry brick. We recommend addressing all these issues at once.

### Item No.2: Scope of work

1. Install scaffolding/staging
2. Spot point 10% of masonry joints
3. Remove the growing vines on the elevation
4. Open brick headers above windows and install lintels
  - a. Install galvanized lintels
  - b. Rebuild original brick and joints
5. Open brick arch and rebuild plum and level
6. Install sealant joint at new/old brick expansion joint.
7. Install sealant around glaze block windows
8. Install a sill stone at the lower glaze block window
9. Install sealant at water table vertical joints
10. Recommending installing covers over vent openings in masonry



Cost of Item No.2: \$15,920.00

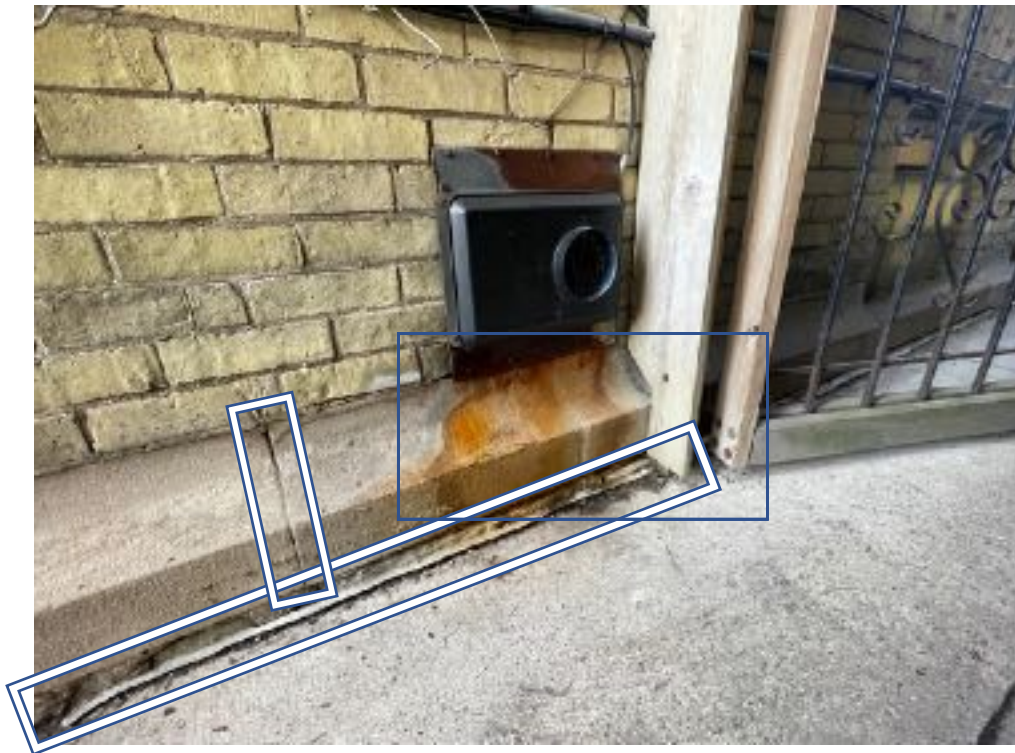
### Item No.3: South Elevation

South Elevation looks to be original and unaltered. Typical joint deterioration around down spouts and natural weathering. We find another jacked arch that will need rebuilding. As well as sealant will need to be installed at vertical water table joints.

### Item No.3: Scope of work

1. Staging
2. Remove and rebuild arch above 2<sup>nd</sup> floor window
  - a. Clean and salvage brick for reuse
3. Spot point 10% of elevation
  - a. Main focus at stone under water table and by downspout
4. Install sealant at all vertical water table joints
5. Remove rust spots from metal vent

Cost of work: \$6,330.00



#### Item No.4: West Elevation

West Elevation looks to be original and unaltered. Typical joint deterioration around down spouts and natural weathering. We find another jacked arch that will need rebuilding. As well as sealant will need to be installed at vertical water table joints.

#### Item No.4: Scope of work

1. Staging
2. Repair step crack and arch
3. Install sealant at window sill
4. Remove parging at stone
5. Grind and repoint 100% of stone foundation
6. Spot point 10% of elevation
7. Remove roof membrane from brick
8. Address issue at downspout and under roofing soffit



Cost of work: \$7,000.00



#### Exclusions:

1. Items not stated above in writing
2. Building permits
3. Electrical (To be supplied by owner)
4. Water access (To be supplied by owner)
5. Repair of issues uncovered during scope

#### Warranty:

Rustic Restoration Inc. warrants the above-described labor and materials for a 5-year period. The warranty covers the appropriate use and installation of all materials handled and provided by Rustic Restoration Inc. Rustic Restoration Inc. will repair or replace all materials within our purview that fail within this 5-year period. This warranty covers areas where Rustic executes 100% repointing or rebuilding. Partial areas of work are not included. This warranty excludes damage or deterioration resulting from exterior forces (such as impact damage, storms, etc.) or related building defects (such as improper roof drainage, fractured water pipes, clogged scuppers, etc.) This warranty period begins upon initial work contract (final billing). A Warranty Certificate will be issued to the client when the job is complete. A signed copy of the proposal must accompany the Warranty Certificate.

All restoration executed by Rustic Restoration Inc. Will be in accordance with the standards set out by the u.s. department of interior, national park service. The execution of the masonry restoration work will follow the guidelines in the preservation brief #2, repointing mortar joints in masonry buildings (revised 1998). Cleaning of masonry will follow the guidelines in preservation brief #1, cleaning and water-repellent treatments for historical masonry buildings. These documents provide the standard by which our customers can judge the performance of our work. For more information, please visit [www.nps.gov](http://www.nps.gov) to review the secretary of interior's standards and to download the preservation brief.

## QUALITY ASSURANCE

1. Performance of all restoration work will be executed by a craftsman that is familiar with historic lime mortar formulations, curing conditions, and performance characteristics. Work will be performed by Rustic Restoration Inc., a company that has more than 5 years successful experience in comparable masonry restoration projects and employing personnel skilled in the restoration process and operations indicated.
2. We utilize only skilled masons who are familiar and experienced with the materials and methods specified and are familiar with the design requirements for this masonry restoration project.
3. Personal direction of the work by one skilled mason, trained and certified by the specified manufacturer, will be present always during masonry restoration.

## PROJECT/SITE CONDITIONS

1. Protect persons, motor vehicles, building site, and surrounding buildings from injury resulting from masonry restoration work.
2. Perform all masonry repointing only when air temperatures are between 35 degrees Fahrenheit and 95 degrees Fahrenheit (32deg. C) and will remain so for at least 48 hours after completion of work.

## SCHEDULING

We will work with you to determine the best schedule for the proposed work.

Rustic Restoration Inc. agrees to furnish all labor, supervision, materials, and scaffold equipment; to carry Workman's

Compensation, Public Liability and Property Damage Insurance; and to use every reasonable precaution to protect the public and any adjacent property during the performance of the following work. In addition, Rustic Restoration Inc., will:

- Remove all debris, excess material, and equipment from the site at job completion.
- Notify the General Contractor in advance of any extra work that may be required. Rustic Restoration Inc. will submit a written change order for the cost of the extra work. Owner is to approve or decline any change order within 48 hours.

- **Total Cost of Items 1-4: \$41,550.00**



Terms:

We require a signed proposal and 20% deposit for all work prior to scheduling. Progress payments are billed bi-weekly and due within fourteen days of receipt of invoice. Final payment is due upon completion of work.

Rustic Restoration, Inc reserves the option to cease work if payments are not received within the time specified.

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I hope that this proposal meets with your approval. Please call me directly with any clarifications or questions regarding the proposed work and subsequent scheduling at (+1) 224 578 2241

Sincerely,  
Krzysztof Wnek  
President



I accept the above proposed scope-of -work and terms:

Client: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

THESE PRICES MAY BE SUBJECT TO CHANGE AFTER THIRTY (30) DAYS.

We here at Rustic Restoration Inc. Thank you for considering us for your project.