

Goal

The objective of this process is for the Pabst Mansion Foundation to identify a masonry contractor to not only perform a limited number of emergency repairs in the coming work season, but with whom the Pabst can develop a long term and trusted relationship, both in performing emergency repairs this season and in also preparing for and performing future work required to address backlogged maintenance and current deficiencies related to the exterior building envelope.

Background

At the beginning of the year, the Pabst Mansion Foundation commissioned a facility condition assessment to look at the condition of the building overall. This study is underway but so as to not lose the opportunity to address some conditions adversely affecting the fabric and interior of the building, the Pabst also sought to engage a masonry contractor to carry out a limited number of specific emergency repairs. We are now attempting to bring these two activities into alignment. In addition, the UW Milwaukee's Historic Preservation Institute at the School of Architecture and Urban Planning has scanned the building exterior and is in the process of developing orthographic photos as well as CAD drawings of the major exterior elevations.

Requested Proposal Revisions

While we have narrowed down the number of contractors, we have found it difficult to compare proposals and intentions due to the wide variation in possible scope of work. To better define the scope for this season, we have attached a series of limited emergency projects that have been identified based on damage now extending to the restored interior of the building. The intention is that these emergency repairs be permanent if possible or temporary if conditions warrant. In addition to adjusting your proposal costs and services to align with these projects, please include the following information:

- Estimated time required to complete the outlined emergency work.
- Acknowledgement that the costs any required protection of landscaping, site features, as well as overhead protection at walks, drives, and building entries are included in your proposal.
- Indicate how locations will be accessed, type of access to be used, and if cost is included in the proposal or if access is to be provided by the owner.
- Cost of obtaining three samples of historic mortars from the Pabst Mansion and providing laboratory analysis (including acid digestion and sand gradation) with recommended formulations for replacement mortars and matching service to visually match color and texture of the original samples. Types of mortars to be sampled are:
 - Original mortar sample from limestone foundations
 - Original mortar sample from face brick
 - Original mortar sample from terra cotta joints
- Provide digital photographic documentation of conditions prior to and after repairs. Any openings made into the building fabric shall also be photographically documented.
- While the intent is to control scope creep, it is understood that some limited additional work may need to be added or work at a location modified. Please provide unit prices for:
 - Unit Price A: Joint removal, preparation, and repointing of face brick.
\$ _____ Per **lineal foot**

- Unit Price B: Joint removal, preparation, and repointing of terra cotta.
\$ _____ Per **lineal foot**
- Unit Price C: Joint removal, preparation, and repointing of dressed limestone.
\$ _____ Per **lineal foot**
- Unit Price D: Removal of existing face brick and replacing it with owner supplied brick.
\$ _____ Per **brick**
- Unit Price E: Removal, preparation, and resetting of loose existing face brick
\$ _____ Per **brick**
- Unit Price E: Temporary pointing of one lineal foot of open skyward facing joint at terra cotta with closed cell backer rod and colored polyurethane sealant selected from manufacturer's standard colors.
\$ _____ Per **lineal foot**

Requested Additional Proposal

Please provide a cost to perform a hands-on safety assessment of the top 10' of the chimney at the south end of the west elevation and the top 10' of the chimney at the south end of the east elevation of the main house. The purpose is to identify any safety issues, propose appropriate interventions, and perform those interventions. The intent would be to perform the inspection at the beginning of the emergency repairs project, taking advantage of staging and access associated with the emergency repairs. The inspection proposal is to include:

- Estimated time required to complete inspection.
- Acknowledgement that the costs any required protection of landscaping, site features, as well as overhead protection at walks, drives, and building entries are included in your proposal.
- Indicate how locations will be accessed, type of access to be used, and if cost of access is included in proposal or is to be provided by the owner.
- Removal of loose brick or terra cotta material at risk of falling.
- Any required temporary sealing up of cavities and openings at removed material to be performed on a time and materials basis with prior approval from the owner.
- Any safety netting in lieu of material removal to be performed on a time and materials basis with not-to-exceed cost provided to and approved of by owner in advance.
- Document found conditions, subsequent exposed construction and extent of any resulting openings if material is removed, and the weatherproof temporary enclosure of any opening or the netting of the area if materials are to be maintained in place.
- Two sets of printed copies of any notes or drawings and of digital copies of notes, drawings, and photographs to be given to the owner.

Interviews

For your interview, please come prepared to present and discuss the requested proposal changes along with the additional proposal. In addition, please be ready to share thoughts on how you, your company, and your company's approach can best address the current emergency repairs and expected future restoration work while forging a long term, trusted relationship with the Pabst Mansion.

Emergency Repair Projects

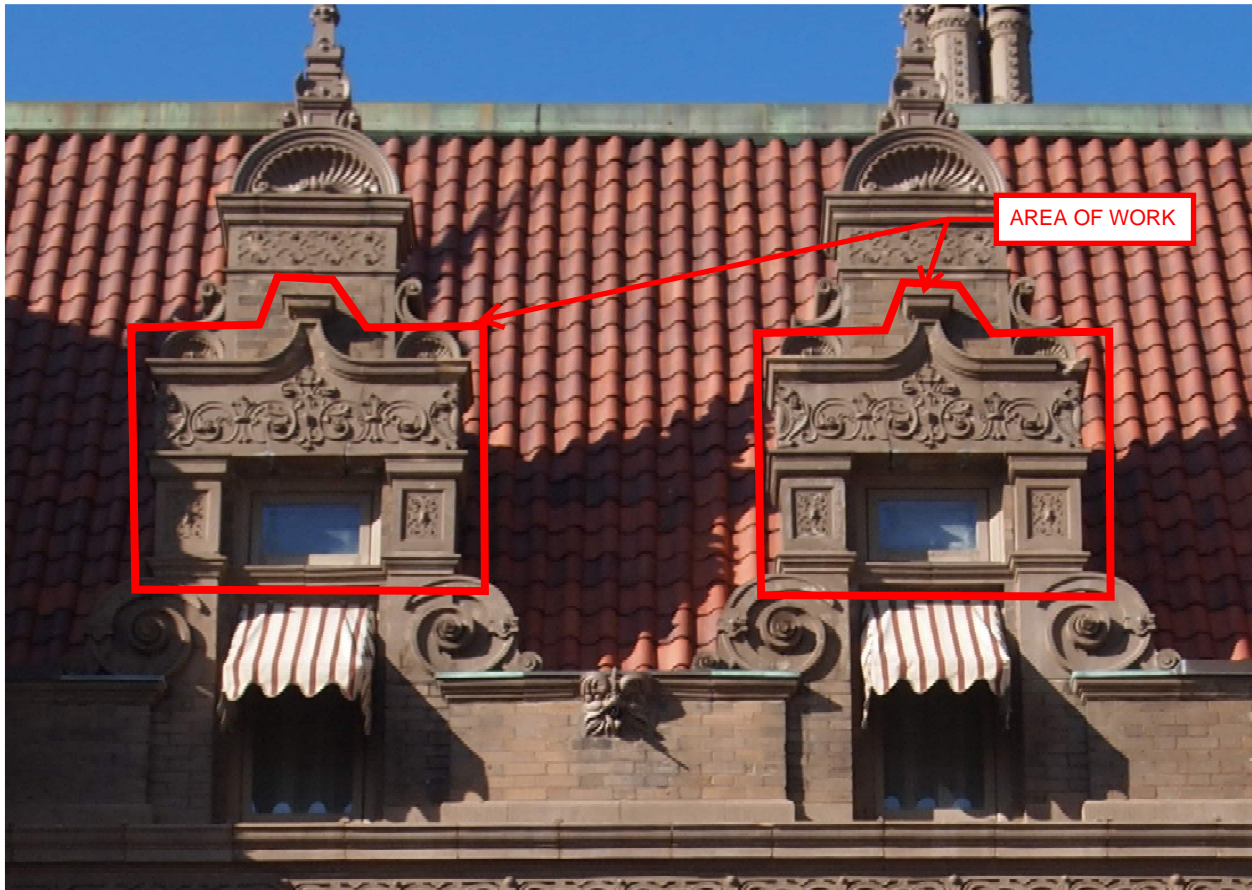
South Elevation, West Gable



Goal: Stop water infiltration through masonry and wood brickmold over and around windows.

Tasks: Repoint terra cotta and brick at all exposed faces within indicated zone. Replace all damaged and failing sealant at brick mold around transom windows and at head of window below.

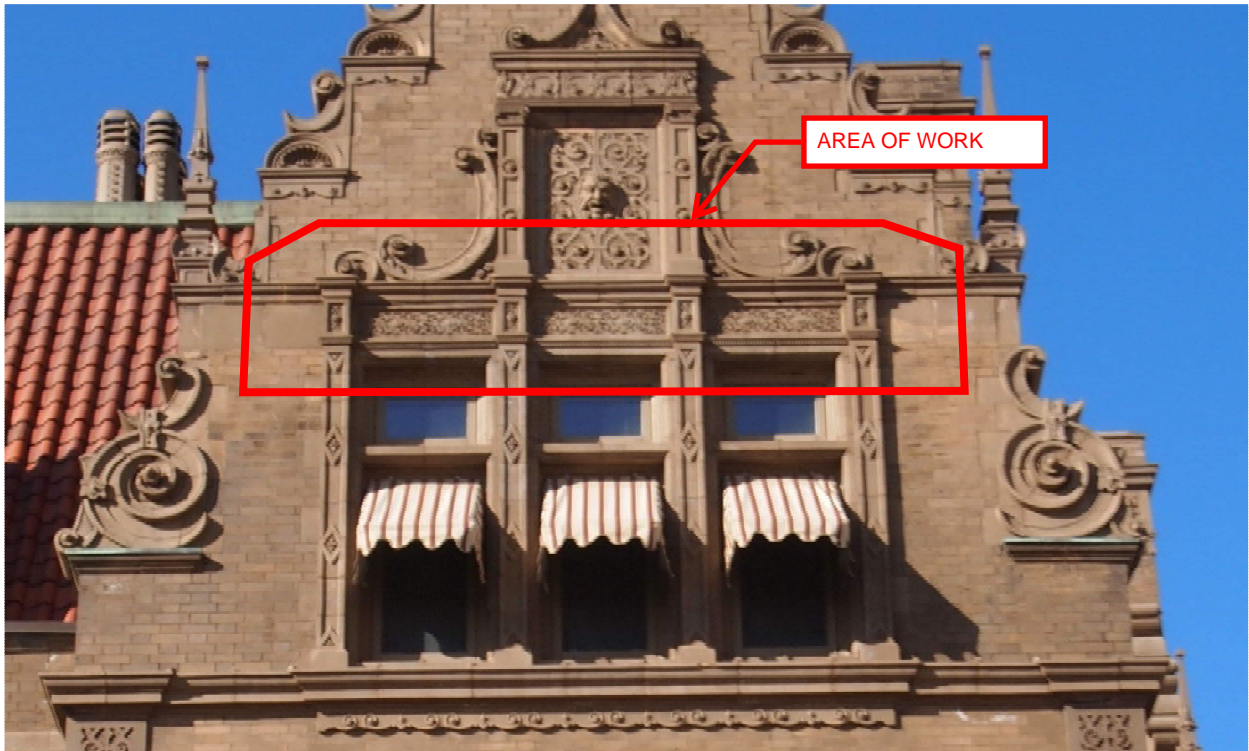
South Elevation, Central Bay Dormers



Goal: Stop water infiltration through masonry and wood brickmold over and around windows.

Tasks: Repoint terra cotta and brick at all exposed faces within indicated zone. Repoint open head joint at horizontal mullion providing elastomeric polyurethane with release tape backer to finish off repointed skyward joint. Replace all damaged and failing sealant at brick mold around transom windows and at head of window below.

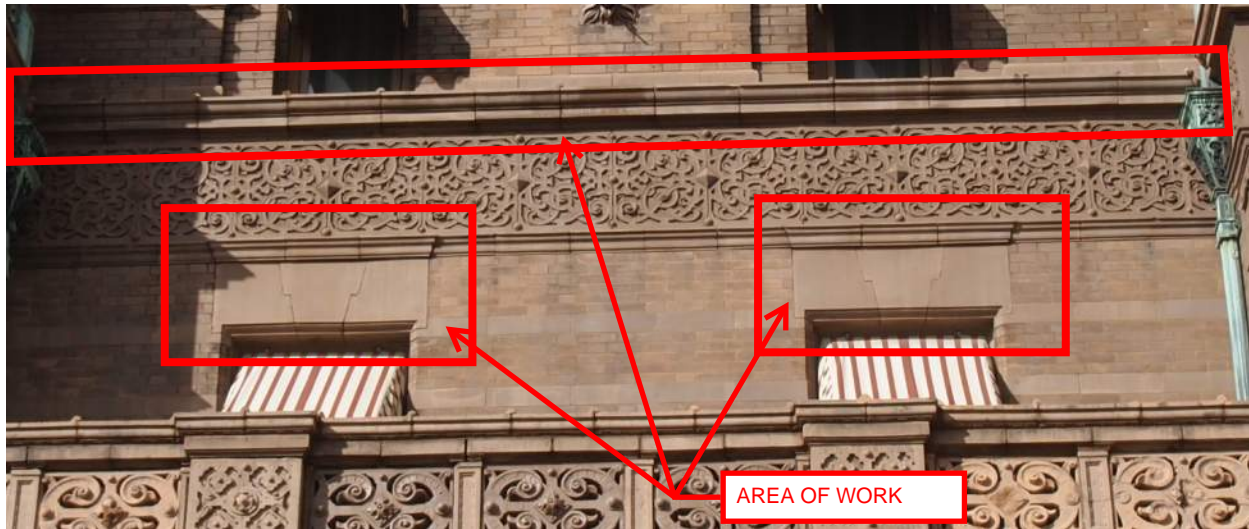
South Elevation, East Gable



Goal: Stop water infiltration through masonry and wood brickmold over and around windows.

Tasks: Repoint terra cotta and brick at all exposed faces within indicated zone, providing elastomeric polyurethane with release tape backer to finish off repointed skyward joints of belt course. Replace all damaged and failing sealant at brick mold at window heads.

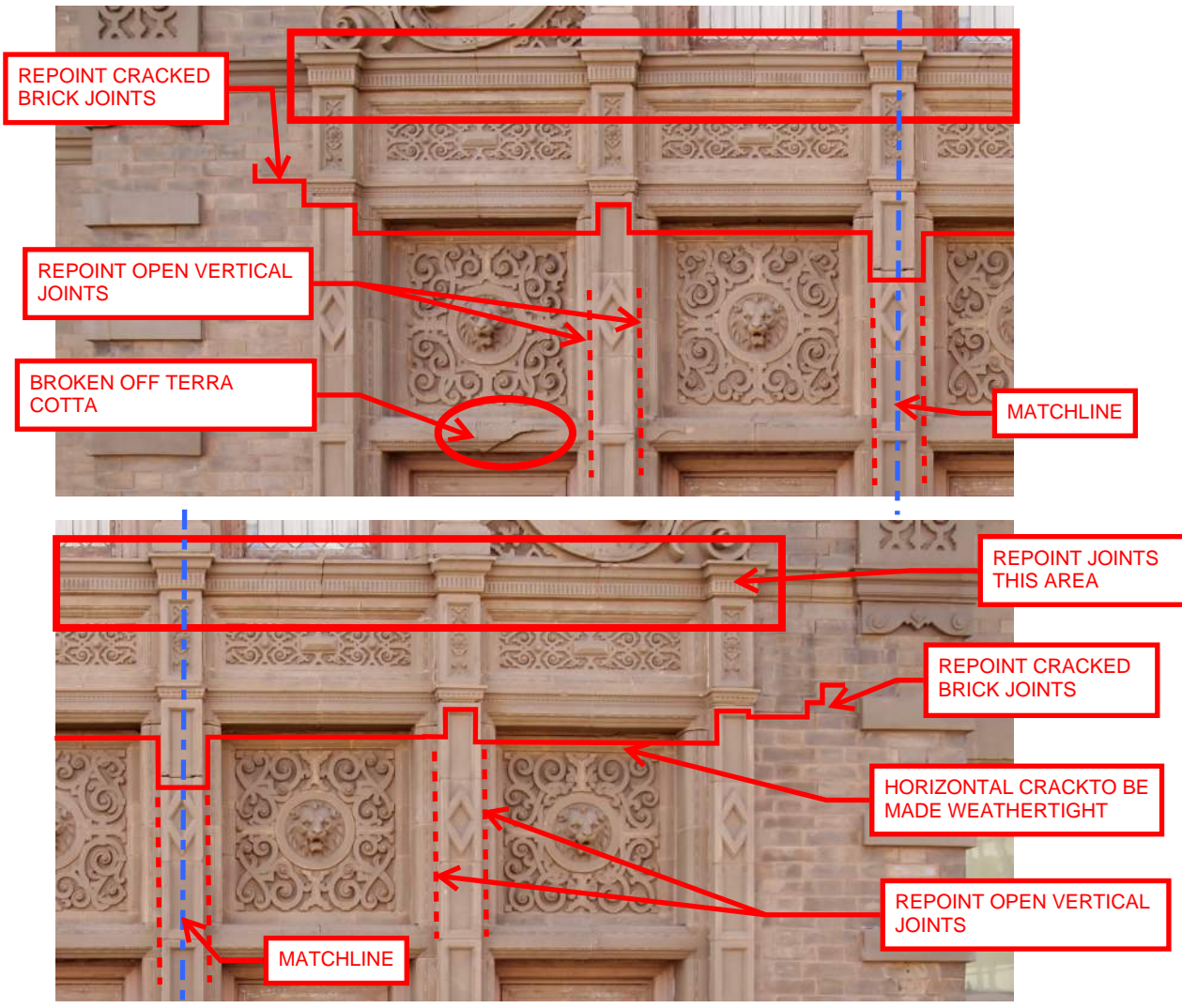
South Elevation, Second Floor Center Bay Windows



Goal: Stop water infiltration through masonry and wood brickmold over and around windows.

Tasks: Repoint terra cotta and brick at all exposed faces within indicated zone, providing elastomeric polyurethane with release tape backer to finish off repointed skyward joints of belt course. Replace all damaged and failing sealant at brick mold around single hung window heads and upper jambs.

West Elevation, Center Bay, Second & Third Floor



Goal: Temporarily protect exposed steel and interior wall construction from elements, temporarily secure broken off terra cotta face at horizontal mullion in a manner to protect the exposed interior construction from weather and repointing open joints in terra cotta belt/sill course.

Tasks: Provide temporary repointing or closed cell backer rod supported elastomeric sealant joint at horizontal crack in terra cotta, color to be selected from manufacturer's standard colors; repoint adjacent cracked brick joints; repoint deteriorated and cracked joints at stacked terra cotta mullion pieces below crack; repoint deteriorated joints at terra cotta belt/sill course above crack, providing elastomeric polyurethane pointing with release tape backer to finish off repointed skyward head joints.

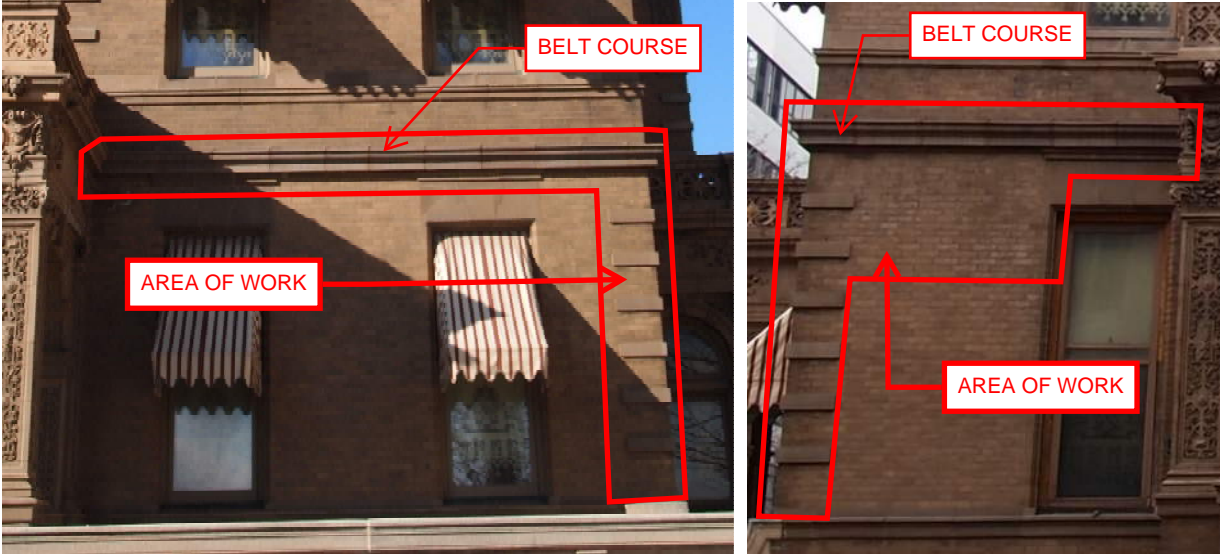
North Elevation, Airing Porches, Second & Third Floor



Goal: Stop water infiltration through brick masonry and terra cotta at second floor Ironing Porch.

Tasks: At areas indicated, repoint all terra cotta and brick joints, providing elastomeric polyurethane with release tape backer at skyward joints. Inspect cracked brick between porch lintel and 3rd floor window sill belt course and determine appropriate action to either replace cracked brick (from owner's supply) or repair cracks with mortar or closed cell backer rod and elastomeric polyurethane sealant with color selected from manufacturer's standard colors and proceed with action following owner review. At east (left) end of 3-piece terra cotta lintel, inspect cracked terra cotta unit and determine appropriate crack repair for unit and proceed with action following owner review.

Southeast Corner, Balustrade Up Thru Belt Course



Goal: Stop water infiltration through wall of Music Room where embossed wallcovering is peeling.

Tasks: At areas indicated, inspect terra cottas and brick joints within area indicated and repoint cracked or deteriorated joints as required. Provide elastomeric polyurethane with release tape backer at all skyward joints at the belt course within the area indicated.

Emergency Hands-on Safety Assessment



West Elevation Chimney



West Elevation Chimney Closeup



East Elevation Chimney



East Elevation Chimney Closeup