



Construction Proposal

Prepared for:

Fr. Patrick Raymond, Church of Ascension
Cheryl Peterson, Buildings and Grounds
1133 N LaSalle Dr Chicago, IL 60610

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Prepared by:

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Meet Your New Project

We're just as excited as you to get started on your Project. Before the work begins, we want to introduce ourselves and outline what to expect from **Touchstone Group Solutions**. In this construction proposal, you will be given a detailed description of the process, cost breakdown, timeline of completion, and other expectations.

Who We Are



We are Chicagoland based, masonry services firm. We specialize in working with **brick and stone** and offer **complete masonry repair, restoration and rebuild services**. We are licensed, certified and authorized by **City of Chicago** to engage in the trade of brick work.

Our team consists of **skilled professionals** who are focused on delivering quality and value. We are proud of our work, and our upfront approach will leave you worry-free as you watch your building come back to immaculate condition.

The Essentials

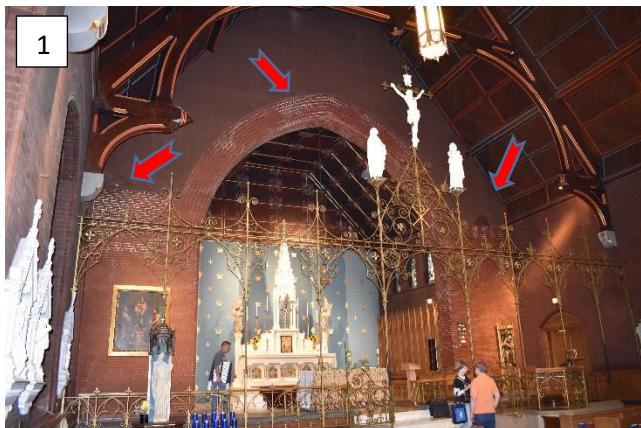
Project description:

We have performed partial visual inspection of masonry interior at main arch at ground level in a Church of Ascension building located at 1133 LaSalle Dr. Chicago, IL 60610

Observations:

Interior; gothic main arch

On South part (to the right of arch center) visible wet spots on plaster section of masonry, as well as white areas (efflorescence) in mortar joints which indicate prolonged exposure to moisture in masonry. Brick however, is in good condition. Thorough plaster inspection and water damaged areas repair recommended, mortar joints tuckpointing recommended (pic 1,2,3)

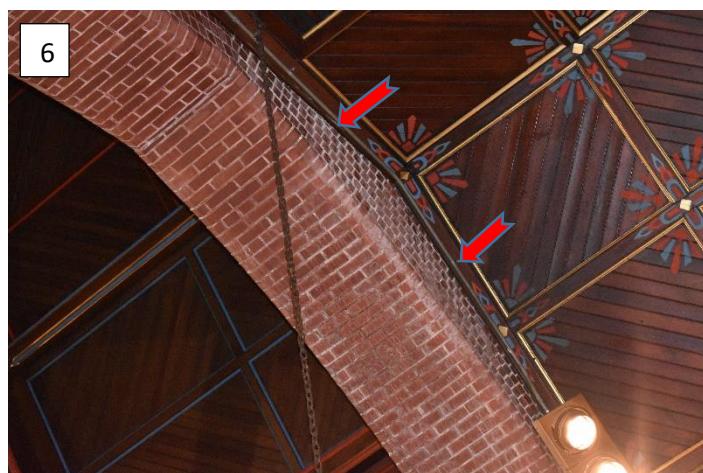




Northside (to the left of arch center) visible wet spots on plaster section of masonry, swollen, separating from the wall and crumbling plaster. Wet spots on brickwork, deteriorated brick, efflorescence on brick joints, Brick replacement, tuckpointing, masonry cleaning, plaster section replacement recommended (pic 4,5)



Efflorescence has developed on peak area of arch, under the arch and on the east side of arch, tuckpointing and masonry cleaning recommended (pic 6)



Phases of the project:

Only when masonry has a proper moisture levels, it is possible to stop efflorescence from forming,

If tuckpointing procedure is performed on the masonry wall with significant amount of moisture, there is a high risk of secondary efflorescence,

Note: efflorescence has formed on mortar joints, not on brick face, and there is a good chance to permanently remove this issue with proper tuckpointing combined with eliminating water leakage from the roof and exterior masonry,

Considering the above, before the work begins; we will take and record moisture readings at previously water damaged areas,

Masonry renovation, masonry cleaning, tuckpointing, brick replacement, plaster repair,

This is the last phase of the project, and it is most time and labor consuming, it will require extensive scaffolding, and other equipment like; open blade masonry grinders with vacuum application,

The masonry section of the wall with gothic arch is built from hard brick and it is important to use grinders with open blade to grind off the mortar precisely and without damaging face and edges of the brickwork,

- we will erect scaffolding at the arch wall, secure and cover it with plastic or vinyl tarp to reduce dust,
- we will chisel out and/or grind off all brickwork wall at the main arch, under the arch and east side of the arch,
- we will air blow the joints to clean from particles and dust
- we will tuckpoint all joints using Type S or N masonry cement,
- after initial set, we will strike the joins to waterproof the wall,
- we will clean the brickwork using masonry detergent to get rid of any residue from the face of the brick

Brick replacement;

- we will chisel out and remove deteriorated bricks from the northeast corner of the arch wall (pic 4,5), and we will replace them with original bricks from another area not directly exposed and visible,

Plaster repair;

- we will remove all deteriorated plaster and apply new plaster in affected areas to color match to existing plaster,

Cost of labor and material: \$44,700.00

Plaster peak new paint coat,

Per our conversation with Cheryl Peterson and Fr. Patrick Raymond we are adding to the scope of work a new paint coat on the whole parge (plaster) coat peak area,

- after the parge coat repair is complete, and dried (cured) down to at least 15% moisture level;
- we will clean off, mask prep and prime the plaster area,
- we will apply a new coat of paint, type, and color to match existing,

Please note; we have to install additional sections of scaffolding tower to cover the upper sections of the peak area,

New plaster paint coat cost of labor and material: \$6,730.00

Dust mitigation

Grinding mortar joints usually, create a large amount of dust, to reduce dust to the minimum we will implement the following;

- High-efficiency vacuum grinders,
- Plastic tarp curtain tightly installed over the scaffolding to separate working area from the main Nave,
- High-efficiency HEPA air scrubbers,
- Exhaust fans,

Additional Information:

- Part of this work is considered “work at elevated heights” and require use of additional equipment like scaffolding and/or ladders,
- We will need water and electrical utility access,
- We will protect direct work area with plastic and/or vinyl tarp,
- All described services are covered with 3-year Limited Workmanship Warranty, and 3-year Free Maintenance Program,

Summary:

Tuckpointing, brick replacement and plaster repair cost of labor and material: \$44,700.00

New plaster paint coat cost of labor and material: \$6,730.00

Total: \$51,430.00

Dear Customer! Protect Yourself!

Always demand Workers Compensation and Liability Insurance from your Contractor,

We hereby propose to furnish labor and material-complete required for Project described above.

Note: This Construction Proposal may be withdrawn by us if not accepted in 30 days.

Mariusz Sokol - Project Manager Contractor's License # TGC 096461-1 Masonry License # MC 6645	Cheryl Peterson - Buildings and Grounds, 1133 N LaSalle Dr Chicago, IL 60610 Ph: 773-322-7995 Email: cpeterson1210@hotmail.com praymond@ascensionchicago.org
Date: 10/15/2018 Signature: 	Date: Signature: