



Pogatechnik

Building Restoration, Inc.

42175 79th Ave Rice, MN 56367 Ph# 320-253-4933 Lic# 20627341

PROPOSAL

27 April 2010
Joan Rydberg
1450 8th Ave North
St. Cloud MN, 56303

Work to be performed at
Hester Park
St. Cloud, MN

Hester Park Masonry Restoration

I. Tuckpointing of Walls (photos 1,2,3,4)

To include the following:

- A. 100% tuckpoint of the walls; above grade.
- B. Joint removal to be a minimum of 1.5 inches or until sound mortar is reached.
- C. Joints to be properly filled in increments not exceeding ½ inch. Next layer to be applied after the existing layer is thumbprint hard. (This is necessary to avoid mortar shrinkage and cracking, and also helps control mortar debond separation from the stone.)
- D. Mixed mortar shall stand for not less than ½ hour prior to use, and discarded after 2 ½ hours of initial mixing.
- E. Joint finish to match the existing or a chosen finish.
- F. Proper mortar to be used.
- G. Chemical wash of all new masonry.

II. Cap Stone (Photos 5,6,7,8)

To include the following:

- A. Pressure wash all concrete cap stone.
- B. Repair all damaged, cracked, and spalled areas.
 - 1. Patch Repair mortar Mapie Quick patch
- C Refinish entire stone cap with Mapie Renew Fine.
- D. Caulk all cap stone joints with commercial industrial caulking.
 - 1. Prior to caulking tuckpoint all joints fill to proper depth.
 - 2. Use of a bond breaker caulking tape. This is necessary to allow the caulking the ability to flex.
 - 3. Caulk cap stone bed joint.
 - 4. Apply a sand finish to caulking to blend in with existing materials.

III. Pathway Stone (Photos 9,10,11,12,17)

To include the following:

- A. Tuckpoint all stone joints of pathways.
 - 1. Tuckpoint as described above (see tuckpointing of walls)
- B. Remove and reset all loose stone.
- C. Remove and reset stone that do not have less than a 3/8" height difference to adjacent stone. Approximate area of pathway to be reset: 396sq'.
- D. Remove and reset areas of stone that have settled.
- E. Apply Sure Klean Natural Stone Treatment to entire surface .
 - 1. This is a sealer that does not alter the natural appearance of the stone.
- F. When applicable, caulk the joint of the horizontal stone (pathway) to the vertical wall stone.
 - 1. All caulking is to have a sand finish to blend in to surrounding materials.

IV. Steps

To include the following:

- A. Tuckpoint all joints of steps.
 - 1. Tuckpoint as described above (see tuckpointing of walls)
- B. After tuckpointing, caulk all joints of steps.
 - 2. Use of a bond breaker caulking tape. (this is necessary to allow the caulking the ability to flex.)

V. General

To include the following:

- A. Cleanup and removal of all debris.
- B. Pressure wash all masonry in work area.
- C. When removing stone, all stone are to be placed back to their original position. (as per historical masonry restoration standards.)
- D. Chemical wash of all new masonry.

VI. Price

Price includes tax, material and labor -

\$56,100

Fifty six thousand, one hundred dollars

VII. Payments

Payment to be made as follows:

- A. Monthly payments are to be made upon the percentage of work completed, and the amount of equipment and materials supplied to date.
- B. Payments are due ten days after receipt of invoice.

*The undersigned accepts this proposal and all its terms and conditions as a binding contract.

Terry Pogatchnik

Approved Signature

Date

If accepted, please sign and return a copy.

This proposal may be withdrawn if not accepted within 30 days.

Additional work will require additional cost.

All additional costs to be proposed in written form.

Please contact Pogatchnik Restoration with any questions or concerns.



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Photos

Photos 1,2,3: Tuckpoint all elevations of granite stone.

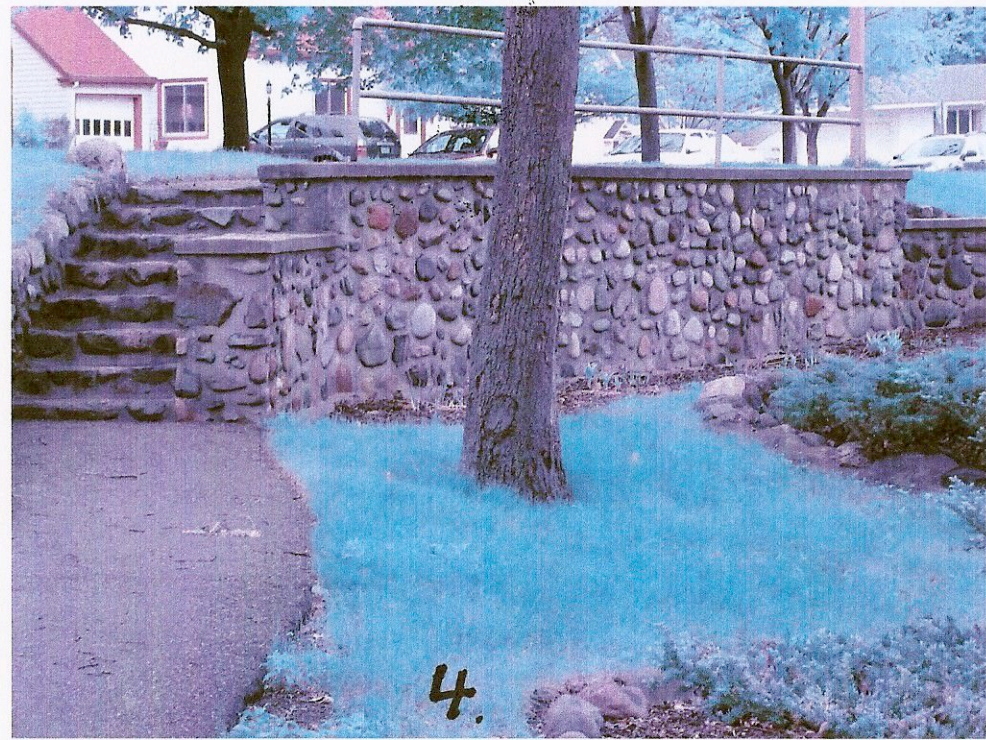
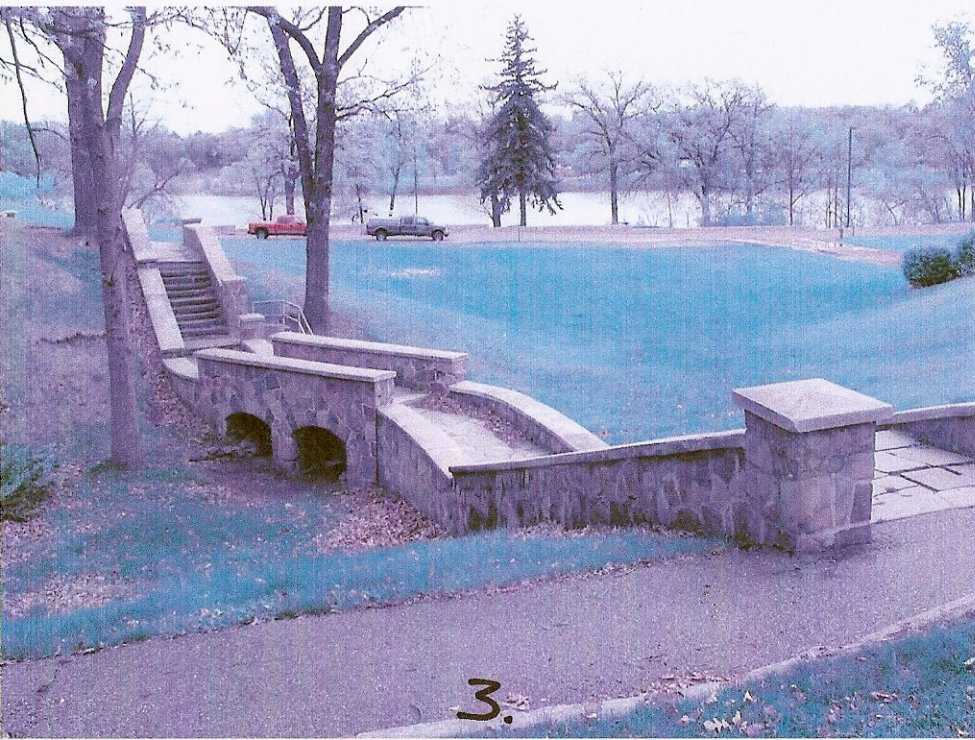
Photo 4: No work scheduled

Photo 5,6,7,8: Typical cap stone areas of repair.

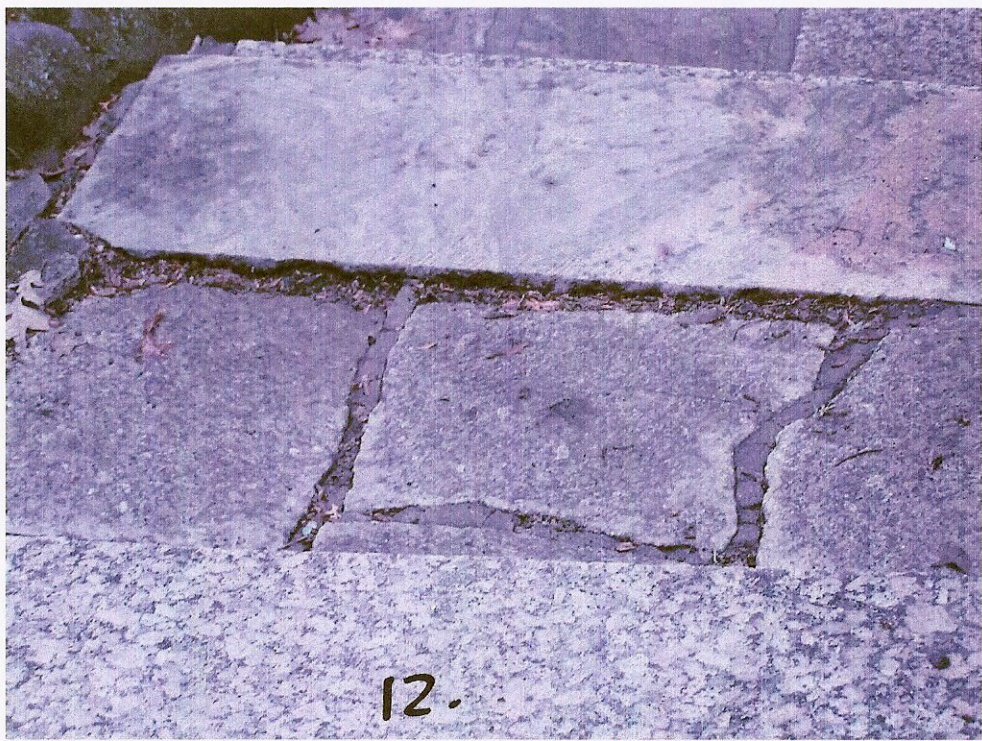
Photo 9,10,11,12: Typical pathway stone to be reset flush to surrounding stone.

Photo 13,14,15,16: Typical steps are to be reset.

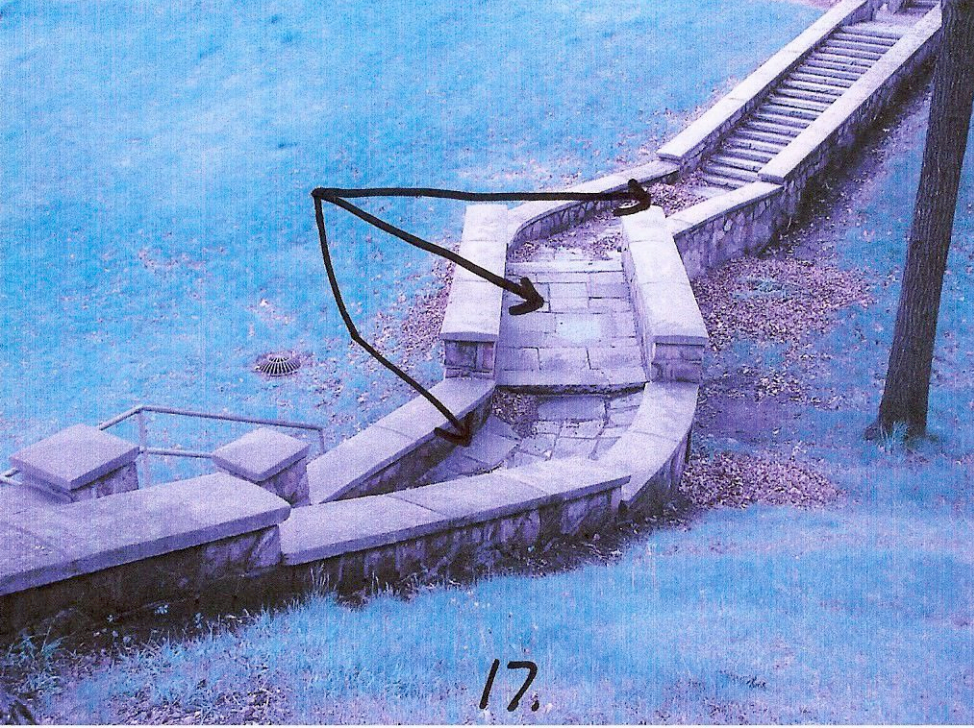
Photo 17: Pathway to be removed and reset.











17.