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Russell Wilcox, Mason

September 25, 2016

JOB ESTIMATE

Chelsea Library and Town Office
Main St.
Chelsea, VT 05038

JOB DESCRIPTION

Tear down, remove, and rebuild brick support piers in basement.

Based upon an inspection and evaluation of the building, you have been instructed to replace brick piers in the basement because of structural and aesthetic degradation. I have inspected the piers and found 8 of them to show signs of brick spalling (bricks breaking down into powder and small pieces) and mortar degradation.

I will provide temporary structural support to the carrying timbers and remove the piers to grade height or below if necessary. I will rebuild piers using new brick and mortar. All new masonry will be washed and sealed. All temporary support will be removed.

There are 7 piers that measure 16"x16" and one that measures 20"x20". Each 16" pier will cost \$1,200 to replace with an additional \$125 per pier should a new footing be necessary. The 20" pier will cost \$1,350 to replace with an additional \$140 should a new footing be necessary.

Thank you. Please feel free to contact me with any questions or concerns. I look forward to hearing from you.

THIS ESTIMATE IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE. IT IS BASED ON OUR EVALUATION AND DOES NOT INCLUDE MATERIAL PRICE INCREASES OR ADDITIONAL LABOR AND MATERIALS WHICH MAY BE REQUIRED SHOULD UNFORESEEN PROBLEMS OR ADVERSE WEATHER CONDITIONS ARISE AFTER THE WORK HAS STARTED.

ESTIMATED JOB COST: \$9,750-\$10,765

ESTIMATED BY: Russell Wilcox

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Dear Karen,

The estimate is for the work to be completed as per instruction of your inspection. The brick piers have begun to degrade and some should be replaced, but none of them are going to fall down or crumble to the ground immediately. There are three piers that should be replaced soon and five others that could be replaced if you have the funding and want to spend the money on this.

I also have some questions on the historical relevance to replacing the piers with brick. I usually argue for antique brick matching the vintage of the existing brick and for mortar duplication. In this case, especially from an expense argument, I would offer the option of replacing the piers with concrete block laid in mortar. This would almost cut the cost in half. As it is now, you have two piers that have been replaced with concrete. (I did not include them in the ones to be replaced.)

Take care,

Russ

