



April 17, 2023

Genesis Lodge
21 Church Street East
Brampton, ON
L6V 1E8

Attn: Natalie Anderson

RE: Heritage Brick Replacement at 21 Church Street East, Brampton

Dear Natalie,

Project Description

As requested, please see our quotation below based on the scope of work provided.

Eagle Restoration Inc. will provide all necessary items to complete the work included in this quotation with the utmost professionalism and premier quality. This includes all tools, materials/consumables, labour, safety protocols, insurance, WSIB Clearance, equipment, access, supervision and management as required for the successful completion of this project.

Heritage Brick Replacement

- Mobilize all equipment and material to perform the work.
- Remove and replace approximately 20 bricks.
- Remove existing paint, prepare and re-paint 5 columns.
- Demobilize and leave areas clean and free of debris.

Our Price to complete this work is **\$9,970.00 + HST**

Project Conditions

- All work to be performed during normal work hours.
- Owner to supply any utilities (i.e. hydro and water) as required performing the work.
- We are not responsible for relocating any equipment or electrical/mechanical connections including sprinkler systems.
- We have not allowed for any engineered designs, fees, investigations, or a building permit if required.
- Material testing not included.

We thank you for the opportunity in quoting this project and if you have any questions, please do not hesitate to call.

Sincerely,

Lucas Cicconi - Eagle Restoration Inc.



Historic Restoration Inc.

465 Leslie Street, Toronto, Ontario M4M 3L7 Phone : 416-645-0868

Fax: 416-645-0871 E: info@historicrestoration.ca

April 4, 2023

Quote No. 22051

Genesis Lodge
21 Church St. E
Brampton, ON L6V 1E8

Attn: Nathalie Smith

Re: Exterior Repairs at Genesis Lodge

QUOTATION

We would like to present for your consideration our quotation for exterior repairs at the above-noted location.

Existing Conditions

Structurally, the building appears in sound condition considering the age of the property. There are areas where movement has occurred at window arches which is typical for a building this age. There are also areas where there are open masonry joints and deteriorated bricks (mainly close to grade).

There are gaps in masonry joints at the stone foundation and areas where caulking is required around windows.

The gables have been cedar shingled within the last 10 years but do not match the original green colour.

Previous repairs have been completed using Portland cement-based mortar which can accelerate damage to the heritage bricks and mortar in surrounding areas.

Window sills and stone lintels are dirty with environmental staining.

Photos



Gaps at Foundation



Caulking & Painting Req. at Basement Window



Deteriorated Brickwork and Parging above Foundation. Previous hard repointing visible



Deteriorated Masonry at Foundation and Open Joints (Typ).



Movement at Voussoir Brick (Arch Brick) Gap Beside Door Frame



Cedar Gables & Dirty Sills and Lintel Stones

We recommend the following repair work:

Work to Include

1. Provide a 45 ft. elevating lift for access and lay down protection mats on grass areas.
2. Remove deteriorated bricks and replace with matching reclaimed or new heritage style clay bricks. Allowance for 80 bricks.
3. Cut-out deteriorated or inappropriate hard mortar close to grade and re-point using heritage mortar. The joint will be colour matched to the base mortar and textured to mimic a heritage joint. Allowance for 30 ft².
4. Replace parging on the driveway side of the building with heritage permeable parging.
5. Infill holes and gaps in foundation and close to grade with heritage mortar.
6. Strip paint from basement window and repaint with primer and 2 top-coats, caulk window after repainting. Dig to extend depth of the window well and install clear stone for drainage.
7. Apply green wood stain to cedar shingles at 4 gables to closely match heritage colour.
8. Steam clean stone sills and lintels using the DOFF Integra cleaning system.

Labour & Materials

\$11,498.00 + HST

Notes

Power, water and washroom facilities are to be provided by the client.

Masonry work must be completed when temperatures are above 5 degrees C.

We will provide ground protection mats at grass areas. No allowance has been made for landscaping repairs if required.

Work is limited to the front façade and 2 sides. The rear of the property appeared to be in good condition.

Payment Schedule

Payment will be due within 30 days of billing.

I hope the above meets with your approval. Please do not hesitate to contact me if you have any questions etc. C. 416-846-1327 - E. paul@historicrestoration.ca

Yours truly,
Historic Restoration Inc.



Paul Goldsmith
Partner