DANIEL & COMPANY, INC.
CONTRACTORS

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14 April 2021

Mr. Patton Roark
Mesick, Cohen, Wilson, Baker Architects
5225 Olde Town Road, Suite B.
Williamsburg, VA 23188
By Email Delivery

RE: Violet Bank Museum Rehab
Colonial Heights, VA
Change Order Request #004

Dear Patton:

Daniel & Company, Inc. hereby submits our proposed change order for work associated with repairs to the damaged brick masonry that were discovered after stucco removal. This proposal is based on the scope of work as detailed in the attached letter from Virginia Masonry Restoration, dated 4/12/21. Given the critical nature of this masonry work, this will affect follow-on activities as well, and potentially, the Project's Substantial Completion Date.

Accordingly, this is to alert the parties that we will likely require a time extension associated with this matter. We will assess the overall impact, once the condition is resolved, and submit our actual request at that time.

The cost of this COR is as follows:

Virginia Masonry Restoration	16,475.00
Overhead and Fee (10%)	1,648.00
Bond Premium	272.00
Total Cost	**$ 18,394.00**

Please include the above costs in a change order as soon as possible.

Sincerely,
Daniel & Company, Inc.

Alex Soulas, Project Engineer

Virginia Masonry Restoration

Masonry Proposal

Virginia Masonry Restoration
P.O. Box 6749
1800 Roseneath Rd.
Richmond, VA 23230
Contractor License #: 2705155443 Class A

April 12, 2021

Attn: L.J. Swain
Daniel and Company

Project: Violet Bank
303 Virginia Ave.
Colonial Heights, VA

Subject: Repairs to Masonry Exposed After Stucco Removal

Prepared by: Warren Davies

This proposal outlines the work and related costs required to repair the damaged brick masonry that is currently in a condition that could cause premature failure of the new stucco coating. This scope of work does not include repointing and repairs to every brick or mortar joint because the long term stability of the new stucco coating will not depend on a perfect restoration of the underlying masonry.

After removal of the stucco, the following underlying conditions were discovered that should be repaired prior to installation of the new lime stucco:

1. **Large Voids in Mortar Joints.** If the deep voids are not repointed prior to the installation of the new stucco, the new stucco will always appear slightly darker than the surrounding stucco.
2. **Spalled Brick.** There are brick that have spalled to a depth that creates a similar problem to the deep mortar joints in that the final coat of stucco will have dark patches where the mortar has cured differently. There are also many bricks that have been abraded during the removal of the stucco and although they appear to be spalled brick, they do not fall into this category. Brick that fall into this category will be removed completely and replaced with a matching handmade wood mold brick made by Old Carolina Brick Company.

3. **Poorly Tied Brick Units**. There are brick at 90° corners, jambs, and 135° corners that are poorly tied to the surrounding masonry or missing altogether. These bricks will be replaced and toothed into the surrounding masonry to inhibit future cracking once the stucco is installed. This is difficult to do at the 135° corners without special shapes so we will install stainless steel helical tie rods in the horizontal bed joints where the masonry has been, or is likely to be separated due to poorly bonded masonry.
4. **Chimney Infill Brick**. At some point the chimneys have been repaired by removing the exterior wythe of brick along the "footprint" of the throat and flue inside the chimney, presumably due to failure of the mortar joints and partition walls within the flue. The north elevation chimney has been repaired from the lower shoulder to the upper shoulder. The south elevation chimney has a smaller infill which might be 8'-10' long.
   These infills have not been toothed into the surrounding masonry and present as a structural weakness in both chimneys that is likely to manifest itself by cracking the new stucco coating prematurely.
   The perfect fix would be to remove all of the infill brick and rebuild this masonry by toothing in bricks at every course to tie the masonry back together, but we are recommending that the brick be removed and toothed into the surrounding masonry every couple of feet where the joints can be aligned with the original masonry. We would also install stainless steel helical tie rods every 16"-24" where the coursing works out to help tie the two sides of the chimney together. This will help mitigate any potential cracking of the stucco in these locations that might occur during normal expansion and contraction of the masonry.
   This recommendation assumes that there will also be an additional component added to the stucco installation. Per our discussion on site, we are recommending a glass fiber mesh (Manufactured by KEIM) be installed by the stucco contractor as part of the base coat of chimney stucco.

We propose hereby to furnish the labor, materials, and equipment in accordance with specifications above for the sum of:

Total $ 16,475.00

Thank you,

Warren Davies
Virginia Masonry Restoration