

Richmond Town Center

Proposed Project

Concrete Blocking on East Wall Along Post Office Ramp

Summary

The concrete block foundation on the east wall of the Town Center building, along the ramp is deteriorating due to the salt used to melt the ice in the winter.

Peter Cahill consulted with Jim Lawrence of JL Masonry, a reputable masonry contractor who has done work in town on 10 East Main St (Greensea IQ) and Shelburne Farms, and he advised that the concrete blocking is not repairable nor fit for patching measures. The sodium chloride has eaten into the concrete and has opened holes into the foundation below. In his estimation, the only solution is to remove and replace the concrete blocking. New blocking can be treated biannually to combat the damage from the salt.

Estimates

Peter Cahill is working on acquiring a few from various masons and other contractors that may need to be involved.

Scope of Work (according to JL Masonry)

- Remove all brick from the facade that resides over the deteriorated concrete block
 - The block is holding the brick
- Remove all concrete blocking from beside the ramp
- Unknown, but likely, the concrete ramp will need to be removed as the block extends below the ramp and the salt may have worked its way down into lower courses of block below the ramps surface.
- Prep and repair demoed structure
- Replace concrete blocking with new blocks
- Replace existing brick work above the blocks to recover the facade

JL Masonry Rough Estimate - \$50,000 for the brick work

Estimate does not include the demolition and rebuilding of the concrete ramp











