



SPECIALISTS IN RESTORATION OF STRUCTURES SINCE 1903

## **DC Byers Company**

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4/29/20

Project Review Letter- 3360 Charlevoix

DC Byers Company is providing the following scope/ action plan for the Franklin Wright project located at 3360 Charlevoix, Detroit MI, 48207.

During the bid process in the fall of 2019, DC Byers Co. made multiple site visits where we observed many signs of deterioration and water infiltration on the exterior of the building. There were numerous areas where existing blocks had deteriorated beyond repair and needed to be replaced in order to prevent further water damage on the interior. We also observed areas where mortar joints were no longer present & needed tuckpointing. The buildings existing paint was flaking in countless areas which also needed to be addressed. The entry stairs have been patched multiple times, with every attempt resulting in failure. The owner determined that the best course of action is to completely remove and replace the stairs which we agree would be the best plan to eliminate additional failures in the future. Based on the scope of work provided to DC Byers Company and our site visits, we are providing our action plan as follows.

- Scrape all loose paint.
- Inspect the façade and make necessary repairs to masonry veneer utilizing standard concrete masonry units (CMU) and necessary tuckpointing at missing mortar joints in order to prevent further water infiltration.
- Power wash the entire exterior of the building.
- Prime new and exposed masonry.
- Provide (2) Coats of Sherwin Williams A100 Exterior Paint (includes accent bands with colors picked by owner).
- Remove main entry stairs complete and replace per post bid documents provided to us.

Thank you for the opportunity to work with you on this project. If you have any questions, please let us know.

Sincerely,  
Chris Vanover  
D.C. Byers Company