

September 3, 2026

Andrew Broden
244 Metacom Ave
Bristol, RI 02809

RE: Ice House

The following is a **budget proposal** to perform the work items listed below at selected areas of 244 Metacom Ave, Bristol RI.

Rebuild E & W Elevation Gables (Interior & Exterior Walls)

1. Pressure wash and remove vegetation.
2. Create benchmarks, catalogue & number stones by elevation.
3. Gently remove existing shoring & tie-back chains/ cables.
4. Dismantle walls - clean stones and set aside for re-use.
5. Reset stones to their original position & orientation
6. Pressure wash and detergent scrub upon completion.

Scaffold Access, Labor & Materials: \$363,000.00

Repoint & Parge Repair N & S Gables

1. Pressure wash & remove vegetation.
2. Deep cut mortar joint prep.
3. Remove any "hand loose" stones - prep cavity & reset in new mortar.
4. Repoint cleaned/ prepared joints - mortar to match existing in color and texture/ finish.
5. Re-parge mortar rendering at interior gable stones, and foundation.
6. Final wash/ detergent scrub.

Scaffold Access, Materials & Labor: \$45,800.

Notes:

1. Applicable sales tax not included in price.
2. Price does not include engineered drawings, analysis or local permits.
3. All work contingencies must be forwarded to JGCI PM for approval.
4. Added CO/CD scope Items will be charged at our current T&M rates.
5. This budget proposal is based on 2026 pricing, and is subject to change after 30 days.

Accepted by: _____ Date: _____

Joseph Gnazzo Co. Inc., Joseph Barrieau, President: _____

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