



# THE HISTORIC BLUE BIRD INN

Exterior Preservation Budget  
Detroit, Michigan

PREPARED BY RAM CONSTRUCTION SERVICES – SEPTEMBER 2022





September 30, 2022

Detroit Sound Conservancy  
440 Burroughs, Suite 195  
Detroit, Michigan 48202

Attention: Mr. Jonah Raduns-Silverstein  
[projects@detroitssound.org](mailto:projects@detroitssound.org)

Regarding: Blue Bird Inn  
Exterior Masonry Preservation  
Detroit, Michigan

Dear Sir:

In answer to your request, we have reviewed the exterior masonry conditions of the historic Blue Bird Inn. Based on our onsite review, we have prepared a list of recommended work items and corresponding budgetary pricing. Please see the description of our proposed work activities outlined below.

Project General Conditions:

I. Mobilization, General Conditions, and Safety:

- Consists of coordination and scheduling of work.
- General labor for all clean-up, handling of materials, and site safety.
- Assembling all required equipment and materials.
- All aspects of safety, barricading, and proper signage.
- Providing all equipment necessary to complete our scope of work.
- Dumpsters and facilities.
- Owner to provide power and water.
- Exclusions:
  - Handling of any hazardous materials
  - Any permits required to access work areas
  - Window replacement or repair
  - Repairs to the plaster storefront

North Elevation (Building Entrance):

2. Parapet Rebuild:

- From the top of the blue plaster wall, demo the existing masonry parapet and salvage the face brick to the highest extent possible.
- Clean and coat any exposed steel uncovered by the demolition of the parapet wall with a rust-inhibiting paint.
- Rebuild the parapet with a block back-up wall and salvaged face brick. We have budgeted to furnish new limestone banding and coping stones. We will salvage and reuse the decorative modillion/flower at the center of the parapet.

3. Brick Repointing:
  - Remove all compromised mortar to a depth of at least one inch, or until sound material is achieved.
  - Rinse all voids using clean water to remove any dust and/or debris.
  - Repoint new mortar into the voids and properly tool each joint to a smooth and watertight finish.
4. Brick Replacement:
  - Carefully remove heavily damaged brick that have cracked over time.
  - Furnish and install brick with new mortar to match the existing wall.
5. Stone Column Base Replacement:
  - Carefully remove damaged masonry area at the base of the columns that have cracked over time.
  - Furnish and install a new limestone piece with new mortar.

West Elevation (Alley):

6. Brick Repointing:
  - Remove all compromised mortar to a depth of at least one inch, or until sound material is achieved.
  - Rinse all voids using clean water to remove any dust and/or debris.
  - Repoint new mortar into the voids and properly tool each joint to a smooth and watertight finish.
7. Brick Replacement:
  - Carefully remove heavily damaged brick that have cracked over time.
  - Furnish and install brick with new mortar to match the existing wall.

South Elevation (Backside):

8. New Masonry Addition:
  - Lay-out new masonry walls at the backside of the building. We have budgeted for a 15-ft long by 30-ft high addition.
  - Furnish and install new CMU blocks and necessary reinforcement.
  - Furnish and install a new brick veneer at the outside walls.
  - Complete a full cleaning of the addition upon completion of the work.
9. Chimney Rebuild:
  - Carefully remove the coping and the exterior wythe of brick down to the roofline.
  - Furnish and install brick with new mortar to match the existing wall.
  - Furnish and install a new coping and clean the surfaces of the chimney.

10. Brick Repointing:

- Remove all compromised mortar to a depth of at least one inch, or until sound material is achieved.
- Rinse all voids using clean water to remove any dust and/or debris.
- Repoint new mortar into the voids and properly tool each joint to a smooth and watertight finish.

11. Brick Replacement:

- Carefully remove heavily damaged brick that have cracked over time.
- Furnish and install brick with new mortar to match the existing wall.





We appreciate the opportunity to partner with the Conservancy on the preservation of this historic building. Please contact our team with any questions or concerns relating to our proposal.

Respectfully,

RAM Construction Services of Michigan, Inc.

Dave Kramer  
DK/ah/22-032