



CONCRETE SOLUTIONS

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MA HIC 203912
R.I. Reg # GC-49650
*We Maintain, Repair, Replace & Enhance.
The Choice is Yours!*



PROPOSAL

November 17, 2025
Mr. Stas Burdan
273 W Main St
Marlboro, MA 01752

Proposal #2500085a

RE: FOUNDATION AND SIDEWALK REPAIR

Dear Mr. Burdan,

Thank you for considering our concrete services for your needs. We are pleased to propose the following solutions for your concerns.

Descriptions of Work:

Item #1: Foundation Infill and Wall Reconstruction

- Sawcut and remove existing concrete sidewalk along the affected entry section. Properly dispose of all debris and concrete offsite.
- Demolish and remove approximately *six (6) linear feet* of deteriorated wall on each side of the sidewalk.
- Excavate to expose existing footing and framing interface for structural access.
- Provide temporary shoring to stabilize the structure during wall and framing removal.
- Remove all rotted or deteriorated sill plate and wall framing materials.
- Install new treated sill plate anchored to foundation per standard construction practice.
- Form and pour new concrete foundation infill *approximately 2 ft high × 8 ft long × 12 in thk.*
- Rebuild connecting foundation wall reinforced and tied to existing concrete structure for continuity.

Concrete Sidewalk Re-Pour

- Remove the remainder of the sidewalk. Properly dispose of all debris and concrete offsite.
- Mechanically break and remove all existing concrete within this area down to subgrade. Proper disposal of all concrete debris offsite.

- Excavate and regrade subbase as needed for uniform depth and slope away from building.
- Compact subgrade and install crushed stone base.
- Form, reinforce, and pour new *4-inch thick, 4,000 PSI* concrete sidewalk to match existing finish and dimensions *5ft x 20ft*.
- Broom finish surface and apply joint sealant at wall and control joints.
- New sidewalk to be pitched away from door and from right to left in *1 inch*.

Cost: \$11,025.00

Item #2: Waterproofing

- Mechanically clean wall surface to remove laitance and debris.
- Apply high-performance waterproofing membrane to foundation wall from grade to footing level with proper overlap and termination seal.
- Install protective drainage board as required.

Cost: \$1,400.00

Item #3: Waterproof and Rebuild Brick Veneers

- Remove existing deteriorated brick veneer along both sides of the walkway to sound substrate.
- Mechanically clean wall surface to remove all loose mortar, efflorescence, and debris.
- Install new through-wall flashing and drip edge at base of brick veneer.
- Apply waterproofing membrane over wall substrate with termination bar and sealant.
- Lay new face brick to match existing color, size, and coursing pattern.
- Use Type N mortar for vertical and horizontal joints, tooled to match adjacent finish.
- Apply polyurethane sealant at all perimeter joints and transitions to concrete.

Cost: \$3,500.00

Item #4: Steel Rod-Iron Railing Installation

- Removal of existing handrailing. Proper disposal of debris offsite.
- Fabricate and install two (2) custom size brushed stainless steel walkway railings, roughly 20 ft long and 36 in code-compliance tall, finish 316 grade with of 2"x2" square post, 1/4" x 2" flat bar bottom rail, 2" x 1" top rail and 1"x1" picket railing, cored 4in into concrete.

Note: Please allow 2–3 weeks lead time for fabrication and scheduling of installation.

Cost: \$17,550.00

Note: Amount contingent on concurrent scope with shared mobilization; adjustments apply if scope or sequencing changes.

The estimated proposed timeline for completion is approximately (3-5) working day/s, subject to any unforeseen circumstances, weather conditions or changes in scope. Should you have any questions or require further information, please do not hesitate to contact us.

Our proposal to provide and perform the above-mentioned repairs is Thirty Three Thousand Four Hundred Seventy-five Dollars and 00/100 (\$33,475.00)

Despite our commitment to executing the work with care and expertise, any unforeseen structural issues arising from the work undertaken will not render us liable.

Proposal costs are based upon all the items being approved so work can be coordinated efficiently, effectively and economically.

For change orders, any changes and additional costs deviating from the original contract value will be billed to the client, along with an agreement regarding project schedule delays or extensions.

Prior to accepting the proposal, we kindly request client/s to disclose any medical conditions that could potentially affect the schedule fulfilling the outlined work.

Payment Terms Note:

Invoices may be paid via credit card upon request. Please note that a 3% processing surcharge will be applied to all credit card transactions. Alternative payment methods such as ACH transfer, check, or bank wire are available at no additional cost.

Best regards,



David Patrick Morganelli
774-464-3682
info@ConcreteSolutionsMA.com

Or visit us on our website. (Link below.)



APPROVAL

Homeowner

Date

Please find attached our contract for your signature that complies with the Commonwealth's guidance if you want us to perform the repairs. Or, if you have any questions, please contact us with any questions you may have for us.

HIC License # 203912

Compliance Report History

<https://services.oca.state.ma.us/hic/licdetails.aspx?txtSearchLN=203912>

In addition, please find attached our contract for this project along with information regarding the Commonwealth of Massachusetts Office of Consumer Affairs regulations regarding a contract for owner-occupied homeowners of 1-4 dwellings that may offer an opportunity for arbitration and access up to \$10,000 when using the services of a HIC registered contractor and the use of recommended contract language as shown in sample contract linked below.

Attachments:

Concrete Solutions Project Contract

Links:

Commonwealth of Massachusetts Sample Contract

<https://www.mass.gov/doc/sample-home-improvement-contract-0/download>

Link to HIC Program

<https://www.mass.gov/info-details/home-improvement-contractor-hic-program>