



**The Right
Resources.
Right Now.**



Mid-Continental Restoration

Contract Numbers for Mid-Continental
Building Cleaning, Exterior 20/028MJ-03
Construction-JOC 18/029JN-06





AGENDA

- **Relationship** between Mid-Continental Restoration and Choice Partners
- Who is **Choice Partners**?
- Who is **HCDE** (Choice Partners is a Division of HCDE)?
- **Cooperative Contract Benefit to Members** (Competitively awarded and readily available)
- **MID CONTINENTAL RESTORATION** presentation
- **Contacts** – How to reach us



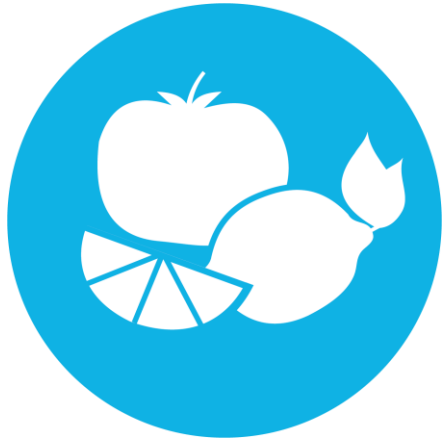


TOP PERFORMER





CONTRACTS



FOOD/CAFETERIA

TECHNOLOGY

COMMODITIES

SERVICES

FACILITIES



LEGAL REQUIREMENTS

Choice Partners follows all state and federal laws governing public procurement, including EDGAR for school districts. HUB, MWBE, SBE, and other vendor certifications are requested on each RFP.





Who We Are

- National Purchasing Cooperative
- Competitively Awarded
- No Cost to Members
- “Not to Exceed Pricing”

Contact your Choice Partners contract manager to get started.



THE 5 PILLARS WE SUPPORT

STUDENTS AND EDUCATORS SERVED

GRADUATE
DEDICATED
PURPOSEFUL
CATALYST
PERSISTENT

ADULT EDUCATION
9,121

IMPACT
ENGAGE
DISCOVER
ACHIEVE

CASE FOR KIDS
17,441

SUCCESS
EDUCATION
PREPARE
NUTRITION
HEALTH

HEAD START
3,409

STUDENT
ACADEMIC
ACHIEVER
SCHOLAR
OPPORTUNIST
LEARNER

SPECIAL SCHOOLS
729

TREATMENT
HELPFUL
BENEFIT
UNDERSTANDING
PATIENCE
INSPIRE
ANALYSIS

THERAPY SERVICES
13,898



 CENTER FOR SAFE AND SECURE SCHOOLS
51,655 Students and Educators

 CHOICE PARTNERS
\$28 Million in Support for Districts

 EDUCATOR CERTIFICATION
1,489 Educators Served

 RECORDS MANAGEMENT
42 Government Agencies

 TEACHING AND LEARNING CENTER
9,200 Educators Served

**THANKS FOR
JOINING US
TODAY.**

- *Thank you to Choice Partners for co-hosting with us today.*
- *My first webinar, so please be patient with me.*
- *I'm accustomed to telling stories, making eye contact, and hearing people laugh, so this will be different.*
- *Please submit questions via chat. I like questions!*



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Purchasing of Services thru Choice Partners Vendors

- Avoid the hassle of bidding
- Avoid risk of low bidders

Choice Partners Provides

- Qualified & vetted vendors
- Competitive pricing
- Quality assurance

TOPIC OF THE DAY

Repointing:

Commonly referred to as “tuckpointing”, is the process of repairing deteriorated mortar between masonry building materials such as brick and stone.



COURSE DESCRIPTION

This webinar is intended to provide a basic insight into repointing / tuckpointing:

- ◆ When and why repointing is necessary.*
- ◆ Proper joint preparation is critical.*
- ◆ Mortar selection is important.*
- ◆ Installation / application of mortar.*

WHO WE ARE:

**MID-CONTINENTAL
RESTORATION CO., INC.**

**CELEBRATING
75 YEARS IN BUSINESS**

HISTORY

75 YEARS IN 30 SECONDS

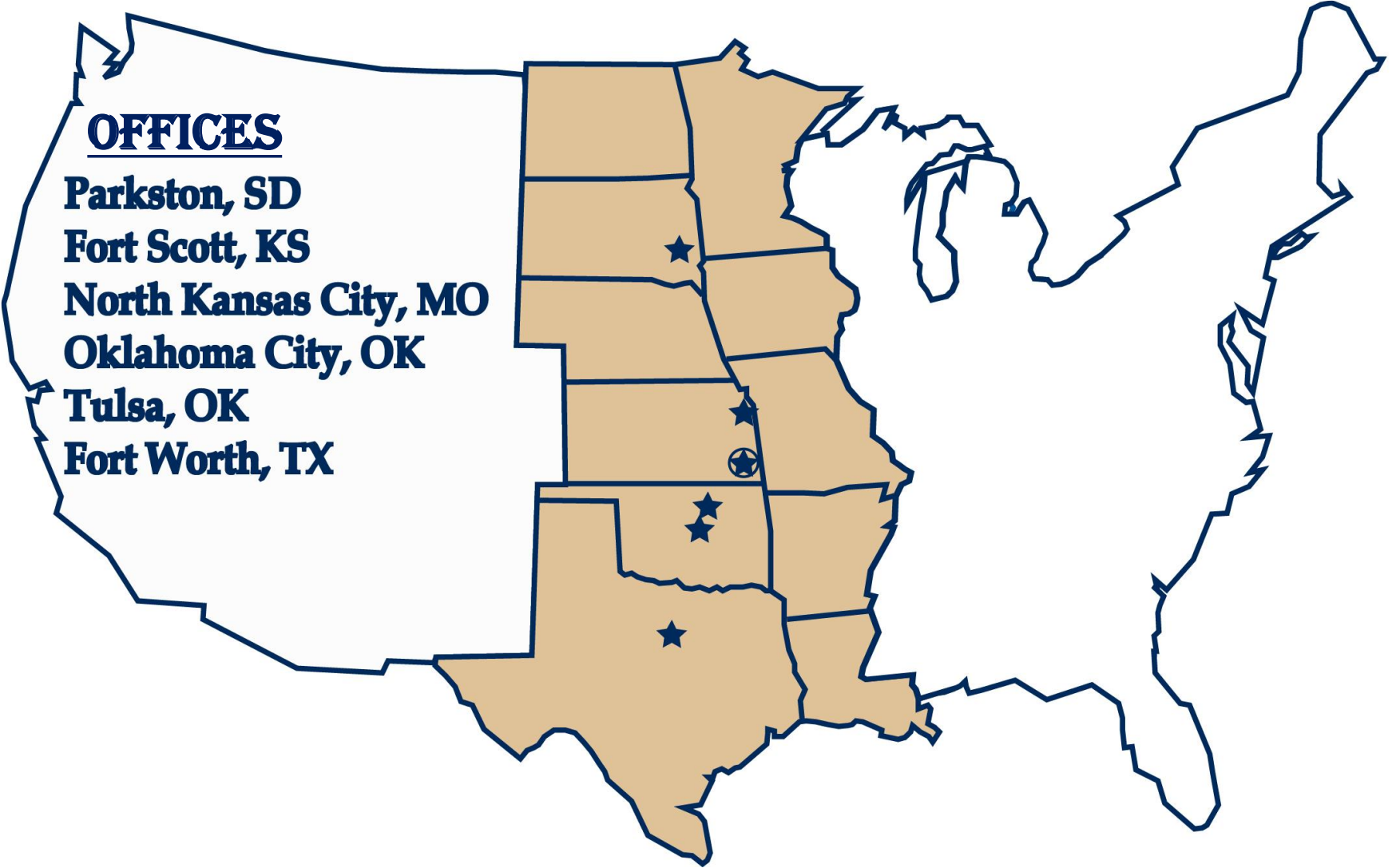
- ◇ 1946 - *Sioux Falls, SD*
 - *Church Interiors to Exterior Repairs*
- ◇ 1952 - *Moved to Fort Scott, KS*
- ◇ 1976 - *Employee Stock Ownership Plan*
- ◇ 2000 - *11 Offices (24 States)*
 - *537 Employees (Chaos!)*
- ◇ 2021 - *6 Offices (More Manageable Size)*
 - *Greater Quality Control Expectations*
 - *270 Trained Employees*
 - *220 ESOP Participants (Loyalty)*

ELEVATOR SPEECH

RURAL CHURCHES TO STATE CAPITOLS



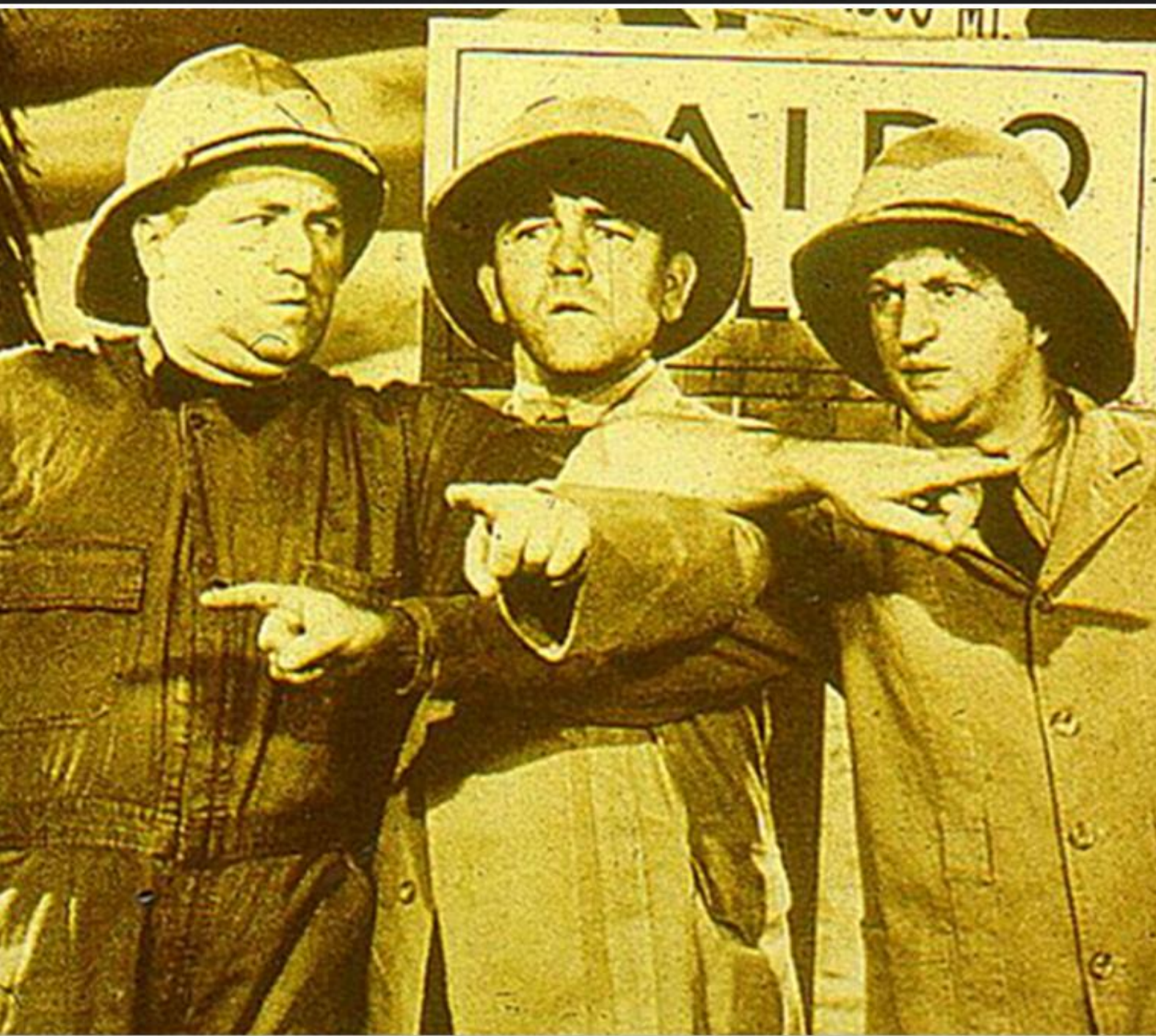
SERVICE AREAS



RELEVANCE OF TOPIC

◇ *The following quotes from a well-known Conservation Architect ring true:*

- *“I cannot think of any masonry work we have done that has not entailed undoing a bad pointing job. Period.”*
- *“Bad practice by others is a gift that just keeps on giving.”*

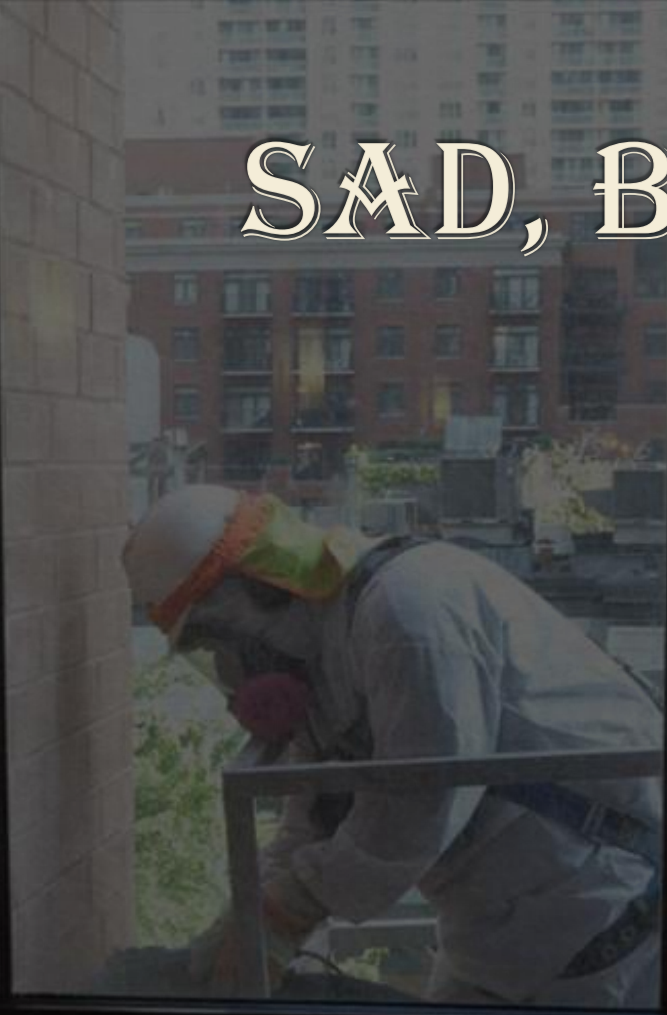


FAVORITE SLIDE!

*“Great architecture
has only two natural
enemies:
water and stupid
men.”*

Richard Nickel

SAD, BUT TRUE STORY





EXTREMES

- *Joints are not cut deep enough*
- *Lots of damaged brick*
 - ◇ *Poor, poor craftsmanship*
 - ◇ *Embarrassing*
 - ◇ *This guy belongs in a different trade.*



BUSTED

- ◇ *After a few minutes and several photos he finally spotted me!*
- ◇ *These joints will likely need to be repointed again within the next few years.*
- ◇ *Repointing not likely the solution.*
- ◇ *Sadly, this type of work happens far too often.*

WHEN TO REPOINT?

- ◇ *Annual inspections.*
- ◇ *Indicators?*
 - ◇ *Interior water damage*
 - ◇ *Wet carpet*
 - ◇ *Stained ceiling tile*
 - ◇ *Open mortar joints*
 - ◇ *Exterior wall cracks*





THE GOAL IS TO
PREVENT WATER INTRUSION

ADDRESS THE OBVIOUS

- ◆ *Defective guttering and downspouts*
- ◆ *Eroded and open joints*
- ◆ *Defective caulk joints*





SOURCE OF PROBLEM

- *Important to understand and treat the cause of the problem.*
- *No coping or cap – Problem is freeze/thaw from snow and ice melt*
- *Must keep moisture from saturating the wall.*

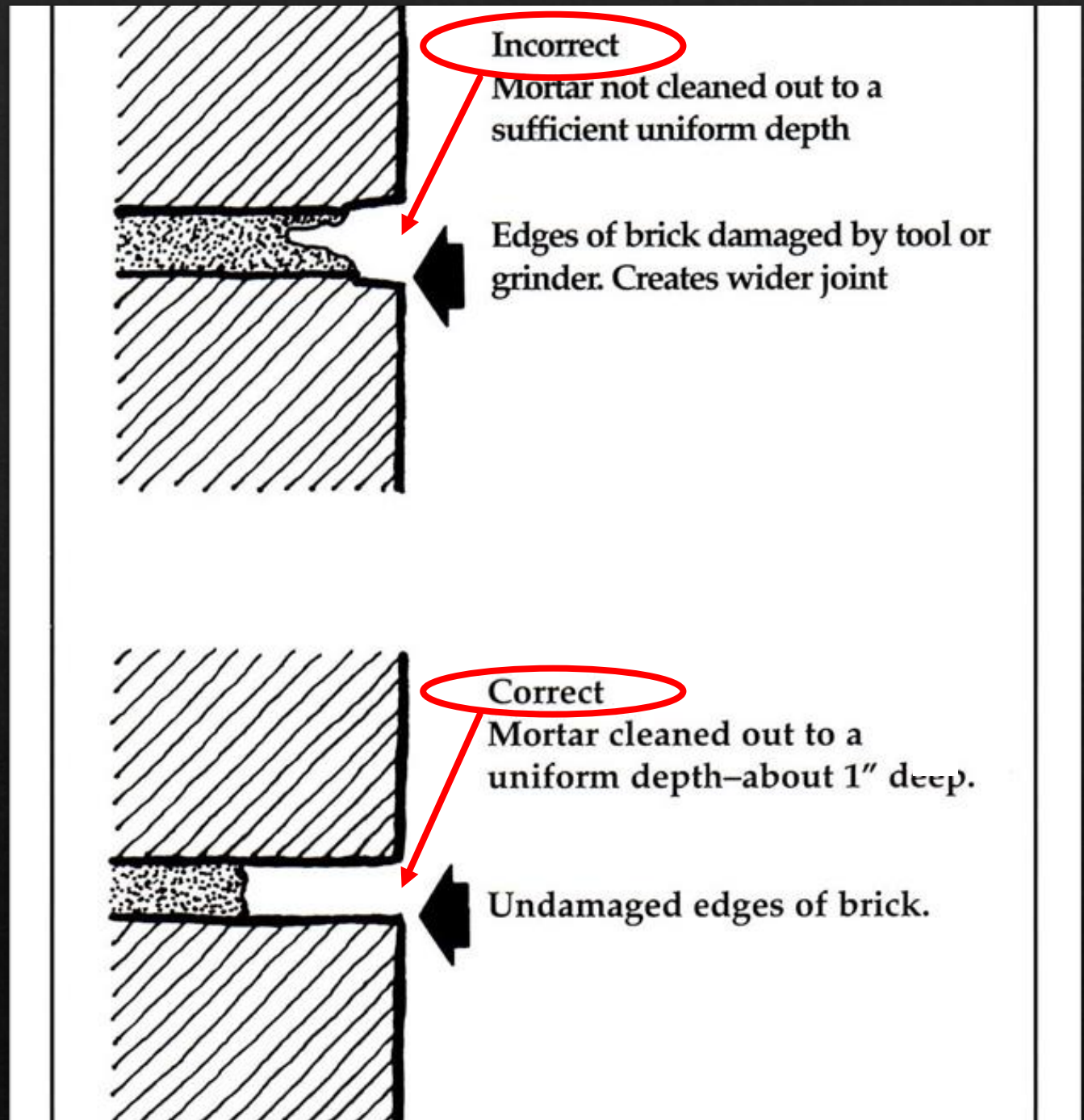
JOINT PREPARATION IS CRITICAL

- ◆ *Always avoid damage to the masonry units*
- ◆ *Proper equipment, in experienced hands, is very important.*
- ◆ *Vertical joints/headers should be finished with a hammer to get proper depth.*
- ◆ *Inside corners cannot be cut properly with a grinder. Pneumatic or electric hammers work best.*



JOINT PREPARATION

- ◇ *Diamond blade technology*
- ◇ *Center cut / kerf bed joints*
- ◇ *Expectations:*
 - *2 ½ X the width!*
 - *Minimum ¾"*
 - *No damage!*
 - *Clean edges!*
 - *Square back!*





MCR TRAINING FACILITY FOOTAGE

FAILED REPAIRS

- ◆ *Not uncommon for improper pointing to fail within a few years*
- ◆ *Depth of cut is crucial for longevity of the repair*
- ◆ *Mortar color and selection is also very important*



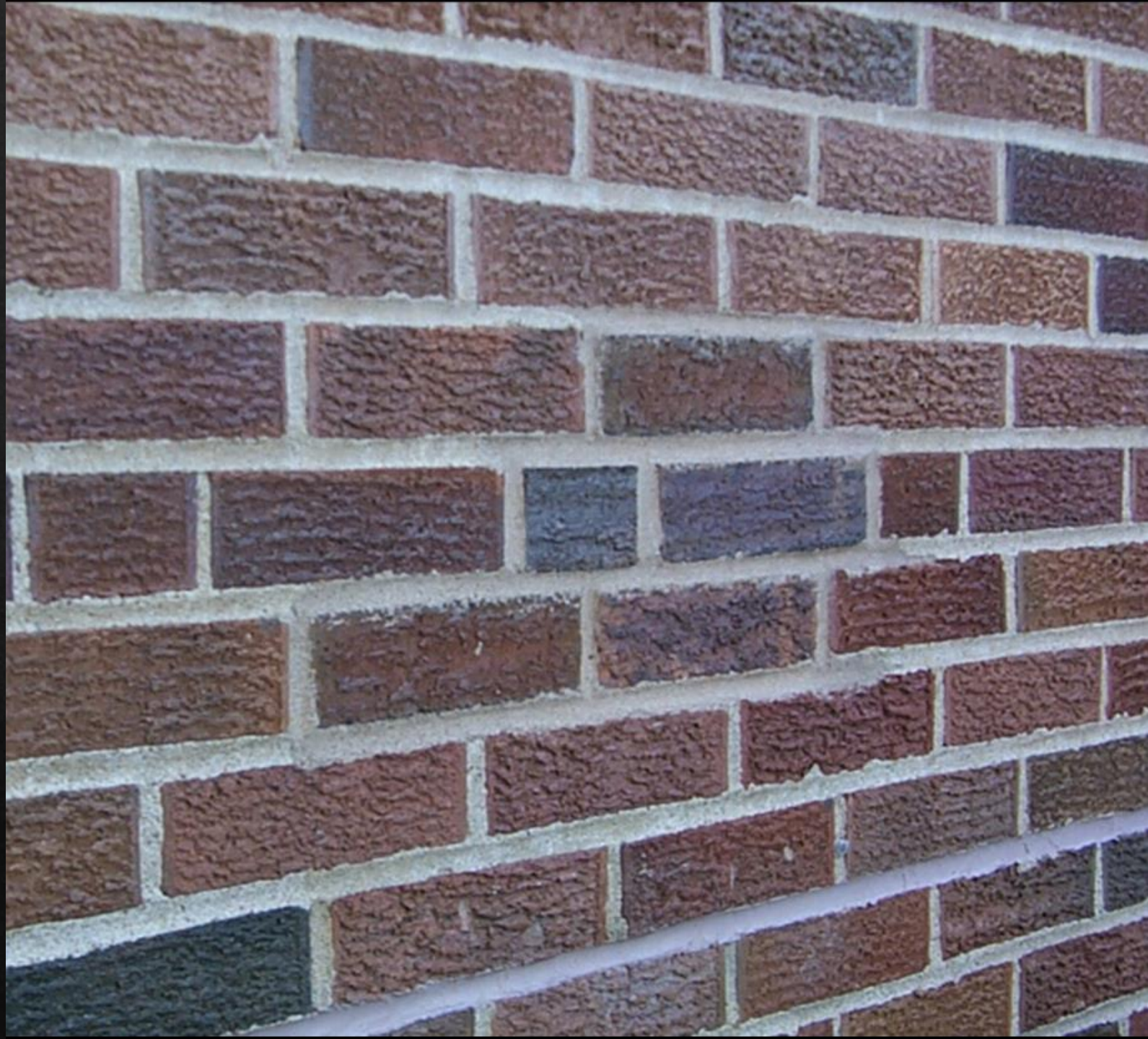
MORTAR SELECTION

- ◆ 100% or selective / miscellaneous repointing.
- ◆ Avoid roadmaps! We've all seen this. As a contractor, it's embarrassing.
- ◆ Don't settle for mismatched mortar
- ◆ Insist on mockup panels / color samples for approval.



COLOR MATCHING IS A PROCESS

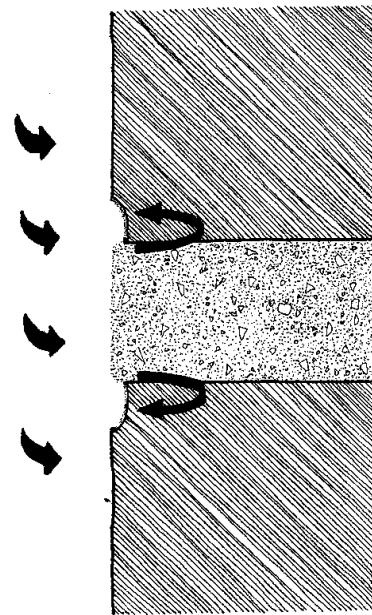
- ◇ *We generally try to use mortar a shade darker so fading over time will match.*
- ◇ *Color samples should be viewed from 20 to 30 feet.*



MORTAR SHOULD BE SACRIFICIAL

- *Moisture in a wall must evaporate out.*
- *Mortar should be softer and more permeable than the building material.*
- *Hard, dense mortar prevents moisture from evaporating thru the mortar.*

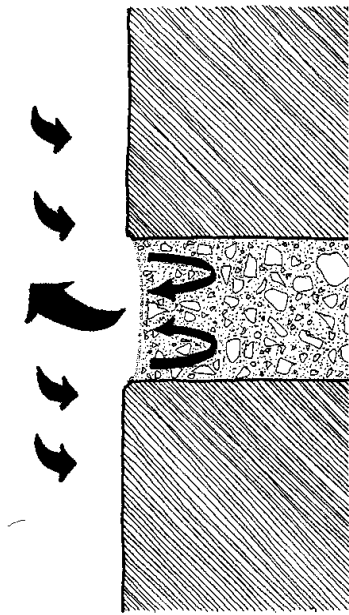
HARD MORTAR



cement mortar joint

Moisture penetrates at the joint interface and evaporates through the stone. The face of the stone weathers back

SOFTER MORTAR



lime mortar joint

Moisture penetrates and evaporates through the mortar. Over time the face of the mortar joint weathers back

MASON WORK

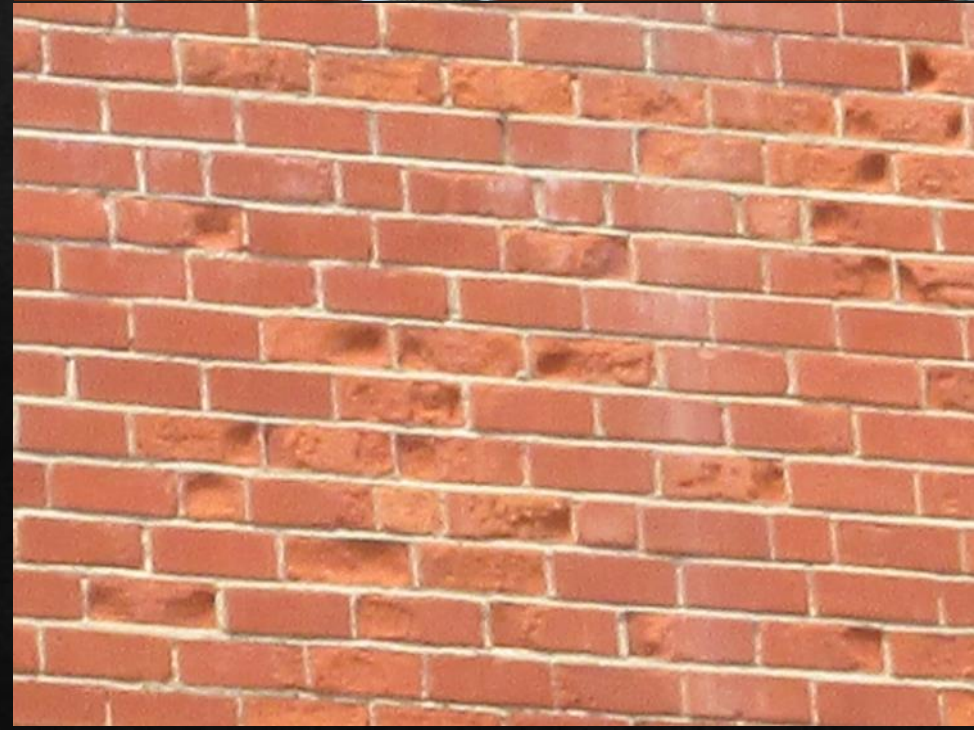
Mortar Types (Measured by volume)

| Designation | Cement | Hydrated Lime or Lime Putty | | Sand |
|-------------|--------|-----------------------------|----------|-----------|
| M | 1 | 1/4 | 2500 psi | 3 - 3 3/4 |
| S | 1 | 1/2 | 1850 psi | 4-4 1/2 |
| N | 1 | 1 | 750 psi | 5-6 |
| O | 1 | 2 | 350 psi | 8-9 |
| K | 1 | 3 | 75 psi | 10-12 |
| "L" | 0 | 1 | 50 psi | 2 1/4-3 |

Compressive Strength

HARD MORTAR

- ◆ *This white staining is commonly known as efflorescence, mineral deposits from evaporated moisture.*
- ◆ *The bottom photo illustrates spalling bricks, caused from moisture evaporating thru the face of the brick as opposed to thru the mortar joints.*



MORTAR APPLICATION

- *After cutting, the joints should be cleaned of dust and loose debris.*
- *The masonry wall should be pre-wet to slow the drying process.*
- *The pointing tool should be smaller than the joint for better compaction, and the mortar fairly-stiff.*

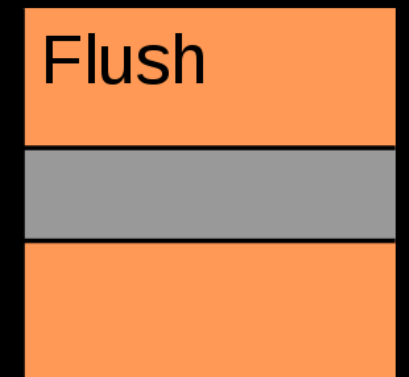
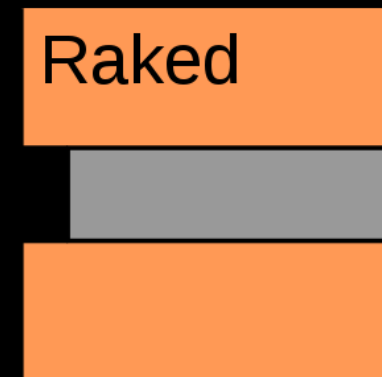
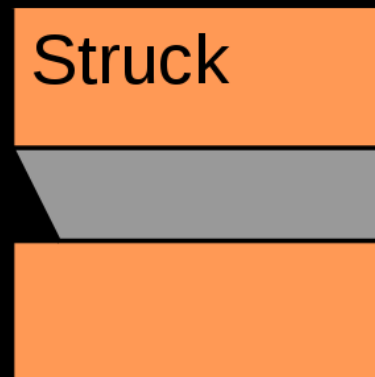
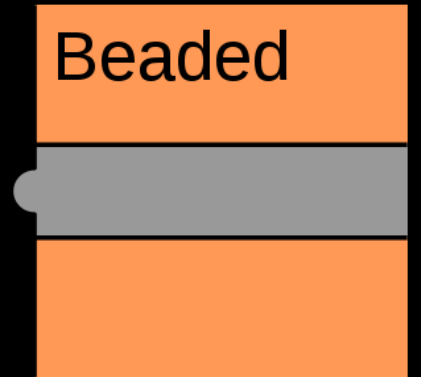
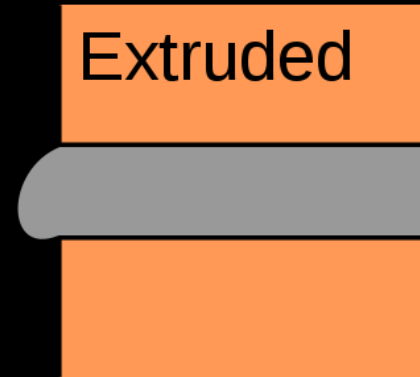
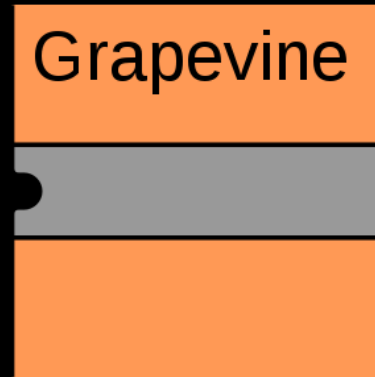
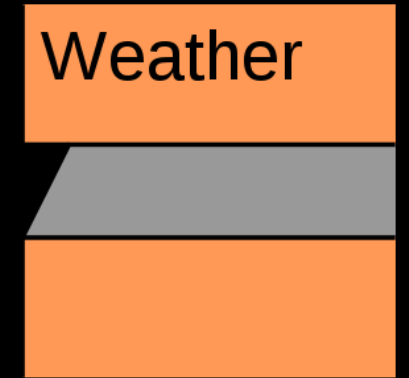
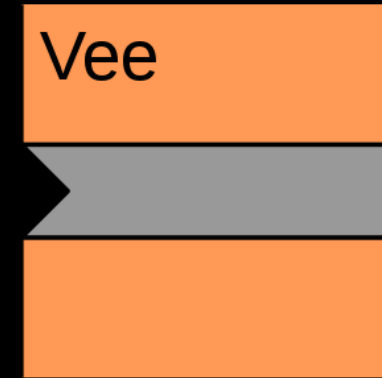
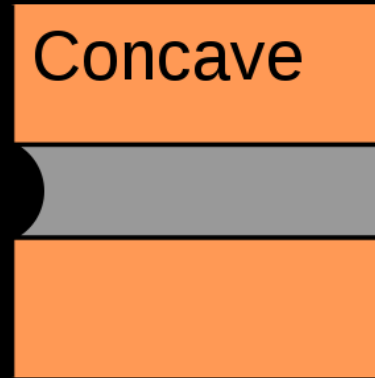


MCR TRAINING FACILITY FOOTAGE



JOINT PROFILES

- ◆ *New mortar should be tooled to match the existing joint profiles.*
- ◆ *Concave joints are by far the most common.*
- ◆ *Concave are also the most economical.*
- ◆ *Beaded joints, found mostly on stone structures, are the most time consuming.*



FINAL CLEANING

- ◆ *After initial set the mortar is trimmed and brushed to remove the slick finish, allowing more permeability.*
- ◆ *After 24 hours the wall can be washed down to remove any smears.*



TO SUMMARIZE

- ◇ *Definite advantages to purchasing maintenance services thru Choice Partners.*
- ◇ *Repointing is crucial to keep moisture from saturating the masonry.*
- ◇ *It is important to inspect annually to identify need and source of problems.*
- ◇ *Depth of cut is critical to longevity of the repair.*
- ◇ *Color matching of mortar is an art. Insist on samples or mockup panels.*
- ◇ *Mortar type is important for permeability. Harder is not better.*
- ◇ *Mortar compaction and joint profiles are important.*
- ◇ *Specialized trade. Contractor qualification should be a consideration for award of contract.*

QUESTIONS



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