

EXHIBIT A: REHABILITATION/RESTORATION PLAN

Scope: # 1		Building Feature: Structural Upgrade		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018				
Total Cost: \$500,000.00				
Description of work: The conceptual (design development level) improvements include the removal of both non-historic exit stairs, infill of the floor openings, cutting of new floor openings for the installation of (2) new steel-framed stairs in the building, the addition of plywood floor diaphragms, and modification of part of the hipped (west) roof bracing. The structural design is not finalized and is subject to some change.				

Scope: # 2		Building Feature: Roof: Hipped (West) & Low-Slope (East)		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018				
Total Cost: \$198,000.00				
Description of work: Replace roofing including flashing and roof accessories per recommendations of McGinnis Chen report, Option 2 covering steep-slope roof (Section IX and included below). Consult with preservation architect and waterproofing consultant on visual appearance. Clean drainage system. Option 2 - Replace Steep Slope Roof: <ul style="list-style-type: none"> • Full replacement of roofing on steep slope with self-adhered sheet membrane (SASM) on the substrate and composite asphalt shingles. The sheathing would also need to be replaced to provide a suitable substrate for the membrane. • Removal and repair or replacement of equipment on steep slope roof to improve sealing and termination of roofing at equipment. • MCA recommends completely rebuilding the perimeter drainage trough. MCA recommends installing the following: new pressure treated framing; a new pressure treated plywood waterway that clears all obstruction; self-adhered sheet membrane (SASM) to line the base of the roof, the trough, and the parapet; install a fully soldered sheet metal gutter that tucks under the roofing membrane on the steep slope roof and up the parapet wall; and install a coping cap that covers the top of the parapet wall and extends 4 inches down the side. The coping cap may only be installed on the South side of the building, where it is not visible from public right of way. New gutter will be sloped to drain and will remediate ponding. MCA estimates for 260 feet of this repair. • Wet seal joints in skylights. • Coat parapet walls and penetrations in low slope (East) roof with PMMA coating. 				

Scope: # 3		Building Feature: Roof Skylights		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 (Hipped) and 2023 (Low-Slope)				
Total Cost: \$19,575.00				
Description of work: Repair skylights or replace if necessary with new compatible skylights similar in size as the existing.				

Scope: # 4	Building Feature: Wood Flooring		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018			
Total Cost: \$29,986.00			
Description of work (First and Second Floors) Restore and/or repair wood flooring.			

Scope: # 5	Building Feature: Wood Floor and Roof Joists		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018			
Total Cost: \$5,248.00			
Description of work Inspect ceiling joists to ensure their structural integrity has not been compromised where they exhibit staining from previous leaks. Repair as needed. Where previously painted prepare, prime and paint wood as needed.			

Scope: # 6	Building Feature: Fieldstone Base/Foundation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$12,637.00			
Description of work: <u>Front Street:</u> Investigate mortar patches for adhesion. If the patch is failing, remove and replace with new mortar patch to match the existing fieldstone in appearance. Remove all instances of Portland cement mortar and repoint with appropriate mortar. Repoint areas where mortar is missing. Remove areas of spalled, loose, or deteriorated stone as needed and restore with stone patching compound or Dutchman/replacement stone as needed. Route out cracks. Fill with appropriate patching mortar. <u>Vallejo Street:</u> The cement parge coat over the field stone base exhibits hairline cracks. Survey the base to make sure the parge coat is well bonded and repair areas where the parge has separated from the field stone. Investigate to determine if the parge coat is trapping moisture at the foundation along Vallejo Street. If it is, remove and restore stone. At the interior of the walls, investigate areas of moisture intrusion and efflorescence (see above, the parge coat along Vallejo may be the culprit at the north wall) and make necessary repairs to prevent further moisture intrusion. Remove paint as needed. Prepare, prime and paint with appropriate breathable coating.			

Scope: # 7	Building Feature: Fieldstone Base/Foundation Waterproofing		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$150,000.00			
Description of work: Provide and install spot injection grout at (3) total areas of the basement north and south stone foundation walls to provide waterproofing.			

Scope: #8		Building Feature: Watertable	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$4,568.00			
Description of work: Strip old paint from granite. Remove Portland cement infill. Repair cracks and spalls with compatible patching material. Repoint existing joints with appropriate mortar.			

Scope: #9		Building Feature: Brick Facades	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$112,607.00			
Description of work: Remove instances of incompatible or non-matching patch material and re-patch with an appropriately matching patching compound or brick. Repair or replace cracked/damaged brick at base of door surround (Front Street) and at filled-in openings at west wall (cracked bricks are prevalent around 6 window openings at interior). Remove inappropriate mortar and repoint. Inspect the facades for areas where mortar joints are deteriorated and repoint with appropriate lime based mortar. Clean facade. Remove biological growth (most notably at corbel, parapet, at grade level, and at downspouts). Repoint at deteriorated mortar joints. At top of corbel remove existing parge coat and apply new parge coat. Investigate options to divert water at downspout locations. Investigate the pipe penetrating from the Vallejo Street façade (to the west and above the easternmost entry) to see if discharge could be diverted or the staining otherwise mitigated. Note: There are marble signs installed within the brick at the corner of Vallejo and Front streets. Clean, but avoid cleaning agents that will damage this sign.			

Scope: #10		Building Feature: Metal/Steel Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$22,330.00			
Description of work: Inspect condition of multi-pane steel sash windows, including sash, frame, and lintel. Repair windows. Remove rust, treat with a corrosion inhibiting primer, and repaint. At windows with severe corrosion: Repair window and frame (assume removal and shop repair). Splice in new replacement pieces to match the existing as needed. Remove rust elsewhere on the window, treat with a corrosion inhibiting primer, and repaint. Inspect glazing and replace any cracked or broken glass with new glass to match existing. Inspect glazing putty and replace in areas where damaged putty is found. Inspect windows for operability and leaks and repair as required. Replace missing hardware where needed (upper story, northernmost window). Repair parging coat on (6) of the lintels; route cracks and fill with a compatible grout. Work will be done in accordance with National Park Service’s Preservation Brief 13, <i>The Repair and Thermal Upgrading of Historic Windows</i> .			

Scope: # 11		Building Feature: Front Street Entryway		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$15,225.00				
Description of work:				
Sandstone Surround: Remove old anchor pins from sandstone surround and patch holes. Use cast stone or stone Dutchman repair to reconstruct missing spalled details and restore the profile of the (2) pilaster capitals. Caulk or patch areas where the sandstone surround has separated from the brick stoop. Survey and repair debonded cement plaster at the base of pilaster, repair substrate as needed. Prepare, prime, and paint.				
Brick Stoop: Remove biological growth from brick steps. Remove existing plywood and consult with preservation architect to determine options for closing gap and reusing this opening as an entrance to the building.				
Metal Doors: Remove rust and failing paint from metal surfaces. Patch holes. Apply a corrosion inhibitor to metal. Prepare, prime, and repaint. Replace missing cast iron handle with a new handle to match existing.				
Transom: Survey steel transom window for corrosion. Remove rust. Prepare, prime, and repaint.				

Scope: # 12		Building Feature: Vallejo Street Entryways		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$26,608.00				
Description of work:				
Cement Stucco Surrounds: Repair cement stucco/plaster door surrounds. Remove areas of spalled, loose, or deteriorated cement plaster as needed and restore with cement plaster patching. Repair cracks. Prepare, prime, and repaint.				
Brick Stoop (easternmost entry): Remove biological growth from brick steps.				
Concrete landing (center entry): Consider replacing landing with a more compatible landing.				
Two Metal Doors: Remove rust and failing paint from metal surfaces. Apply a corrosion inhibitor to metal. Prepare, prime, and repaint.				

Scope: # 13		Building Feature: Roof: Low-Slope Roof (East Portion)		
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$ 42,000.00				
Description of work:				
Replace roof including flashing & roof accessories per recommendations of McGinnis Chen waterproofing report (Section IX and included below), Option 3 covering low-slope roof. Clean drainage system.				
Option 3 - Details of Eastern Low-Slope Roof Replacement				
<ul style="list-style-type: none"> • Re-roof with new two-ply Styrene Butadiene Styrene (SBS) modified bitumen roofing with Energy Code compliant granule surfacing on the low slope roof. • Upturn roofing on penetrations 8 inches and terminate. • Replace all flexible conduits with rigid conduits and provide proper roofing detailing. 				

Scope: # 14		Building Feature: Parapet Bracing			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2026					
Total Cost: \$6,830.00					
Description of work: Clean rust and failing paint off steel, treat with a corrosion inhibitor, and repaint. Inspect connections to parapet and repair any failing connections.					

EXHIBIT B: MAINTENANCE PLAN

Scope: # 15		Building Feature: Roof: Low-Slope Roof (East Portion)		
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter				
Total Cost: \$3,200.00				
Description of work: Inspect and repair areas of damaged/failed/deteriorated built-up roof at all surfaces including back of parapet. Inspect transition between parapet and roof and repair areas that are cracked and deteriorated to ensure a watertight seal around all parapet faces and at steel attachment points. At top of parapet, inspect liquid applied membrane for deterioration and repair damaged and deteriorated areas.				

Scope: # 16		Building Feature: Roof Skylights		
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter				
Total Cost: \$1,566.00				
Description of work: Inspect skylights for leaks. Repair as required. Replace window film on north facing skylight. Clean windows.				

Scope: # 17		Building Feature: Parapet Bracing		
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter				
Total Cost: \$2,277.00				
Description of work: Inspect for signs of rust or failing paint. Repair as required.				

Scope: # 18		Building Feature: Roof Drainage System		
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter				
Total Cost: \$2,900.00				
Description of work: Annually inspect and clean roof drainage system to maintain in proper working order.				

Scope: # 19		Building Feature: Railing		
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter				
Total Cost: \$870.00				
Description of work: Inspect annually for corrosion and secure attachment. Repair as required.				

Scope: # 20		Building Feature: Wood Floor and Roof Joists	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$5,248.00			
Description of work Inspect ceiling joists for signs of deterioration. Repair as needed.			

Scope: # 21		Building Feature: Historic Passageway	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$6,525.00			
Description of work Clean and preserve historic passageway and do not obstruct. Check annually for cracks, leaks, and damages. Make repairs as needed.			

Scope: # 22		Building Feature: Roof Membrane - Hipped (West Portion)	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and annually thereafter			
Total Cost: \$1,566.00			
Description of work: Annually inspect and repair roof membrane for areas of that are damaged, deteriorated, or failing and repair as required. Remove biological growth.			

Scope: #23		Building Feature: Field Stone Base/Foundation	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$7,250.00			
Description of work: Perform visual inspection of field stone (Front Street) and parge coat (Vallejo) and repair as needed following rehab/restoration. At the interior, perform visual inspection for water intrusion and efflorescence. Make repairs as needed.			

Scope: #24		Building Feature: Watertable	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$4,350.00			
Description of work: Perform visual inspection of watertable and repair as needed following rehab/restoration.			

Scope: #25		Building Feature: Building Feature: Brick Facades	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$4,350.00			
Description of work: Perform regular visual inspection of masonry with binoculars, spotting scope, or similar annually for signs of deterioration. Repair as needed. Inspect marble signage annually for soiling and deterioration. Clean and repair as needed. Perform annual visual inspections for signs of biological growth. Remove as needed.			

Scope: # 26		Building Feature: Windows	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$4,350.00			
Description of work Check windows annually for leaks, damage, corrosion, paint coating and operability. Repair as needed.			

Scope: # 27		Building Feature: Front Street Entryway	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$2,900.00			
Description of work: Sandstone Surround: Perform visual inspection of surround and repair as needed. Brick Stoop: Maintain the stoop in clean state and perform annual visual inspections that coincide with the end of the rainy season. Metal Doors: Visually inspect for signs of corrosion. If corrosion is found, remove rust and failing paint from metal surfaces. Apply a corrosion inhibitor to metal. Prepare, prime, and repaint. Transom: Survey steel transom window for corrosion. Remove rust. Prepare, prime, and repaint.			

Scope: # 28		Building Feature: Vallejo Street Entryways	
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023 and annually thereafter			
Total Cost: \$4,350.00			
Description of work Cement Plaster/Stucco Surround: Perform visual inspection of surround and repair as needed following rehab/restoration. Brick Stoop: Maintain the stoop in clean state and perform annual visual inspections that coincide with the end of the rainy season. Doors: Check threshold construction semi-annually for leaks and damage, repair in kind as needed. Check door operability. Inspect metal elements annually for corrosion and failing paint. Prepare, prime, and paint door surround and iron door as needed.			