

REHABILITATION PLAN (EXHIBIT A)

# 1	Building Feature: Seismic and Structural		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$3,751,211			
Description of Work			
The building was updated to meet structural and seismic code requirements. This included work to the building's foundation, construction of concrete shear walls, and completing floor plate and ceiling work left unfinished by the previous owner. Additional shear walls were constructed, generally with several twelve-inch E-W walls complemented by eight-inch shear walls at the center east.			

# 2	Building Feature: Terra Cotta, North Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$165,382			
Description of Work			
As part of the 2014 rehabilitation, the terra cotta was inspected, evaluated, prepped, repaired, and repainted where necessary.			

# 3	Building Feature: Windows, North Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$378,022			
Description of Work			
As part of the 2014 rehabilitation, replacement windows with a traditional fixed center pane with flanking casement-functioning windows in a vinyl frame with clear lowE glazing. The window was provided by ECO Windows, LLC, which manufactures heavy gauge premium quality uPVC windows. The specific product line proposed was the Rehau 4500 series.			

# 4	Building Feature: Storefronts, North Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$756,045			
Description of Work			
As part of the 2014 rehabilitation, the modern signs at the ground floor were removed. A wood clad commercial storefront system was installed and recessed to expose the columns at the entry. Storefront bulkhead with a 12 inch cast stone base was installed. Columns were inspected and cleaned as appropriate. Fresh air louver was installed over the entry door; louver was painted to match and was flush with the door face.			

# 5	Building Feature: Windows, South Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$378,022			
Description of Work			
The replacement windows are a traditional fixed center pane with flanking casement-functioning windows in a vinyl frame with clear lowE glazing. The window was provided by ECO Windows, LLC, which manufactures heavy gauge premium quality uPVC windows. The specific product line proposed was the Rehau 4500 series.			

# 6	Building Feature: Fire Escape, South Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$232,000			
Description of Work			
The fire escape was inspected, repaired, and repainted. It no longer serves as a means of egress.			

# 7	Building Feature: Masonry, South Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$110,255			
Description of Work			
Brick façade was repaired in many locations and failed lintels were reinforced and replaced where required. The entire rear elevation was re-pointed. At the first floor level, a concrete beam was installed at floor level 1A1, approximately nine-feet above grade, and it was painted to blend. Above the beam, a new metal framed awning style window was installed in groups of three.			

# 8	Building Feature: East Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$55,127			
Description of Work			
Limited work occurred on this elevation. The brick and mortar were inspected and repaired in kind.			

# 9	Building Feature: Rooftop		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
Contract Year for Work Completion: 2014			
Total Cost (rounded to the nearest dollar): \$320,268			
Description of Work			
The original working surface was refinished with adequate sloping and a new 50-year PVC roof membrane was installed in connection with new roof drains.			

#10	Building Feature: Windows, North Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: Est. 2040			
Total Cost (rounded to the nearest dollar): \$420,000 in 2017 (est. \$1.03M in 2040 assuming 4% annual cost inflation.) Price excludes 4 months of lost revenue on impacted units while windows are being replaced which is estimated at \$177,000 in 2017.			
Description of Work			
Once the property is no longer subject to the five-year recapture period for the Federal Historic Tax Credit and the installed windows reach the end of their useful life, the property owner proposes to install new windows. These windows would more closely match the historic configuration with a tripartite design, center fixed windows, single pane pivot windows on either side and a transom. Proposed windows would also have a heavier mullion design, as shown in historic documentation of the building. The windows have a useful life of 30 years, it will be replaced when necessary.			

# 11	Building Feature: Storefronts, North Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: est. 2040			
Total Cost (rounded to the nearest dollar): \$200,000 in 2017. (est. \$492K in 2040 assuming 4% annual inflation)			
Description of Work			
Once the property is no longer subject to the five-year recapture period for the Federal Historic Tax Credit, the property owner proposes to install new storefronts when the installed storefronts reach the end of its useful life. These storefronts would more closely match the historic in both material and configuration as seen in documentation. The storefronts have a useful life of 30 years, it will be replaced when necessary.			

# 12	Building Feature: Windows, South Elevation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: est. 2040			
Total Cost (rounded to the nearest dollar): \$630,000 in 2017 (est. \$1.5M assuming 4% annual cost inflation). Price excludes 4 months of lost revenue while windows are being replaced which is estimated to be \$266,000.			
Description of Work			
The windows have a useful life of 30 years, and will be replaced with wood clad windows when necessary.			

# 13	Building Feature: Rooftop		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: Est. 2035 and every 30 years after			
Total Cost (rounded to the nearest dollar): \$200,000 (est. 420,000 assuming 4% annual cost inflation)			
Description of Work			
The roof has a useful life of 30 years, it will be replaced when necessary with a new 50-year PVC roof membrane and new roof drains if necessary.			

MAINTENANCE PLAN (EXHIBIT B)

# 14	Building Feature: Windows, North Elevation		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2018 and every 2 years thereafter			
Total Cost (rounded to the nearest dollar): \$35,000 per inspection and minor repair. \$175,000 if repainting of historic façade along Market Street is required.			
Description of Work			
Windows are accessed via an outrigger system installed behind roof parapets. Inspect windows on north elevation for deterioration and water infiltration and make repairs as necessary.			

# 15	Building Feature: Seismic and Structural		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2019, and every 5 years thereafter			
Total Cost (rounded to the nearest dollar): \$25,000 per assessment			
Description of Work			
A seismic property condition assessment will be conducted every five years.			

# 16	Building Feature: Terra Cotta, North Elevation		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2019 and every 5 years thereafter			
Total Cost (rounded to the nearest dollar): \$60,000 per inspection (Assuming only minor repair work required)			
Description of Work			
<p>Routine inspection of the terra cotta will include, but not limited to, looking for signs of crazing and spalling.</p> <p>Should routine inspections reveal the need for maintenance and/or repairs to the decorative terra cotta façade, work will be performed in accordance with Preservation Brief #7, “The Preservation of Historic Glazed Architectural Terra Cotta.” The successful cleaning of glazed architectural terra-cotta removes excessive soil from the glazed surface without damaging the masonry unit itself. Of the many cleaning materials available, the most widely recommended are water, detergent, and a natural or nylon bristle brush. More stubborn pollution or fire-related dirt or bird droppings can be cleaned with steam or weak solutions of muriatic or oxalic acid. Should any water-related damage be identified, the problem will be mitigated before repairs are made to the affected area.</p>			

#17	Building Feature: Fire Escape, South Elevation		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2019 and every 5 years thereafter			
Total Cost (rounded to the nearest dollar): \$35,000 per inspection			
Description of Work			
The fire escape will be inspected, repaired, and repainted as necessary.			

#18	Building Feature: East Elevation		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2019, and every 5 years thereafter			
Total Cost (rounded to the nearest dollar): \$175,000 per inspection (Assuming minor repairs)			
Description of Work			
<p>The building's masonry and mortar joints will be subject to regular inspection. Inspections, maintenance, and repairs to the masonry and mortar joints will be done in accordance with Preservation Brief #1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," and Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings."</p> <p>Should the building be subject to graffiti and/or vandalism, the owner will take the necessary steps to carefully repair the damage using the least abrasive solvents for removing the graffiti.</p>			

#19	Building Feature: Masonry, South Elevation		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input checked="" type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract Year for Work Completion: 2020, and every 10 years thereafter			
Total Cost (rounded to the nearest dollar): est. \$185,000 per inspection (assuming minimal repair)			
Description of Work			
<p>The building's masonry and mortar joints will be subject to regular inspection. Inspections, maintenance, and repairs to the masonry and mortar joints will be done in accordance with Preservation Brief #1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," and Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings."</p> <p>Should the building be subject to graffiti and/or vandalism, the owner will take the necessary steps to carefully repair the damage using the least abrasive solvents for removing the graffiti.</p>			