

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 1

Building Feature: Roof, Parapet, & Penthouse

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 75,576

Description of work:

Survey and remove/repair deteriorated, unsound, debonded, missing and cracked cement plaster. Repair substrate as needed and repair and patch cement plaster to match existing adjacent. Clean existing cement plaster parapets of deteriorated asphalt coating at inside of parapet if needed for any work. Remove biological growth at cement plaster walls by appropriate cleaning using gentle means such a warm water and detergent wash and/or biocide application. Remove cement plaster and concrete substrate as needed where corroded steel has damaged the parapet and penthouse walls. Repair steel as needed. Remove corrosion, prepare, prime and paint with corrosion inhibitive paint. Prepare, prime and repaint cement plaster with appropriate breathable paint where cement plaster is painted.

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Scope: # 2

Building Feature: Remove Existing Structural Steel for Roof Work

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 15,803

Description of work:

Remove water tank and structural steel supports. Remove cement plaster and concrete substrate as needed where corroded steel has damaged walls at interface. Repair steel as needed. Remove corrosion, prepare, prime and paint with corrosion inhibitive paint. Repair concrete and cement plaster where damaged at wall interface.

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Scope: # 3

Building Feature: Brick/Masonry Walls and Concrete Walls/Co

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 8,820

Description of work:

Attic exhibits efflorescence. Investigate sources of moisture and if they are active, including if there are issues with the roof above. Dry brush or vacuum to remove efflorescence. Repair/repoint brick as needed with compatible/appropriate mortar if needed, especially if deeply eroded/recessed are found. Repair cracks and spalls in concrete walls and roof slab where needed for water intrusion or structural integrity. Consult a structural engineer. Repointing at brick to be done with compatible/appropriate lime-based mortar that matches original in color, texture, strength, and appearance. Treat exposed steel where corroded, and prepare, prime, and paint steel with corrosion inhibitive paint.

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Scope: # 4

Building Feature: Brick/Masonry Walls and Concrete Structural

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 4,704

Description of work:

Assess brick walls and concrete ceilings (floor slabs). Repair areas of brick and concrete that are spalled or missing, and are exposing steel structure. Assess cracks in concrete and repair as needed. Retain a structural engineer to assess cracking damage. Spot repoint brick as needed with compatible/appropriate mortar that matches original in color, texture, strength, and appearance where mortar is deteriorated, loose, unsound, or missing at areas of deep recesses. Treat ferrous corrosion and repair as needed where occurs, and prepare, prime, & paint with corrosion inhibitive paint where metal is exposed. All work to comply with the NPS Preservation Briefs #1, #2 and #47.

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Scope: # 5

Building Feature: Marble Stairs between Basement and 2nd Floor

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 3,308

Description of work:

Repair spalled and cracked treads, including spalled stair nosing where occurs. Provide patch or dutchman to match original cleaned stone.

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Scope: # 6

Building Feature: Roof Membrane

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2024

Total Cost: \$ 99,328

Description of work:

Roof is currently in fair condition. Repair/replace roofing in conjunction with residential conversion and roof water tank removal. Repair/replace flashings, drains, and other tie-ins with roof membrane as needed.

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Scope: # 7

Building Feature: Market St. & Taylor St. Elevations

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2028

Total Cost: \$ 142,178

Description of work:

Survey and repair deteriorated, unsound, spalled, and cracked terra cotta. Repair substrate as needed, and repair and patch terra cotta to match existing adjacent. Remove biological growth on terra cotta by appropriate cleaning using gentle means such as warm water wash with detergent or chemical cleaning and biocide application. Treat steel exposed during the process; and prepare, prime, and paint with corrosion inhibitive paint. Repoint joints as needed with appropriate lime-based mortar where mortar is damaged, deteriorated, unsound, missing, or too hard/inappropriate. Repair, maintain, or replace bird deterrents as needed.

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Scope: # 8

Building Feature: Wood Windows - Market St. & Taylor St. Ele

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2028

Total Cost: \$ 123,480

Description of work:

Remove paint at wood window sills and lower portions of frames to repair splitting and deteriorated wood as needed. Prepare, prime, and paint wood windows with appropriate breathable wood paint. Remove and replace perimeter and other sealants at the frame to masonry. Clean, repair/replace broken/missing hardware, and replace sash cords as needed to allow for proper operation as needed.

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Scope: # 9

Building Feature: Cement Plaster Walls - North Elevation

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2033

Total Cost: \$ 66,679


Description of work:

Survey and remove/repair deteriorated, unsound, debonded, missing and cracked cement plaster. Repair substrate as needed and repair and patch cement plaster to match existing adjacent. Some cracking appears to transfer from exterior cement plaster through to concrete interior with some locations exhibiting efflorescence. Remove cement plaster and concrete substrate as needed where corroded steel has damaged the walls. Repair steel as needed. Remove corrosion, prepare, prime and paint with corrosion inhibitive paint. Prepare, prime and repaint cement plaster with appropriate breathable paint.

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Scope: # 10

Building Feature: Sheet Metal Windows and Wood Windows 

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2033

Total Cost: \$ 17,861

Description of work:

Prepare, prime, and paint steel sheet metal windows and frames with corrosion inhibitive paint, and wood windows with appropriate breathable wood paint. Repair deteriorated wood and corroded metal as needed. Repair/replace deteriorated glazing putty and glazing sealants as needed. Replace cracked or damaged glass as needed to match existing. Remove and replace perimeter and other sealants at the frame to masonry. Clean, repair/replace broken/missing hardware, and replace sash cords as needed to allow for proper operation as needed.

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Scope: # 11

Building Feature: Metal Fire Escape - North Elevation

☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: 2033

Total Cost: \$ 18,522

Description of work:

Inspect fire escape for signs of peeling paint, corrosion , or other deterioration. Remove corrosion, and repair metal as needed. Prepare, prime, and paint metal fire escape with corrosion inhibitive paint and every 10 years thereafter as needed. Inspect as needed for code compliance.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 12

Building Feature: Market/Taylor Street Glass Storefront and Awning

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 882

Description of work:

Perform visual inspection annually of the front entry and storefronts for signs of corroded metal, as well as failed or flaking paint, glazing putty/sealant failures, and perimeter sealant failures or other signs of deterioration. Repair and repaint as needed. Maintain hardware, sealants, and weeps where occurs, as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 13

Building Feature: Metal Fire Escape - North Elevation

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 822

Description of work:

Perform visual inspection annually of fire escape for signs of peeling paint, corrosion, or other deterioration. Repair and touch up as needed. Inspect as needed for code compliance. Remove corrosion, prepare, prime, and paint metal fire escape every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 14

Building Feature: Cement Plaster Wall - East Elevation

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 882

Description of work:

Perform visual inspection annually for signs of deteriorated, unsound, debonded, spalled, and cracked cement plaster, as well as biological growth, corrosion of steel elements, and failed or flaking paint. Repair substrates and failed paint as needed. Remove biological growth at facade by appropriate cleaning using gentle means such as warm water/detergent wash and biocide application as needed. Prepare, prime, and paint every 10 years or as needed with appropriate breathable paint. The paint scheme is currently a mural.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 15

Building Feature: Terra Cotta – Market St. & Taylor St. Elevator

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 3,087

Description of work:

Perform visual inspection annually for signs of deteriorated, unsound, spalled, and cracked terra cotta. Repair as needed to match existing adjacent. Remove biological growth on terra cotta by appropriate cleaning using gentle means such as warm water wash with detergent, chemical cleaning, or biocide application. Treat steel exposed during any repair process; and prepare, prime, and paint with corrosion inhibitive paint. Repoint joints as needed with appropriate lime-based mortar where mortar is damaged, deteriorated, unsound, missing, or too hard/inappropriate. The terra cotta is all currently painted. Maintain paint coating with appropriate breathable coating every 10 years or as needed if repainted as part of the terra cotta rehabilitation scope, or do not paint if original glaze finish is restored. Repair, maintain, or replace bird deterrents as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 16

Building Feature: Wood Windows – Market St. & Taylor St. Elev

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 1,764

Description of work:

Perform visual inspection annually for signs of deteriorated or splitting wood, as well as for failed or flaking paint, glazing putty/sealant failures, and perimeter sealant failures or other signs of deterioration. Maintain sash cords/hardware, and weeps, and repair as needed. Repair splitting/deteriorated wood and sealants as needed. Prepare, prime, and paint with appropriate breathable wood paint every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 17

Building Feature: Ground-Level Storefronts-Granite Wall Base 

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of deterioration at stone masonry wall base. Repair deteriorated, unsound, debonded, missing and cracked stone. Repair substrate as needed and repair and patch stone to match existing cleaned adjacent. Remove biological growth on stone by appropriate cleaning using gentle means such as warm water and chemical cleaner and/or biocide application that is safe for historic stone. Repoint as needed with compatible/appropriate lime-based mortar that matches original in color, texture, appearance where mortar is deteriorated, loose, unsound, or missing as needed. Remove graffiti quickly after it is noticed with a pH neutral stripper or as removal testing mockups prove safe and effective for the historic stone.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 18

Building Feature: Brick/Masonry Walls, Cementitious Parge, and

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of deterioration, efflorescence, and any active sources of moisture, including from the sidewalk above. Dry brush or vacuum to remove efflorescence. Repair and spot repoint brick as needed with a compatible/appropriate breathable lime-based mortar similar in strength to the historic, especially if deeply eroded/recessed are found. Repair cracks and spalls in concrete walls and roof slab where needed for water intrusion or structural integrity, particularly if conditions worsen following rehabilitation scope. Repair cracks, spalls, and delaminated cementitious parge if needed. Retain a structural engineer to evaluate cracking and structure if conditions worsen following rehabilitation scope. Treat exposed steel where corroded, and prepare, prime, and paint steel with corrosion inhibitive paint as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 19

Building Feature: Cement Plaster Walls - North Elevation

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 882

Description of work:

Perform visual inspection annually for signs of deteriorated, unsound, debonded, spalled, and cracked cement plaster, as well as biological growth, corrosion of steel elements, and failed or flaking paint. Repair substrates and failed paint as needed. Remove biological growth at facade by appropriate cleaning using gentle means such as warm water/detergent wash and biocide application as needed. Prepare, prime, and paint every 10 years or as needed with appropriate breathable paint.

Maintenance Plan (Exhibit B)

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Scope: # 20

Building Feature: Sheet Metal Windows and Wood Windows 

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2024 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of deteriorated wood or corroded metal, as well as for failed or flaking paint, glazing putty/sealant failures, and perimeter sealant failures or other signs of deterioration. Maintain sash cords/hardware, weeps, and repair as needed. Repair splitting/deteriorated wood and sealants as needed. Repair metal substrates as needed. Prepare, prime, and paint wood with appropriate breathable wood paint and metal with corrosion inhibitive paint every 10 years or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 21

Building Feature: Roof Membrane, Flashings, and Drains

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually of the roof, flashings, and drains. Remove debris from roofs and clean drains annually, at a minimum. Patch or repair/replace roofing membrane and repair flashings, waterproofing, and tie-ins at waterproofing as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 22

Building Feature: Existing Steel Seismic Roof Bracing – Roof & 

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for any signs of corrosion, deterioration, or other signs that roof bracing may be compromised. Repair as needed. Prepare, prime and paint steel seismic roof bracing as needed and in conjunction with roof membrane recoating or replacement. Prepare, prime, and paint every 10 years thereafter, or as needed.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 23

Building Feature: Cement Plaster at Parapet and Flanking Stem

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of deteriorated, unsound, debonded, spalled, and cracked cement plaster, as well as biological growth, corrosion of steel elements, and failed or flaking paint. Repair substrates and failed paint as needed. Remove biological growth at facade by appropriate cleaning using gentle means such as warm water/detergent wash and biocide application as needed.

Maintenance Plan (Exhibit B)

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Scope: # 24

Building Feature: Brick/Masonry Walls and Concrete Walls/Ceil

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of moisture, efflorescence, further spalling, and deterioration, including signs of corrosion at steel elements. Remove efflorescence by dry brushing or vacuum, and determine/repair source of moisture. Clean and repair as needed. Prepare, prime, and paint steel as needed. Spot repoint as needed with compatible/appropriate lime-based mortar that matches original in color, texture, strength, and appearance where mortar is deteriorated, loose, unsound, or missing.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 25

Building Feature: Brick/Masonry Walls and Concrete Structural

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of moisture, efflorescence, further spalling, and deterioration, including signs of corrosion at steel elements. Remove efflorescence by dry brushing or vacuum, and determine/repair source of moisture. Clean and repair as needed. Prepare, prime, and paint steel as needed. Spot repoint as needed with compatible/appropriate lime-based mortar that matches original in color, texture, strength, and appearance where mortar is deteriorated, loose, unsound, or missing.

Maintenance Plan (Exhibit B)

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 26

Building Feature: Interior Lobby Finishes (Basement to 9th Floor)

☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed

Contract year work completion: Annually 2025 then annually thereafter

Total Cost: \$ 1,323

Description of work:

Perform visual inspection annually for signs of deterioration, moisture intrusion, spalled/cracked, stone, corrosion and flaking paint, or other damage. Clean and repair as needed to match the adjacent depending upon substrate. Repair spalled, cracked, and deteriorated surfaces. Touch up finishes, and repaint as needed.