

**EXHIBITS A AND B:
DRAFT REHABILITATION AND MAINTENANCE
PLAN**

Rehabilitation/Restoration Plan for 361 Oak Street

Scope: #1		Building Feature: Foundation	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$5,000			
<p>Description of work: Consult with a structural engineer on possible need for a seismic upgrade. Make necessary repairs to foundation as recommended by structural engineer.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #2		Building Feature: Windows 1	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$42,816			
<p>Description of work: 8 new custom wood windows with insulated glass on lower level. Prep, prime, and paint windows and trim.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #3		Building Feature: Windows 2	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2021			
Total Cost: \$37,464			
<p>Description of work: 7 new custom wood windows with insulated glass on upper level. Prep, prime, and paint windows and trim.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #5	Building Feature: Roof		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026			
Total Cost: \$45,000			
<p>Description of work: Remove and dispose of existing roof. Provide and install 1/2 plywood over existing sheathing, paper, and 50 yr. shingles</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #4	Building Feature: Painting		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2027			
Total Cost: \$75,360			
<p>Description of work: Provide and apply materials to power wash, prime, prep, and paint 5 Victorian colors on 4 sides of a 2 story building.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Maintenance Plan for 361 Oak Street

Scope: # 6		Building Feature: Siding	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,500			
<p>Description of work: Inspect and repair damaged siding; clean the house with hose water or, if necessary, pressure hose washer.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character defining features of the property.</p> <p>Work will be done in accordance with National Park Service's Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: # 7		Building Feature: Windows	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000			
<p>Description of work: Inspect and wash all windows. Repair and repaint as necessary</p>			

Scope: # 8		Building Feature: Gutters	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000			
<p>Description of work: Inspect, clean and maintain all roof gutters, drains and downspouts.</p>			

Scope: # 9		Building Feature: Cast Iron Fence	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Every five years			
Total Cost: \$500			
Description of work: Inspect, wash, maintain and paint as necessary the front railings			

Scope: # 10		Building Feature: Roof	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Every five years			
Total Cost: \$1,500			
Description of work: Inspect, repair and replace roofing, flashing and drainage as needed.			