

Exhibit A - Rehabilitation/Restoration Plan
714 Steiner Street, San Francisco, CA

Scope: # 1			
Building Feature: Structural / Seismic Improvement – Foundation			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$339,000.00			
Description of Work: Seismic strengthening including whole house engineered shoring system, hard demolition and off-hauling, install 18-inch concrete mat-slab foundation. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 2			
Building Feature: Structural / Seismic Improvement – Replace Brick Chimney			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$62,000.00			
Description of Work: Remove the entire brick chimney at south elevation; off-haul materials; install new wood-framed chimney and metal lined flue and copper cap; score exterior of new chimney stucco to match historic configuration. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 3			
Building Feature: Site Drainage Improvements & Waterproofing			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$83,500.00			
Description of Work: Provide foundation and sub-slab waterproofing and drainage: Improve site drainage at location of driveway and garage to accommodate reconfigured dwelling unit at lower level by installing trench and perimeter sub-grade drains; Tie surface drains and roof leader to house sewer-line; Provide roof drains including at light well; Repair south wall of lower story where significant water damage has occurred. Correct cause of water intrusion. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

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Scope: # 4			
Building Feature: Main Roof Upgrade and New Roofing Material			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$191,400.00			
Description of Work: The roof was last replaced in 2008 (Building Permit #1159979). This was a re-roofing only project and did not include any structural sheathing. The proposed scope will remove the existing composition shingles and any underlying roofing material; demolition and off-hauling; provide and install new roofing waterproofing membrane; provide structural improvements; improve waterproofing; install new flashing; replace all gutters and downspouts or provide new flashing and waterproof membrane to dutch gutters and downspouts to improve drainage from roof; and provide new composition shingle roofing material. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 5			
Building Feature: Roof at Steiner Street Porch			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$17,000.00			
Description of Work: Above the porch, remove the existing sheet metal pan roof, repair underlying wood, provide new waterproofing membrane and install new copper sheet metal pan over roof. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 6			
Building Feature: Steiner Street and South Façades – Wood Decorative Trim and Window Surround Repair			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$112,500.00			
Description of Work: Repair areas of dry rot or damage to decorative wood trim at Steiner Street façade; for missing wood elements or those damaged beyond repair replace in kind (materials and decorative profile). Repair wood window surrounds and sills where damaged. Leave surfaces ready for primer and paint. Caulk elements were necessary. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .			

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Scope: # 7				
Building Feature: Steiner Street Façade – Decorative Wood Front Door and Entryway Wood Paneling				
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$25,000.00				
Description of Work: Remove hardware and prepare surfaces; remove doors and correct alignment as necessary; replace broken beveled glass at front door; paint and reinstall doors. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .				

Scope: # 8				
Building Feature: Steiner Street Double-hung wood windows with ogee lugs				
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$104,000.00				
Description of Work: Repair and rehabilitate wood windows; carefully remove window sash and frames, strip old paint layers, patch wood in locations of previous security measures or inappropriate hardware (bolts, etc); remove window castings re-install windows with new sash cord and weights so that all windows are operable; re-glaze as necessary; waterproof openings; prepare surfaces for primer and paint. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> and NPS publications <i>Preservation Brief # 9: The Repair of Historic Wooden Windows</i> and <i>Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .				

Scope: # 9				
Building Feature: Steiner Street Façade – Front Main Entry Stair				
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023				
Total Cost: \$61,000.00				
Description of Work: Rebuild front stair to address significant deficiencies, dry rot and deteriorating structure under terrazzo. Remove landing balustrade for restoration; remove existing stair and off-haul; excavate and pour new concrete structure at stair; waterproof stair; install new terrazzo treads and risers; provide bronze handrails; new decorative stucco cladding at stairs to match existing. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .				

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Scope: # 10			
Building Feature: Steiner Street Façade – Remove Garage opening and Restore Lower Story Windows and Horizontal Wood Siding			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$30,500.00			
Description of Work: Remove garage opening and rehabilitate lower portion of west façade to historical configuration, including two new double-hung wood windows and horizontal wood siding to match siding at upper stories. Provide waterproofing and vapor barrier at new siding. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 11			
Building Feature: Steiner Street Façade – Rehabilitate side walkway metal gate			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$10,100.00			
Description of Work: Remove non-original and incompatible metal side walkway gate and off-haul; provide new, more compatible metal security gate at this location. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Scope: # 12			
Building Feature: Restore Pedestrian Door at South Elevation Walkway			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$9,300.00			
Description of Work: Restore the infilled door at the south elevation and repair siding at the south elevation. Provide a new glazed wood door, framing, new wood casings to match existing, and hardware in the location of boarded side door. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

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Scope: # 13			
Building Feature: Exterior Painting all Façades			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$160,000.00			
Description of Work: Scaffold and net for lead paint containment; wash using gentlest means possible with mild soap, water and sponges (no power washing), prime, prep and paint all facades; Re-paint all previously painted exterior wood surfaces. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> and <i>NPS Publication Preservation Brief #10 Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .			

Scope: # 14			
Building Feature: Remove Driveway and Install Restored Decorative Railing and Gate			
Rehab / Restoration	<input checked="" type="checkbox"/>	Maintenance	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023			
Total Cost: \$54,600.00			
Description of Work: Remove the driveway paving, off-haul materials, and prepare area to construct concrete stem wall and metal bronze decorative railing. Repair concrete bollards as needed. Wall and railing design based on historic photograph. All work will be performed in conformance with <i>the Secretary of the Interior's Standards</i> .			

Exhibit B - Maintenance Plan
714 Steiner Street, San Francisco, CA

Maintenance Plan - Scope: # 1			
Building Feature: Steiner Street Façade – Yearly Cleaning			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$900.00 per year			
<p>Description of Work: The primary, Steiner Street façade, including the front stairs, should be cleaned once a year with mild soap, large sponges and very low-pressure water rinse. There are several excellent service companies that specialize in cleaning elaborate Victorian facades in San Francisco. High pressure washing is not an appropriate treatment. Pressure washing many result in damage to the historic materials and cause water to become trapped behind features. Façade cleaning should be scheduled for late spring after the rainy season. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>.</p>			

Maintenance Plan - Scope: # 2			
Building Feature: Steiner Street Façade - Maintain Exterior Wood Siding, Shingles, Trim or Decorative Features			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$1,000.00 per year			
<p>Description of Work: Any deteriorated or rotted segments of the exterior, including shingles, sidings, or decorative wood trim elements, should be repaired or replaced in kind. Damaged siding should be removed and replaced in kind with the same wood species. Composite materials should be avoided since they inherently have either a highly smooth finish or a very artificial, repetitive grain that will be incompatible with the existing materials. At the time of each spring façade cleaning (Maintenance Plan Scope #1) the exterior wood materials at the Steiner Street façade should be inspected and any repairs made after the cleaning is complete and all surfaces are dry. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publications <i>Preservation Brief # 10 Exterior Paint Problems on Historic Woodwork</i> and <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>.</p>			

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Maintenance Plan - Scope: # 3			
Building Feature: Steiner Street Façade - Maintain Paint Coatings			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$2,000.00 per year			
<p>Description of Work: Maintaining paint coatings on wood frame buildings is one of the most important maintenance practices. Paint coatings should be inspected each year upon completion of Maintenance Scopes 1 and 2 detailed above. Preparation for new paint is very important. Loose paint should be removed to allow for proper adhesion of the new finish. For wood surfaces, gentle scraping and sanding with non-metallic tools is appropriate. Chemical removal systems and heat-based systems for paint removal should be avoided. Loose paint can be removed with a soft bristle brush, however more complete paint removal requires testing by a trained professional to determine a safe and effective means for removing paint. Pressure washing is not appropriate and may cause more damage to the historic materials than necessary. After inspection and cleaning, paint coatings should be reapplied where previous coatings are failing. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>.</p>			

Maintenance Plan - Scope: # 4			
Building Feature: All exterior façades - Inspect, Repair and Maintain Windows and Doors			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$500.00 per year			
<p>Description of Work: Once a year, inspect the operability of all windows and doors. This includes the stained glass window at the interior stair. During the rainy season, wood windows and doors can expand and contract with moisture levels. Ensure that no water intrusion is occurring at window and doors and their flashing locations. Upon conclusion of the rainy season, complete repairs as needed to ensure operability and that flashing is properly installed. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publications <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i>.</p>			

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Maintenance Plan - Scope: # 5 Building Feature: Roof and Roof Drainage			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$500.00 per year			
Description of Work: Once a year, just before the rainy season, a licensed roofing contractor should inspect the roof, pursuant to the roofing manufacturer's warranty. Roof flashing and sheathing materials should be inspected for any inadvertent water intrusion. Further, gutters, leaders and downspouts should be inspected, cleared of debris and tested for operability prior to rain. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .			

Maintenance Plan - Scope: # 6 Building Feature: Site Drainage			
Rehab / Restoration	Maintenance	<input checked="" type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
Contract year work completion: once a year			
Total Cost: \$500.00 per year			
Description of Work: Once a year, just before the rainy season, inspect the areas where all downspouts meet the ground to ensure proper drainage and that there is no blockage. Ensure that drains and the pathways to the drains should remain clear of debris. Determine if there are any areas of the site that are not properly draining and correct issues if found. All work will conform with <i>the Secretary of the Interior's Standards</i> and NPS publication <i>Preservation Brief # 47: Maintaining the Exterior of Small and Medium Size Historic Buildings</i> .			