

Exhibit A - Rehabilitation/Restoration Plan
942-944 Fell Street, San Francisco, CA

Scope: #1
Building Feature: West (side) Facade
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2023
Total Cost: \$29,175 (painting), \$27,000 (exterior carpentry), \$7,126.25 (water damage west wall) = \$63,301.25
Description of work: <ul style="list-style-type: none"> • Carpentry repair of west façade wood horizontal siding where needed • Clean, prime, caulk, and sand detailing and siding where needed • Repair flashing and trim • Repairs to exterior to prevent water intrusion and leaks • Painting <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i> and NPS Publication <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>

Scope: #2
Building Feature: Roof
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2024
Total Cost: \$33,355
Description of work: <ul style="list-style-type: none"> • Replace roof in-kind • Repair leaking roof vent • Repair roof metal, chimney, and pipes <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>

Scope: #3
Building Feature: Entry Stairs & Retaining Walls
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2025
Total Cost: \$5,100
Description of work: <ul style="list-style-type: none"> • Seal and repair cracks and gaps in concrete walls along front stairs • Seal and repair cracks and gaps in concrete steps • Re-stucco portions of textured stucco on concrete walls in-kind • Repair and repaint wood handrails • Repair tile work at top landing • Wash stairs and concrete walls with mild soap and very low-pressure water rinse • Re-paint concrete walls

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All work will be performed in conformance with the *Secretary of the Interior's Standards*.

Scope: #4
Building Feature: South (front) Facade
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026
Total Cost: \$23,850 (painting), \$40,000 (exterior carpentry), \$7,126.25 (water damage south wall) = \$70,976.25
Description of work: <ul style="list-style-type: none"> • Repair damaged/dry rotted detailing, soffits, trim, cornice, and brackets in-kind where needed. If elements are deteriorated beyond repair, elements will be replaced in-kind • Repair damaged entryway detailing (trim, columns) • Repair wood front doors • Repair wood siding within vestibule • Repair metal security doors • Carpentry repair of south façade wood horizontal siding where needed • Clean, prime, caulk, and sand detailing and siding where needed • Painting <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i> and NPS Publication <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>

Scope: #5
Building Feature: Foundation
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2028
Total Cost: \$10,675
Description of work: <ul style="list-style-type: none"> • Repair top plate dry rot and previous insect damage (currently inactive) <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>

Scope: #6
Building Feature: East (side) Facade
Rehab/Restoration <input checked="" type="checkbox"/> Maintenance Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2030
Total Cost: \$26,625 (painting), \$26,500 (carpentry), \$7,126.25 (water damage east wall) = \$60,251.25
Description of work: <ul style="list-style-type: none"> • Carpentry repair of east façade wood horizontal siding where needed • Clean, prime, caulk, and sand siding where needed • Painting

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All work will be performed in conformance with the *Secretary of the Interior's Standards* and NPS Publication *Preservation Brief #10: Exterior Paint Problems on Historic Woodwork* and *Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings*.

Scope: #7			
Building Feature: North (rear) Facade			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2030			
Total Cost: \$19,600 (painting), \$9,300 (exterior carpentry), \$7,126.25 (water damage north wall) = \$36,026.25			
Description of work: <ul style="list-style-type: none"> • Carpentry repair of north façade wood horizontal siding where needed • Clean, prime, caulk, and sand siding where needed • Painting 			
All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i> and NPS Publication <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> .			

Scope: #8			
Building Feature: Garage Door			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2031			
Total Cost: \$4,935			
Description of work: <ul style="list-style-type: none"> • Wood garage door replacement in-kind • Painting 			
All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i> .			

Scope: #9			
Building Feature: Windows			
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2033			
Total Cost: \$21,762.96			
Description of work: <ul style="list-style-type: none"> • Repair and paint original wood windows (sashes, frames, cords, balances, exterior sills, exterior trim), carefully remove window sash and frames, strip old paint layers, remove window casings and re-install windows with new sash cord and weights, re-glaze as necessary, waterproof openings, prepare surfaces for primer and paint • Replace broken glass at rear window on second floor • Replace existing vinyl windows at South (front) elevation with new wood double hung windows with integral ogee lugs 			

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All work will be performed in conformance with the *Secretary of the Interior's Standards* and NPS publications *Preservation Brief # 9: The Repair of Historic Wooden Windows* and *Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings*.

Scope: #10

Building Feature: Rear Stairs

Rehab/Restoration Maintenance Completed Proposed

Contract year work completion: 2033

Total Cost: **\$1,700**

Description of work:

- Repair where needed
- Painting

All work will be performed in conformance with the *Secretary of the Interior's Standards*.

Exhibit B - Maintenance Plan
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Scope: #1			
Building Feature: Exterior Facades			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$785 (inspection), \$5000 (maintenance/repairs in-kind) = \$5,785			
<p>Description of work:</p> <ul style="list-style-type: none"> • Clean exterior once a year with mild soap and very low-pressure water rinse • Perform annual inspections of the wood siding and decorative trim. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in-kind (e.g., wood for wood) <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i> and NPS Publication <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>			

Scope: #2			
Building Feature: Gutters and Downspouts			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$585 (clean)			
<p>Description of work:</p> <ul style="list-style-type: none"> • Inspect and clean gutters and downspouts. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in-kind <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>			

Scope: #3			
Building Feature: Foundation			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$785 (inspection)			
<p>Description of work:</p> <ul style="list-style-type: none"> • Inspect for insect damage, dry rot, water damage to foundation and top plate • Make repairs as necessary <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>			

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Scope: #4			
Building Feature: Windows & Doors			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,500			
Description of work: <ul style="list-style-type: none"> Inspect doors and windows. If any damage or deterioration is found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in-kind (e.g., wood for wood) <p>All work will be performed in conformance with the <i>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>.</p>			

Scope: #5			
Building Feature: Entry Stairs & Retaining Walls			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Every 2 years			
Total Cost: \$5,100			
Description of work: <ul style="list-style-type: none"> Clean stairs and concrete walls with mild soap and very low-pressure water rinse Caulk and repair holes and cracks in front steps and concrete walls <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>			

Scope: #6			
Building Feature: Roof			
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: every 5 years			
Total Cost: \$700 (inspection)			
Description of work: <ul style="list-style-type: none"> Roof will be inspected by a licensed roof contractor. If any damage or deterioration is found, the extent and nature of the deterioration will be assessed. If the roof requires replacement, a new roof to match existing will be installed <p>All work will be performed in conformance with the <i>Secretary of the Interior's Standards</i>.</p>			