

EXHIBIT A: REHABILITATION/RESTORATION PLAN

Scope: # 1	Building Feature: Roof		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$50,000			
Description of work:			
Work included removal and salvage of the clay tile roofs for reinstallation following installation of waterproof membrane.			

Scope: # 2	Building Feature: Roof Drainage System		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$15,000			
Description of work:			
Work included replacement of deteriorated metal gutters and downspouts to match existing original.			

Scope: # 3	Building Feature: Exterior Walls		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$75,000			
Description of work:			
Work included repair of structural cracks at concrete walls (exterior building walls and lightwells).			

Scope: # 4	Building Feature: Exterior Walls		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$75,000			
Description of work:			
Work included repair of deteriorated areas of cement plaster (cracks, spalls, and delamination) at exterior building walls and lightwells.			

Scope: # 5	Building Feature: Exterior Walls		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$40,000			
Description of work:			
Work included painting of exterior cement plaster.			

Scope: #6		Building Feature: Wood Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2016			
Total Cost: \$60,000			
Description of work:			
Work included rehabilitation of historic wood windows.			

Scope: #7		Building Feature: Wood Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2016			
Total Cost: \$100,000			
Description of work:			
Work included replacement of wood windows to match original where previously removed (courtyard south face of Woods Hall and reintroduction of window at upper floor south end of Buchanan Street).			

Scope: #8		Building Feature: Metal Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2016			
Total Cost: \$125,000			
Description of work:			
Work included replacement of non-historic courtyard windows at Annex with metal windows matching original wood window lite pattern.			

Scope: #9		Building Feature: Metal Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2016			
Total Cost: \$50,000			
Description of work:			
Work included restoration of metal windows (at Woods Hall main entry, bay/oriel window at Annex, and various steel windows at the lower levels of the Annex).			

Scope: #10		Building Feature: Steel Windows	
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/> Proposed
Contract year work completion: 2016			
Total Cost: \$3,000			
Description of work:			
Work included replacement of (1) non-historic window with new steel window matching original as closely as possible at lowest courtyard (south elevation) level.			

Scope: # 11	Building Feature: Ornamental Metalwork & Light Fixtures		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$10,000			
Description of work:			
Work included restoration and painting of exterior ornamental metal light fixtures and metalwork at Woods Hall entry (Buchanan and Haight entry).			

Scope: # 12	Building Feature: Exterior Light Fixtures		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$3,000			
Description of work:			
Work included replacement of stolen exterior lantern fixtures at Haight Street Annex entry with new fixtures similar to original.			

Scope: # 14	Building Feature: Exterior Sacred Palm Tree		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$40,000			
Description of work:			
Work included moving of Sacred Palm to nearby location to preserve contributing landscape feature.			

Scope: # 15	Building Feature: Interior Walls and Stairs		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$40,000			
Description of work:			
Work included repair of plaster and repainting at historic contributing corridors and stairways.			

Scope: # 16	Building Feature: Interior Drinking Fountains		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$3,000			
Description of work:			
Work included cleaning of tile and marble drinking fountains at historic corridors.			

Scope: # 17	Building Feature: Seismic Upgrades at Lobby Mural Walls		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$45,000			
Description of work:			
Work included seismic bracing at back side of hollow clay tile walls in Woods Hall lobby to stabilize and preserve overpainted Gerrity Mural in-place.			

Scope: # 18	Building Feature: Painting at Overpainted Interior Mural		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2016			
Total Cost: \$30,000			
Description of work:			
Work included stabilization/repair of delaminated areas of canvas at overpainted Gerrity Mural and repainting at overpaint with appropriate paint to prevent damage to mural.			

Scope: # 19	Building Feature: Interior Kadish Mural		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2028			
Total Cost: \$25,000			
Description of work:			
<u>Ruben Kadish Mural</u>			
Conservator to clean including removal of graffiti, stabilize, and repair Ruben Kadish mural.			

EXHIBIT B: MAINTENANCE PLAN

Scope: #20		Building Feature: Exterior Walls	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$3,000			
Description of work:			
<u>Exterior Cement Plaster Walls</u>			
Perform visual observation of cement plaster annually for signs of deterioration. Repair as needed.			

Scope: #21		Building Feature: Roof Drainage System	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$2,000			
Description of work:			
<u>Gutters and Downspouts</u>			
Clean gutters and downspouts of debris annually. Inspect for signs of deterioration and repair as needed.			

Scope: #22		Building Feature: Exterior Lightwells	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$1,000			
Description of work:			
<u>Exterior Lightwells</u>			
Clean lightwells of debris annually and as needed. Clean drains.			

Scope: #23		Building Feature: Windows	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$3,000			
Description of work:			
<u>Wood and Metal Windows</u>			
Perform visual observation of wood and metal windows annually for signs of rust or deterioration. Repair and paint as needed.			

Scope: #24		Building Feature: Roofs	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$5,000			
Description of work:			
<u>Tile Roofs</u>			
Perform visual observation of tile roofs annually for signs of deterioration. Repair as needed.			

Scope: #25		Building Feature: Exterior Sacred Palm Tree	
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed <input checked="" type="checkbox"/>	Proposed
Contract year work completion: 2018 and annually thereafter			
Total Cost: \$5,000			
Description of work:			
Inspection and pruning as necessary of Sacred Palm Tree by licensed arborist.			

Scope: #26		Building Feature: Exterior Walls	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026 and every 10 years			
Total Cost: \$40,000			
Description of work:			
<u>Exterior Cement Plaster Walls</u>			
Prepare, prime, and repaint cement plaster. Repair as needed.			

Scope: #27		Building Feature: Roof Draining System	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026 and every 10 years			
Total Cost: \$10,000			
Description of work:			
<u>Gutter and Downspouts</u>			
Prepare, prime, and repaint metal gutters and downspouts. Repair as needed.			

Scope: #28		Building Feature: Windows	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2026 and every 10 years			
Total Cost: \$30,000			
Description of work:			
<u>Wood and Metal Windows</u>			
Prepare, prime, and repaint wood and metal windows. Repair as needed.			