

## REHABILITATION/RESTORATION & MAINTENANCE PLAN

All pricing below has been prepared by J.R. Conkey & Associates.

### Rehabilitation/Restoration Plan

Scope: # 1			
Building Feature: Roofing Membrane/Membrane Flashing/Sheet Metal Flashing – Roof & Parapet			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019 and every 20 years thereafter			
Total Cost: \$111,269.00			
Description of work: Replace roofing membrane and associated sheet metal flashing at roof surfaces and parapet. Confirm proper roof slope and drainage for new roof. Repair/replace through-wall scupper as needed. Provide for additional roof drains/overflows to meet code if needed. Follow recommendations of waterproofing consultant.			

Scope: # 2			
Building Feature: Existing Steel Seismic Roof Bracing – Roof & Parapet			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$10,686.00			
Description of work: Inspect to ensure all ties are secure at parapets. Repair as needed. Prepare, prime, and paint.			

Scope: # 3			
Building Feature: Elevator Penthouse – Roof			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$78,481.00			
Description of work: Repair elevator penthouse cladding where removed or damaged. Replace exposed plywood substrate as needed and provide new similar sheet metal paneling to meet new roofing system. Repair existing where feasible. Replace missing door to elevator penthouse for weather resistance, safety, and security. Clean out debris and bird guano, etc. from open/exposed penthouse as needed for proper operation and maintenance of historic elevator. Repair/replace glazing putty/sealant at rooftop skylight as needed. Replace broken/cracked glass as needed. Prepare, prime, and paint glazing putty, metal skylight, and sheet metal at elevator penthouse.			

Scope: # 4			
Building Feature: Brick/Masonry – 4th and 5th Floors South Wall and Southwest Corner (Interior of brick wall)			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$6,576.00			
Description of work: Remove efflorescence and soft/deteriorated mortar caused by moisture infiltration. Spot repoint as needed with compatible/appropriate mortar that matches original in color, texture, and appearance where mortar is deteriorated, loose, unsound, or missing. (Although this area is interior, moisture infiltration is coming from the roof and exterior side of the wall).			

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Scope: # 5			
Building Feature: Brick/Masonry – Basement Floor (Interior face of bearing wall/foundation wall at area under sidewalk)			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$17,328.00			
Description of work: Investigate source of moisture. Brush or vacuum to remove efflorescence and repair/repoint brick as needed with compatible/appropriate mortar, especially where deeply eroded/recessed. Treat exposed steel where corroded, and prepare, prime, and paint.			

Scope: # 6			
Building Feature: Wood Windows – Kearny/Pine Elevations			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$125,995.00			
Description of work: Inspect and repair wood windows as needed. Repair deteriorated wood, and replace deteriorated glazing putty as needed. Replace cracked/broken/missing glass. Prepare, prime, and paint. Check sealant at perimeter of frame to masonry and replace if needed. Clean, repair/replace broken/missing hardware, and replace sash cords as needed to allow for proper operation.			

Scope: # 7			
Building Feature: Cement Plaster – West Elevation			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$131,385.00			
Description of work: Survey and remove deteriorated, unsound, debonded, missing, and cracked cement plaster. Repair substrate as needed and repair and patch cement plaster to match existing adjacent. Remove biological growth at facade by appropriate cleaning using gentle means such as warm water/detergent wash and biocide application. Treat steel exposed during the process, particularly at window heads, and prepare, prime, and paint. Prepare, prime, and repaint cement plaster with appropriate breathable paint.			

Scope: # 8			
Building Feature: Wood Windows – West Elevations			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$132,325.00			
Description of work: Replace missing (removed by previous owner) windows with new compatible wood windows similar to historic in appearance, including sash, frame, and trim.			

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Scope: # 9			
Building Feature: Brick/Masonry – Kearny/Pine Elevations			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$114,583.00			
Description of work: Consider removing paint from brick pending testing and feasibility, and clean masonry. Remove and clean roofing material from face of parapet. Inspect and repair masonry, and repoint where needed with compatible/appropriate mortar that matches original in color, texture, and appearance where mortar is deteriorated, loose, unsound, or missing. Treat ferrous corrosion where occurs, and prepare, prime, & paint where metal is exposed. Inspect and repair/replace deteriorated parge coat at window sills as needed with appropriate compatible parge. If testing and feasibility of paint removal prove to be inappropriate or prohibitive, prepare, prime, and repaint brick with appropriate breathable coating and every 10 years thereafter or as needed. All work to comply with the NPS Preservation Briefs #1, #2 and #47.			

  

Scope: # 10			
Building Feature: Sheet Metal Cornice and Watertable Banding – Kearny/Pine Elevations			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$75,131.00			
Description of work: Repair or replace deteriorated sheet metal elements to match original at cornice and watertable banding. Patch where possible. Remove corrosion, prepare, prime, and paint and every 10 years thereafter or as needed.			

  

Scope: # 11			
Building Feature: Metal Window Lintels – Kearny/Pine Elevations			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$32,880.00			
Description of work: Remove corrosion, prepare, prime, and paint and every 10 years thereafter or as needed. Repair substrate as needed.			

  

Scope: # 12			
Building Feature: Metal Fire Escape – Pine Street Elevation			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$3,452.00			
Description of work: Inspect fire escape to comply with codes as needed. Repair deteriorated metal as needed. Remove corrosion, prepare, prime, and paint.			

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Scope: # 13			
Building Feature: Elevator and Stair (Structurally Connected System) – Interior			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2019			
Total Cost: \$986.00			
Description of work: Reattach loose elements and make general repairs/stabilize at interior stair and elevator.			

Scope: # 14			
Building Feature: Kearny/Pine Street Storefront – Replacement/Rehabilitation			
Rehab/Restoration	<input checked="" type="checkbox"/>	Maintenance	Completed
			Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$250,000.00			
Description of work: Remove non-historic portions of the two southernmost entries to install a new more compatible storefront system. Remove non-original marble and rehabilitate brick if feasible or replace with a more compatible cladding. Retain and rehabilitate the historic wood transoms. Consideration should be given to ADA compliance requirements.			

Maintenance Plan

Scope: # 15			
Building Feature: Roofing Membrane/Membrane Flashing/Sheet Metal Flashing – Roof and Parapet			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$2,406.00			
Description of work: Inspect annually and repair as needed, including scuppers and roof drains. Clean scuppers and roof drains annually and as needed.			

Scope: # 16			
Building Feature: Roofing Membrane/Membrane Flashing/Sheet Metal Flashing – Roof and Parapet			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$32,995.00			
Description of work: Repair as needed. Prepare, prime, and paint sheet metal every 10 years, or as needed.			

Scope: # 17			
Building Feature: Existing Steel Seismic Roof Bracing – Roof and Parapet			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$4,899.00			
Description of work: Inspect annually and repair as needed. Prepare, prime, and paint at repairs as needed.			

Scope: # 18			
Building Feature: Existing Steel Seismic Roof Bracing – Roof and Parapet			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$12,330.00			
Description of work: Repair as needed. Prepare, prime, and paint steel seismic roof bracing every 10 years, or as needed.			

Scope: # 19			
Building Feature: Elevator Penthouse – Roof			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$756.00			
Description of work: Inspect annually and repair glass, glazing putty/sealant, metal skylight components, and metal cladding as needed.			

Scope: # 20			
Building Feature: Elevator Penthouse – Roof			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter.			
Total Cost: \$22,194.00			
Description of work: Repair as needed. Prepare, prime, and paint glazing putty, metal skylight, and metal cladding every 10 years, or as needed.			

Maintenance Plan

Scope: # 21			
Building Feature: Brick/Masonry – Basement Floor (Interior face of bearing wall/foundation wall)			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$1,973.00			
Description of work: Perform visual inspection annually for signs of moisture, efflorescence, and deterioration, including signs of corrosion at steel elements. Clean and repair as needed. Prepare, prime, and paint steel as needed.			

Scope: # 22			
Building Feature: Brick/Masonry – Basement Floor (Interior face of bearing wall/foundation wall)			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029			
Total Cost: \$19,728.00			
Description of work: Prepare, prime, and paint steel elements as needed.			

Scope: # 23			
Building Feature: Wood Windows – Kearny/Pine/and West Elevations			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$1,512.00			
Description of work: Perform visual inspection annually for paint, glazing putty/sealant, and perimeter sealant failure and other signs of deterioration. Maintain sash cords/hardware, weeps in west windows, and repair as needed.			

Scope: #24			
Building Feature: Wood Windows – Kearny/Pine/and West Elevations			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$13,152.00			
Description of work: Prepare, prime, and paint wood windows, and install new perimeter sealant every 10 years or as needed.			

Scope: # 25			
Building Feature: Cement Plaster – West Elevation			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$2,269.00			
Description of work: Perform visual inspection annually for paint failure as well has other signs of deterioration including cracking, spalling, etc. Repair as needed.			

Scope: # 26			
Building Feature: Cement Plaster – West Elevation			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$17,059.00			
Description of work: Prepare, prime, and paint cement plaster every 10 years or as needed.			

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Scope: # 27			
Building Feature: Kearny/Pine Street Storefront			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$1,512.00			
Description of work: Perform visual inspection of the two southernmost entries annually for paint, glazing putty/sealant, and perimeter sealant failure and other signs of deterioration. Maintain hardware and weeps where occurs, and repair as needed.			

Scope: # 28			
Building Feature: Kearny/Pine Street Storefront			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$14,928.00			
Description of work: Prepare, prime, and paint painted wood components, and install new perimeter sealant every 10 years or as needed at the two southernmost entries			

Scope: # 29			
Building Feature: Brick/Masonry – Kearny/Pine Elevations			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$3,978.00			
Description of work: Perform visual inspection annually of brick masonry and cementitious parge for cracking, spalling, and signs of deterioration including mortar joints. If façade remains painted, inspect for signs of peeling and deterioration at paint coating as well. Repair and repaint as needed.			

Scope: # 30			
Building Feature: Brick/Masonry – Kearny/Pine Elevations			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter			
Total Cost: \$40,424.00			
Description of work: Prepare, prime, and repaint painted brick with appropriate breathable coating and every 10 years thereafter or as needed.			

Scope: # 31			
Building Feature: Sheet Metal Cornice and Watertable Banding – Kearny/Pine Elevations			
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter			
Total Cost: \$822.00			
Description of work: Perform visual inspection annually of sheet metal cornice and watertable banding for signs of peeling paint, corrosion, or other deterioration. Repair and repaint as needed.			

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Scope: # 32				
Building Feature: Sheet Metal Cornice and Watertable Banding – Kearny/Pine Elevations				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter				
Total Cost: \$8,220.00				
Description of work: Remove corrosion, prepare, prime, and paint sheet metal elements and every 10 years or as needed. Repair metal substrate as needed.				

Scope: # 33				
Building Feature: Metal Window Lintels – Kearny/Pine Elevations				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$1,233.00				
Description of work: Perform visual inspection annually of metal lintels for signs of peeling paint, corrosion, or other deterioration. Repair and repaint as needed.				

Scope: # 34				
Building Feature: Metal Window Lintels – Kearny/Pine Elevations				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter				
Total Cost: \$6,576.00				
Description of work: Remove corrosion, prepare, prime, and paint metal lintels and every 10 years or as needed. Repair metal substrate as needed.				

Scope: # 35				
Building Feature: Metal Fire Escape – Pine Street Elevation				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter				
Total Cost: \$493.00				
Description of work: Perform visual inspection annually of fire escape for signs of peeling paint, corrosion, or other deterioration. Inspect as needed for code compliance. Repair and repaint as needed.				

Scope: # 36				
Building Feature: Metal Fire Escape – Pine Street Elevation				
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2029 and every 10 years thereafter				
Total Cost: \$5,918.00				
Description of work: Remove corrosion, prepare, prime, and paint metal fire escape and every 10 years or as needed. Repair metal substrate as needed.				



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Scope: # 37					
Building Feature: Elevator and Stair – Interior					
Rehab/Restoration	Maintenance	<input checked="" type="checkbox"/>	Completed	Proposed	<input checked="" type="checkbox"/>
Contract year work completion: 2020 and annually thereafter.					
Total Cost: \$1,841.00					
Description of work: Perform inspection annually and maintain elevator equipment and operation.					