

The proposed work items correspond to the preservation section of the HSA for 741 Lincoln Avenue. Proposed work items are:

Infill of masonry block wall in cellar, other masonry and floor support work items for the cellar would be sequential. Other work items are independent.

Item B, French drains, did myself. Item C, downspouts, did myself. Item I, the back porch railings isn't a priority one item, in progress. Item J, the front porch decking, was bid by Andy Cummings, partially completed. Items A, D, E, F, G, H, P in progress, CraftMark Design.

Items include fund grant request amount, matching amount, and total.

5.3 ESTIMATE OF PROBABLE APPROACH TO CONSTRUCTION

Possible methods of construction follow.

- A. Reinforce concrete block wall in cellar. Add steel reinforcing bar and concrete in block cavities. Consider topping wall with concrete bond beam. Reinforce cellar concrete block wall. 21 cavities, depths 22" to 56"
Grant \$1200, matching \$1200, total \$2400
- B. Regrade to direct surface water away from foundation. French drains on north and south sides. Estimate: DIY approach with ditch, gravel, pipe, etc. Approx 117' drain total. French drain materials Home Depot, $\$198.99 + 32.26 + 14.94 = 246.19$. Grant request \$113.
- C. Evaluate downspouts. Expand downspouts on north side to direct water from roof. \$10
- D. Improve arch wall supports in cellar. Install load bearing system that removes the load from the ex-chimney and instead bears on concrete pads and block wall. Build forms for concrete rising to arch supports. Approach to be reviewed with Matt, Ascent Engineering. Grant \$1150, matching \$1150, total \$2300
- E. Rebuild southwest floor (kitchen) support structure. Install a support structure at the underside of the floor joists as follows: beam structure of a flat truss or doubled LVLs set on three small concrete pads and corresponding posts. Approach to be reviewed with Matt. Grant \$950, matching \$950, total \$1900
- F. Improve central floor support structure. Certain floor joists near the arch appear to have moved downward due to ineffective connections, or were never fully engaged with

the sub-floor. These joists may be reinforced or sistered with new joists engaging the subfloor above and their supporting beams replaced or reinforced to re-organize the loads to bear directly on known foundation elements. Improve central floor support structure. Approach to be reviewed with Matt. Grant \$1150, matching \$1150, total \$2300

- G. Improve crawl space floor support. Existing floor joists in the southeast section of the house should be provided support with poured or pre-made concrete pads on undisturbed soil, steel floor jacks, and horizontal beams as necessary. Improve crawl space floor support. Materials: pre-made concrete pads (6?), short floor jacks(6), flat beams. Approach to be reviewed with Matt.

Grant \$1800, matching \$1800, total \$3600

- H. Improve floor joist pocketing in masonry. In two places damaged joists may be improved with metal shims and hangers or posts may be installed to eliminate direct bearing on the existing masonry. Joist are near bottom of stairs. Grant \$450, matching \$450, total \$900
- I. Rebuild back porch railings. Retain decking, and posts if possible. Reconstruct membrane to drain into gutter. Seal intersection with house. Materials: \$2000 Labor: \$1600. TBD
- J. Replace front porch flooring. Estimate \$3256 from Cummings Hardwood Floors. Grant \$1628, matching \$1628, total \$3256
- K. Brick pointing with appropriate mortar: \$2000. Prior, more extensive, was \$2700 from Larry. TBD: probably not happening now.
- L. Sewer replacement - \$6000 (10/2019) Completed by Bighorn Excavating. Grant \$3000, matching \$3000, total \$6000
- M. Miscellaneous floor support
- N. Termite treatment, infestation discovered by builder. Humble Pest Management, \$1195. Grant \$597, matching \$598, total \$1195
- O. Structural engineering. Ascent. $\$285 + 800 + n = \text{about } \1400 . Grant \$700, matching \$700, total \$1400
- P. Foundation work, materials budget: \$3200. Project management fee: \$2000. Grant \$2600, matching \$2600, total \$5200

Estimated total: \$32,707. Grant request \$16,353, matching \$16,354