

# thirtieth street architects inc.

*founding principals*  
john c. loomis, architect  
james c. wilson, architect

*principal*  
elwood l. gullely, architect

## **Proposed Renovation of the Diego Sepulveda Adobe Costa Mesa, CA February 28, 2007**

The following is a Narrative Description and Statement of Probable Cost for a proposed scope of work to preserve, stabilize and protect the historic Diego Sepulveda Adobe. The proposed repairs are based on an inspection of the premises, an assessment of existing conditions and the review of drawings and photos depicting existing conditions prior to and during the stabilization efforts in 1965.

### **Codes and Standards**

All work is designed to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

CBC Chapter 34 SHBC.

### **Narrative Description of the Scope of Work**

The proposed base Scope of work can be divided into the following general categories:

#### *A. Structural Stabilization*

Structural stabilization includes the repair of structural shear and settlement cracks in the original adobe walls by pressure grouting; the removal of previous concrete repairs and installation of rectangular half adobe masonry units at areas of basal erosion along the base of exterior walls; the removal of the modern Portland Cement plasters and replacement with lime mortar plasters at exterior walls to

allow the adobe walls to “breathe” and to avoid trapping moisture within the adobe walls that can lead to slumping.

### *B. Waterproofing of the Building Envelope*

The existing tile roofing is 40 years old and the underlayment is deteriorated. The roof tiles need to be removed, a new underlayment installed and the tiles replaced.

Note that the tile roof is not original and was added in the repairs made in 1965. Additional minor repairs are also necessary to make the existing wood windows waterproof. Repaint exterior of the adobe (non-emulsified adobe walls) with masonry breathing paint.

### *C. Accessibility Improvements*

Although this adobe is generally accessible, there are some floor transitions and thresholds that make wheelchair access difficult. We recommend the installation of small, innocuous wood transition ramps where necessary to improve accessibility for the disabled.

### *D. Fire Risk Mitigation Measures*

To minimize the risk of fire, we recommend the upgrade of the electrical wiring where necessary to meet current code requirements. In addition, we recommend the installation of a wireless, direct dial intrusion, smoke, fire and carbon monoxide detection system.

### *E. Reversal of Inappropriate Treatments or Alterations*

In addition to the removal of the concrete patches at areas of basal erosion and the Portland Cement plaster at exterior walls, we also recommend the replacement of the front door with a more appropriate door (based on historic photographs); the removal of grilles at windows, and the replacement with wood shutters (based on historic photographs); the removal of the modern looking iron grille work at the rear porch and replacement with a more appropriate hand wrought ironwork and distressing and staining of the modern exposed roof framing to make these elements more visually consistent with the original construction period.

## Statement of Probable Cost of the Scope of Work

Item	# of Units	Cost/Unit	Total Cost
<i>Structural Stabilization</i>			
Pressure injection of structural cracks in adobe walls.	50 lf	\$225 lf	\$11,250
Removal of inappropriate basal repairs.	432 sf	\$50 sf	\$21,600
Adobe repair of basal erosion.	432 sf	\$100 sf	\$43,200
Removal of Portland cement plaster walls.	720 sf	\$12 sf	\$8,640
Installation of lime cement plaster walls.	720 sf	\$20 sf	\$14,400
<i>Waterproofing of Envelope</i>			
Remove roof.	1664 sf	\$5 sf	\$8,320
Replace underlayment and reinstall roofing.	1664 sf	\$13 sf	\$21,632
Repair windows and doors.	9	\$650	\$5,850
Repaint exterior walls.	720 sf	\$4 sf	\$2,880
<i>Accessibility Improvements</i>			
Provide short wood ramps at thresholds and floor level changes.	4 ea	\$350 ea	\$1,400
<i>Fire Risk Mitigation</i>			
Repair electrical and lighting system.	Allowance	\$15,000	\$15,000
Install fire detection system.	Allowance	\$5,000	\$5,000
<i>Reversal of Inappropriate Treatments of Alterations</i>			
Replace front door.	1 ea	\$2,400 ea	\$2,400
Replace wood screens at windows.	9 ea	\$350 ea	\$3,150
Remove window grilles and install wood shutters.	9 ea	\$650 ea	\$5,850
Replace existing wrought iron at patio.	10 lf	\$750 lf	\$7,500
Distress wood beams/restain.	Allowance	\$15,000	\$15,000
Subtotal			\$193,072
Contingency @ 10%			\$19,307
P/OH/GC @ 26%			\$50,199
Total			\$262,578

<i>Soft Costs</i>	
A/E fees	\$32,500

## **Project Schedule**

Prepare Construction Documents	4-6 weeks
Plan Check	4 weeks
Authorization to Bid	2 weeks
Bidding	4 weeks
Contract Award	4 weeks
Construction	<u>22 weeks</u>
Total	42 weeks