Scope of Services:

Q. The scope list for the assessment includes “seismic reinforcement”, but this is not mentioned in the grant application. Please elaborate on the expected scope.
A. The full assessment should include a Structural assessment of the adobe structures – including (but not limited to) foundations, floor/wall systems, roofs, chimneys, and balcony structures – as well as a commentary on any recommended seismic retrofitting to be considered as part of the Phase 2/Phase 3 Scope of Work.

Q. The scope list also mentions chimneys but that is also not in the grant application. Please elaborate on the expected scope.
A. See previous response.

Q. The scope list also lists “interior surfaces and finishes”, but the grant application only discusses exterior repairs. Is there expected to be interior work?
A. The Phase 1 Assessment should include a review of interior surfaces and finishes in each adobe residence to inform the Phase 2 and Phase 3 Scope of Work. While the Phase 3 restoration work is anticipated to be limited to exterior building elements, the Phase 1 Assessment Report should include a general assessment of interior elements, including, but not limited to, interior structural elements, interior surfaces of exterior walls, interior elements of exterior windows, and ceilings.

Q. The Phase 1 description also mentions “adjacent site elements and landscape(s)” which are not mentioned in the grant application. Can you identify the site limits of the assessment?
A. “Adjacent site elements and landscape(s)” refers to landscape and site drainage (active and passive) elements that are adjacent and/or attached to the adobe structures.

Q. The grant application talks about creating (or updating) a maintenance schedule but that is not in the Scope of Services, is that to be included as part of the scope?
A. Yes. A Maintenance Schedule pertaining to exterior elements, per the grant application, shall be a deliverable as part of the Phase 3 closeout procedures.

Q. Our understanding is that the scope of Phase 2 will include exterior items generally described in the grant project description. Please confirm.
A. See previous response RE: “interior work”.

Areas of Work:

Q. The site plan on page 8 does not indicate that the Diaz South Room or the Cooper Molera Kitchen are part of the project area. Are these to be included?
A. Yes.

Q. The Diaz rear porch also has wood shingle roofing. Is that to be replaced along with the similar roofing at the Corner Store and Copper Molera Adobe?
A. Yes.
Drainage Scope:

Q. The grant application says ‘Restoration work would also address drainage issues adjacent to the exterior walls to better divert water away from the building, especially along the sidewalk...” The Scope of Services says “excessive stormwater mitigation” and “adjacent drainage system(s)” Please confirm scope of drainage work.

A. The Phase 1 Assessment should include an assessment of stormwater drainage around the Cooper and Diaz Adobe structures to ensure adequate drainage away from the structures and from the site. Drainage should also be covered in the Maintenance Schedule, as appropriate.