



February 8, 2023
Revised from September 15, 2022

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RE: Preservation of Mary Downen Cabin

HistoriCorps, a 501(c)(3) nonprofit organization based in Morrison, CO, is pleased to submit this revised proposal to preserve the Mary Downen Cabin at Mount Konocti County Park near Clear Lake, California.

This project will incorporate HistoriCorps' organizational values of craftsmanship, integrity, challenge, experiential learning, community, and stewardship. Therefore, the scope of work (SOW) below allows time for HistoriCorps Field Staff to instruct, coach, and inspire unskilled and semi-skilled volunteers in a safe, inclusive, and supportive learning environment. The SOW is also structured to challenge volunteers with a diversity of tasks and full workdays. Because of the time certainty associated with recruiting and engaging a volunteer workforce, HistoriCorps is committing to a fixed schedule with pre-set start and end dates.

If inclement weather or concealed conditions* prevent HistoriCorps from completing the SOW within the established timeframe, HistoriCorps will consult with the Partner to revise and prioritize the SOW. Conversely, if HistoriCorps completes the primary SOW before the project end date, HistoriCorps will undertake additional work items approved by the Partner. Revisions to the original SOW will be mutually agreed upon and documented via email.

All HistoriCorps work complies with The Secretary of the Interior's Standards for Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (SOIS) (36 CFR Part 68). All HistoriCorps work will be documented at the end of the project via a Performance Report submitted to the project partner.

***Concealed Conditions:** Every effort has been made to identify all areas of impact. However, should concealed or unknown conditions encountered in the performance of the work below the surface of the ground or the existing structure be at variance with the conditions indicated by the information furnished by the owner or the owner's representatives, or should unknown physical conditions below

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the surface of the ground or in the existing structure of an unusual nature, differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Agreement, be encountered, HistoriCorps will bring these conditions to the attention of the appointed Partner representative. In consultation with the representative, HistoriCorps may recommend alternative treatments or amendments to the SOW.

SCOPE OF WORK

The proposed project will be undertaken with two (2) 5-day work sessions with 6-8 general volunteers. An additional four (4) days are included for HistoriCorps Field Staff (one Project Supervisor, one Assistant Project Supervisor, and one Crew Leader) to mobilize/demobilize and travel to/from the worksite.

This SOW was created from photographs and notes provided by HistoriCorps Project Supervisor Jason Benson following a site visit in November 2022. HistoriCorps will address the SOW items in descending order of priority and as building conditions and weather permit.

Work described below will be done in the safest manner possible including, but not limited to, staff and participants wearing hard hats, eye and ear protection, fall arrest systems (when working at heights) while on the project site. Participants will review the job hazard analysis at the beginning of each session, as well as participate in daily safety briefings.

Materials used will, whenever possible, be in-kind replacement, sympathetic to the original construction. A list of materials used beyond what is shown below will be provided upon request and included in the post-project performance report.

Scope of Work

1. Tear out deteriorated floor, salvaging good material if possible
2. Replace or repair floor framing and deteriorated foundation members
3. Replace deteriorated wall framing members
4. Replace siding as necessary
5. Repair corrugated roofing on cabin and cistern

If Time Allows:

6. Reconstruct porch roof based on historic photographs
7. Replace flooring
8. Other preservation tasks as determined with Lake County staff

Primary Materials

- Minimum 100' of 2 x 4 rough cut wall framing material (fir or redwood)
- Minimum 100' of 4 x 6 rough cut floor framing material (fir or redwood)
- Minimum 200' of 2 x 8 rough cut floor framing material (fir or redwood)

- Minimum 100' of 1 x 12 rough cut siding material, redwood if available
- 1 x 4 fir flooring
- (3) 4" x 4" x 8' posts
- (8) 2" x 6" x 6' rafters
- (6) 1" x 4" x 10' skip sheathing
- 60 square feet of corrugated roofing

Note: Material dimensions will need to be verified before work begins.

Photos



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HistoriCorps is a Renovation, Repair, and Painting (RRP) Lead-Safe certified firm and will follow all procedures for appropriate remediation of lead-based paints (LBPs) in accordance with this certification. Practicably, HistoriCorps will remediate LBPs by removing loose and flaking paint, then encapsulating the remainder of the LBPs with new, non-lead-based paint coatings. HistoriCorps does not execute any hazardous materials abatement or disposal.

- Refer HistoriCorps to organizations and community programs that may engage local volunteers.
- Coordinate press releases and associated communications with HistoriCorps.

During and after the project:

- Provide bathroom facilities at the worksite and at the campsite.
- Remove all construction debris generated during the project.
- Visit HistoriCorps volunteers once per session to relay historical significance, project goals, and appreciation for volunteer contributions.

This proposal is valid for 180 days from the date of submission, after which time, HistoriCorps reserves the right to submit a revised proposal.

Thank you for inviting HistoriCorps to submit this proposal. With your approval, we will move forward to formalize an agreement and schedule the project. I am available to answer any questions and to provide further information as needed. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Whitehead", written over a horizontal line.

Jason Whitehead
Executive Director
Acting Regional Program Manager-Pacific