

BIGREDCONSTRUCTION

VOTED #1 CONTRACTOR IN THE BAY AREA 2010, SFGATE/BAYLIST

October 13, 2019

Tess O'Riva
Maryann Simpson
Christian Schmidt
Freestone Committee
Unitarian Universalist Church of Berkeley

Reference: UUCB Freestone Retreat Center
10635 Barnett Valley Road
Sebastopol, CA

Dear Freestone Committee:

I would like to provide my evaluation and recommendation for your retreat center property. My opinions are based upon the following:

- Site inspection of September 27, 2019.
- Termite Report, inspected and dated September 26, 2019.
- Architectural and Structural Plans prepared by Frank/Architects and Jeffrey M. Van Dyke, S.E., dated January 6, 2017 and December 6, 2017 Respectively.

The structure is severely compromised with failed exterior finishes that have adversely impacted the structural components as well as the interior finishes. The Termite Report has costs associated with the project that total \$60,000.00 +. **There are areas acknowledged and not covered cost-wise clearly stated in the report.** Important to note is that the primary scopes of work call for the "remove and replace" or "dismantle" which truly represents a rebuilding of the structure in most designated places.

With that said, you could look at the remodel retreat plans that encompass this work as well as bringing the structure up to current building codes. This would include but is not limited to the following:

UUCB Freestone Retreat Center
Building Evaluation
October 13, 2019
Page Two.....

- Title 24 Energy requirements which include compliant windows, insulation and heating.
- Upgrade electrical service and panels to meet electrical code compliance.
- Water conservation fixtures to meet current code compliance.

Although the plans represent most of the necessary rebuilding parameters, code compliance features like electrical, mechanical and plumbing elements are not shown here and would need to be added to the plans.

In my estimation, the building needs to be completely remodeled and repaired in its entirety. A reasonable budget for this work will exceed a \$300,000 cost.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathy Kovell". The signature is written in a cursive, flowing style.

Kathy Kovell