

From: [Heather Araiza](#)
To: [David Leonhardi](#); [Rachel Parrott](#)
Subject: Fwd: museum estimate cost of repairs
Date: Thursday, April 15, 2021 8:28:01 AM
Attachments: [2384 San Diego Ave BOV OFC.pdf](#)
[Museum Crack inspection.pdf](#)

Good morning David and Rachel,

I hope you are doing well and looking forward to a nice weekend.

We have taken a few steps forward regarding the museum partnership and would like to share the attached reports with you. Please review attached:

1. Email from contractor Jack Perry regarding concerns listed from DSA inspection report.
2. Broker opinion of value
3. Engineer report regarding crack at Museum

I'd like to schedule a call with the three of us and Rick Elkus next week sometime to discuss the reports and a timeline for moving forward. Please let me know what works best for you and I will be happy to arrange.

Thank you so much for your continued support and I'm available if you have any questions.

Heather Araiza

Executive Director, Honorary Deputy Sheriffs' Association

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----- Forwarded message -----

From: <jperry1947@att.net>

Date: Tue, Mar 30, 2021 at 8:55 PM

Subject: museum estimate cost of repairs

To: Heather Araiza <heatherhdsa@gmail.com>

Heather,

Below is my estimate for the cost of repairs per your list;

HDSA Museum Inspection (Listed in order of priority/concern)

Foundation specialist inspection

3.1 pg 4: Efflorescence observed on the foundation walls which confirms moisture penetration. **\$3,000.00**

1.2 pg 4: Large cracks in the stucco on the front facing exterior walls. A licensed foundation specialist and structural engineer were recommended. **\$1,000.00**

SDGE Required Testing

6.1 pg 1: The gas service valve is off and was unable to be inspected. **Address at a later date**

2.1 pg 6: Water heater could not be turned on at the time of inspection and was unable to be inspected. **Address at a later date**

HVAC repair:

1.1 pg 8: #7 and #9 Heat and AC mini split blew air, but the heat and cool function did not work at the time of inspection. **Covered under warranty by unit manufacturer**

Electrician quote and inspection

10.1 pg 2: There is not Ground Fault Circuit Interrupter at the exterior electrical outlets **Not required**

2.2 pg 5: Enclose the electrical panel in a closet. **Not required**

Numerous outlets were recommended to be replaced and upgraded. **Not required**

Roof inspection:

1.2 pg 5: Roof drains and roof need to be serviced and cleaned from debris and sediment. **\$500.00**

Plumbing inspection/repairs

5.2 pg 11: Bathroom waste pipes observed with signs of corrosion/build up. Recommend

repairs from a plumber. \$300.00

2.1 pg. 13: The bathroom sinks are not wheelchair accessible due to their configuration, should be replaced. **Replace vanities with wall hung sinks and ADA approved faucets = \$3,000.00**

6.1 pg 11: The shower actively drips and there is duct tape over the shower drain. **\$200.00**

Termite inspection/repair:

13.1 pg 3: Dry Rot and termite damage were inspected on the patio roof structure. **Replace (1) 4x4 & (1) 6x6 posts = \$800.00**

Other changes

2.1 pg 7: Fire door is not fully self-closing and needs to be repaired. **Install automatic door closing unit = \$350.00**

7.1 pg 10: Sink Stoppers are inoperable/missing, need replacement. **Install new rubber stoppers = \$50.00**

1.2 pg 14: Exit signs are not illuminated. **\$1,000.00**

4.2 pg 14: Recommendation to replace the smoke detectors that are more than 10 years old. **\$1,000.00**

Total = \$10,200.00

Contact me with any questions.

Jack Perry

619-977-7108



April 1, 2021

Re: Site Investigation of Sheriff's Museum; 2384 San Diego Avenue, San Diego, CA.

To: President, Honorary Deputy Sheriff's Association

This report is based on a visual site inspection of a crack in the west exterior wall of the building facing San Diego Avenue. The crack is situated halfway up the wall of the first floor adjacent to the west facing exterior window and is immediately below the non-accessible balcony (facade) attached to the side of the building on the second floor. The crack depth appears to extend through the concrete stucco facade into the reinforced block CMU (Concrete Masonry Unit) wall at a depth of approximately 1/2 to 3/4 inches (exact depths difficult to ascertain without additional testing). Crack width varies from 0 to 1/8 inch at its widest location. Given the building was most likely constructed to the uniform building code, CMU cells should be filled with mortar. Repetitive wind loads on the attached balcony facade would appear to have contributed to the crack in the building face and is easily repaired by pressure injecting mortar into the CMU cells. There is no evidence the crack extends into the building foundation. A quick review of the interior concrete parking slab in the inner courtyard shows no evidence of cracks or slab upheavals which are normally attributed to expansive soils. If I were to estimate a cost for the crack repair, I would estimate the total project cost for the crack repair at about \$5,000 with materials cost somewhere in the neighborhood of approximately \$500 plus concrete stucco materials and paint at \$100 with the remainder of the work as labor in the amount of \$4,400.

Sincerely,



Michael D. Tilley, P.E

C 61258, Class A General Engineering Contractor Lic. No. 1072274

Owner, M Tilley Engineering Construction

