

Mrs. Linda Krater  
16529 E. Lost Arrow Dr. #2  
Fountain Hills, Arizona 85268

Dear Mrs. Krater:

Attached please find the second Quarterly Reports on the restoration of Schieffelin Hall.

The reports are:

- 1) A financial report and summary of finances as of June 30, 2022,
- 2) The Project Manager's quarterly report, in which he describes all works completed to date.
- 3) A complete set of LIDER plans for the entire building.

We will continue to keep you informed of any major problems that may occur. We will likely reach a major decision point near the end of the third quarter. At which time a complete review of the expenditures and restoration to date, will probably be in order.

If, you have any questions or would like any additional information, please contact me.

Cordially,

Burton Devere

Attachments:

Mayor Dusty Escapule without LIDER plans ✓

Cc Bob Ramirez- Pres TRC

Cc Bob Barines- Project Manager

Report by Tombstone Restoration Commission

Robert E Barnes, Project Manager

July 1, 2022

### **Quarterly Progress Report**

This is the second report on the progress on the structural and functional restoration to portions Schieffelin Hall, Tombstone Arizona.

The Proposed Restoration Proposal dated November 6, 2021, outlined the sequence of work which would be required to save a deterioration interior/exterior wall and convert obsolete spaces in the 4th Street side of the structure to contemporary uses. Subsequent to the initial demolition several areas of deterioration have been discovered. They include an undersized and leaking gutter system and hidden structural deterioration which effect the safety and long term use of the building.

This Quarterly Progress Report will follow the general structure of that Proposal and will add information developed as the work progressed.

1. **Construction Documents for the Hall:** The TRC has contracted with Brian Hope of Bisbee to LiDAR scan the structure exterior and interior and prepare Auto-cad drawings showing existing conditions. The LiDAR work has been completed, drawings of existing conditions of the building are completed and Mr. Hope has provided drawings and electronic files for current and future use.

Funds Obligated \$4850.00 Funds Expended \$4850.00

2. **Failing adobe wall:** The failing wall previously reported has been evaluated by Mr. Steven Hess, an Arizona structural engineer experienced with adobe and

rammed earth. A bid was received and contract entered into with Means Design and Construction, LLC an Arizona contractor with extensive knowledge in adobe structural repair.

Work is currently underway using a concrete underpinning method developed by Steven Hess and Eric Means. The work started in May 2022 and has progress as rapidly as allowed using the sequential underpinning technique. It is expected that the work will be completed by the end of July, 2022

Funds Obligated \$94600 Funds Expended \$ 0

Photo 1



Photo 2



4. The work has been monitored by myself and members of the TRC board. All decisions, eg changes, have been approved by the TRC board. At the appropriate time exterior changes required on the structure will be presented to the Tombstone Historic Board for approval.

Funds Obligated \$ 0 Funds Expended \$ 0 Included in Item 3

5. Structural and functional issues discovered after demolition. Several sever structural failures and past improper repairs were discovered.

The most sever is the complete erosion of a 3 foot section of the exterior wall on the southwest corner of the demolition area. See photo 3. Apparently a roof leak occured prior to 1994 when the metal roof system was installed. The leak caused the complete failure of a portion of the exterior adobe wall and rotting of the plate securing the roof. Improper repairs and inedquate repairs were made by the roofers without correction the adobe failure. Apparently the roofers reframed the support for the Ma-son's kitchen above the roof but the framing was supported by a nonbearing wall be-low. During demollition temporary supports were placed to secure the safety of the Mason's kitchen. During this rainy season this area leaked severly causing addional damage to the adobe wall. Repairs of the roofing, flashing, and downspout was made the only expenditure was less than \$100 for materials.

The structural conditions and adobe wall failure was inspected by Steven Hess, structural engineer on the July 22, 2022. The work for repairs, adobe and framing, along with rotted roof rafters at the North end of the space are included in a design contract with Mr. John Riggs, Architect.

Mr. Riggs design contract also includes replacement of the building's gutter and downspout system with a new period correct copper system. Mr. Riggs presented a preliminary design for the copper drainage system on June 20, 2022 to the Tombstone Restoration Commission at the monthly meeting.

Design Funds Obligated Less than \$5000 Funds Expended \$ 750

Construction Funds Obligated \$0 Estimated Construction Cost \$100000

Photo 3



Photo 4

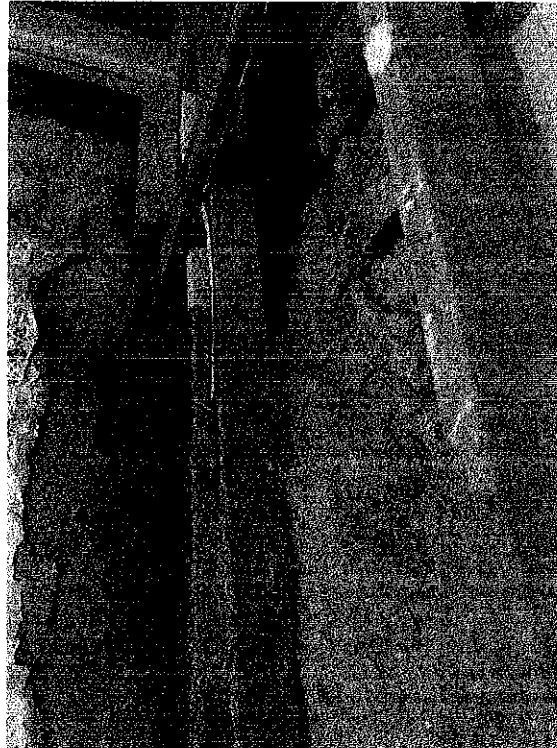
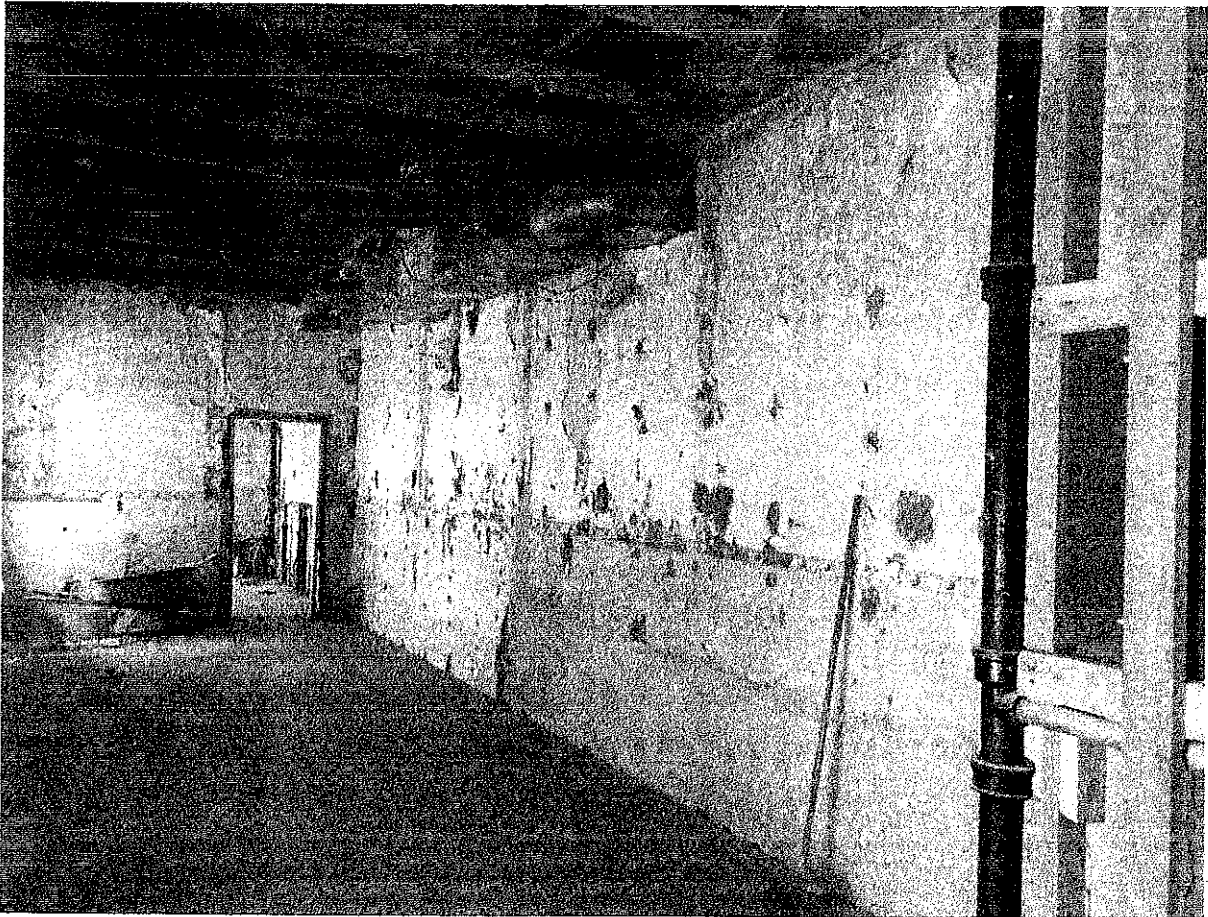


Photo 5

Photo 6

Photo 7

6. Structure Evaluation and drywall removal: A contract



was entered into with BR Constructors, Inc. (Bill Lamb), general contractor for initial demolition and removal of the 1963 drywall remodeling. This work has been completed. All interior drywall and furring on adobe wall has been removed. Ceilings and framing removed. Interior non bearing partitions have been removed. Plumbing fixtures have been removed. Water piping has been capped at appropriate locations. Electrical wiring that is not required to remain in service has been removed. Electrical contactor in the basement in areas of future adobe restoration work has been relocated to the main stage floor. This completed demolition revealed numerous conditions requiring reconstruction and or repair.

Funds Obligated \$ 24,344 Funds Expended \$ ~~24~~,344

## **Schieffelin Hall Quarterly Report Number 2**

7. See Item 5

8. Future repairs and project will be explored.

Funds Obligated \$ 0 Funds Expended \$ 0

Respectfully submitted:

Robert E Barnes

Project Manager for the Tombstone Resroration Commission