

**MEMORANDUM**

February 11, 2009

**TO:** Mechelle Lawrence – Adams, Executive Director

**FROM:** Sam U'Ren, Architectural Conservator

**SUBJECT:** Serra Chapel and South Wing Project Update

The following is a synopsis for the conservation related projects carried out during the last several months for both the Serra Chapel Conservation and South Wing Projects. These projects have been the focus of preservation related efforts for the past several years, and have of late been accomplished, effectively ending major building preservation and construction related labors to our historic Serra Chapel and South Wing. The conservation projects were successfully completed on time, under budget, and exceeded the general accepted preservation principles. Since the Board's last update, the following has been carried out:

- Fire Sprinkler System Installation:
  - Contractor, Ortiz Fire Protection, contract 100% complete.
  - Orange County Fire Authority Final Inspection completed, November 2008.
  - Total project cost: \$186,093.
  
- Fire and Life Safety System Installation:
  - Contractor, Gentec Controls, contract 100% complete.
  - Fire and Life safety systems are installed and fully operational. Systems include installation of underground electrical conduit to temper and water flow switches, installation of fire enunciator alarm, and installation of alarm control panel.
  - Total project cost: \$41,610.
  
- Serra Chapel Sacristy Rehabilitation Project:
  - Serra Chapel Sacristy Rehabilitation Project objectives included:
    - Fabrication and installation of a complete set of custom cabinets designed to properly store all liturgical items, installation of new electrical conduit to replace older obtrusively routed conduit and movement of Chapel lighting dimmer module. The painting and cleaning of the non-decorative areas and surface of the ceiling and walls was preformed in house to renew multicolored appearance. Complete window restoration involving the removal of black out panels and installation glass panes. (Attachments page 1 - 4)
  - The older vestment cabinets removed from the Chapel Sacristy remain in the Missions museum collection and have been relocated to secure artifact storage locations to remain for future generations.
  - Electrical final inspection with the City was closed out on, January 2009.

Proposed Future Projects for 2009:

- Further development of an Annual Historic Structure Inspection designed by Preservation Staff will be made to help to identify potential preservation related issues, and aid in prioritization of necessary work according to historic significance, budget, and safety priorities. Once developed, a team of consisting of Preservation Staff and Maintenance staff will systemically investigate the Historic Mission each year to identify and document new or emerging conditions, evaluate effectiveness of previous conservation repairs, and investigate structural and mechanical systems. The Annual Historic Structure Inspection and survey will serve as a tool for both Preservation and Maintenance Departments to help efficiently prioritize repairs and assist in future project budgeting.
- Conservation of the exterior corner restroom adobe building and adjacent walls. Possible project details include adobe repair, brick cornice repair, application of appropriate plaster. (Located at the corner of El Camino Real and Ortega Highway).
- Conservation of the south perimeter wall at the main entrance. Possible project details include conditions investigation, cement plaster removal, potential adobe replacement, and application of appropriate plaster. (Approximately 119 linear feet).
- Renewal of adobe mud washes present on the Soldiers Barracks and East Wall of the historically significant present gift shop building.
- Manage the upcoming West Wing Building Survey Project. Organize and prioritize recommended repairs. Develop project budget and solicit multiple contractors for competitive bids. Explore feasibility of installing a possible "green" solar power station on West Wing Museum roof to power museum exhibit space.
- Investigate possible solutions for obtrusively placed and highly visible air conditioner systems and poorly routed conduits above the Rectory arcade roof line. Make recommendations, solicit competitive bids, and repair as funds allow.
- Front Gate Entitlement Project, provide support to staff and Architectural Resources Group throughout the City review process.
- Paint all sheet metal utility troughs, fire supply lines, and carpentry repairs from Serra Chapel and South Wing Conservation Projects to blend into buildings.

Respectfully submitted,

Sam U'Ren  
Architectural Conservator

Attachment:

Photos of Work Progress for the Serra Chapel Sacristy Rehabilitation Project

Photos of Work Progress for the Serra Chapel Sacristy Rehabilitation Project



Existing Sacristy conditions prior to project start.  
October 27, 2008



Sacristy after cabinet removal, note original decorative dado circa 1940s.  
November 3, 2008

Photos of Work Progress for the Serra Chapel Sacristy Rehabilitation Project



Plaster repairs prior to cabinet installation.  
November 10, 2008



Plaster repairs complete, non-decorative areas of walls and ceilings painted.  
December 1, 2008

Photos of Work Progress for the Serra Chapel Sacristy Rehabilitation Project



Installation of new electrical systems.  
November 17, 2008



Installation of Sacristy cabinets.  
December 9, 2008

Photos of Work Progress for the Serra Chapel Sacristy Rehabilitation Project



Installation of Sacristy cabinet finish details.  
December 16, 2008



Sacristy Project complete.  
December 18, 2008