

REHABILITATION/RESTORATION/MAINTENANCE PLAN

Use this template to create a detailed work plan to be completed in the first 10 years of the contract. Recall that all work must be consistent with the Secretary of the Interior's Standards for Rehabilitation (see Application Guide Appendices), and properties which have already been fully rehabilitated or restored, and do not need additional work, are not eligible. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. Duplicate this form as needed or provide additional sheets to include all work plan items. **Remember that all exterior work on historic properties requires prior City approval through a Certificate of Appropriateness, and that any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense.**

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>1</u> Building Feature: <u>Building Facades and Exterior Plaster/Concrete Walls</u> Completion Year: 20 <u>19/20</u>	Detailed description of work: Repair spalled concrete with added sacrificial anode at exposed reinforcing steel to prevent further reinforcing steel deterioration. Patch and paint entire exterior. Bid price for the work \$432,000 plus scaffold costs of \$175,000 and swing stage cost of \$50,000. Scaffold and swing stage cost applies to all exterior work.
Item No.: <u>2</u> Building Feature: <u>Pediments and Cartouches</u> Completion Year: 20 <u>19/20</u>	Detailed description of work: Repair small cracks in concrete and repaint. Color may be in slight contrast with the large surfaces and quoins. Restores original historical feature. Estimated cost \$6,200, plus cost of scaffolding in Item 1.

Item 1: Building Facades / Exterior Plaster Concrete



Item 2: Pediments and Cartouches



City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Roofing</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work:</p> <p>Replace red clay tiles at roofs that are broken or missing to match original in material, color, size and shape. Per NPS Preservation Brief 30. This restores a damaged feature. The cost of this work is bid at \$30,000, plus scaffolding and swing stage in Item 1 of +/- \$225,000.</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Flag Poles</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work:</p> <p>Remove non-historical flag poles. Repair and repaint remaining center front historical pole. This restores a character defining feature.</p> <p>The cost of this work is estimated at \$5,000.</p>

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Item 3: Roofing



Item 4: Flag Poles



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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Finials</u></p> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: Existing finial above Ocean Blvd. entry is painted metal. Repair and repaint to a weather copper tone. Restores to the original condition. Clean and restore all other finials and similar decorative features throughout building. Estimated cost \$7,500, plus cost of scaffolding.</p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Spires at each corner</u></p> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: Concrete repair and restoration will be done to the spires at each corner at each level of the building. They will be re painted. Restores to original condition. Estimated cost \$5,000.</p>

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Item 5: Finials



Item 6: Spires at Corners



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<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Crenelated Parapets</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Repair spalled concrete and repaint. Exposed reinforcing steel is cleaned, sealed and a sacrificial zinc anode is attached before concrete is repaired so as to prevent future damage. Restores historic feature. Bid price for the work \$6,000.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Quoins</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Repair spalled concrete and repaint. Similar technique to Item 7 to be employed. Color may be in slight contrast with the mass of the building. This restores historic building feature. Bid price for the work is \$12,500, plus cost of scaffolding indicated in Item 1.</p>

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Item 7: Crenelated Parapets



Item 8: Quoins



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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Storefront Entries</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Restore entries to retail spaces to approximate historical configuration and recessed so as not to encroach on public right of way. Bid price is \$65,000.</p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Storefront Windows</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Replace existing or in-filled and non-historical former storefront windows with historical profile frames and new glazing. Glazing will be energy efficient. Bid price for work \$157,000.</p>

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Item 9: Storefront Entries



Item 10: Storefront Windows



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Item No.: <u>11</u> Building Feature: <u>Metal Casement Windows</u> <hr/> Completion Year: 20 <u>19/20</u>	Detailed description of work: Remediate all 544 units of lead. Remove existing window AC units and repair damage/ replace glass. Replace putty in all, retaining glass as possible. Re-glaze using existing steel stops. Rehabilitate limiting casement arms. Restore and replace interior handles. Repaint. Restores to original condition. Bid price for work \$345,000.
Item No.: <u>12</u> Building Feature: <u>Ocean Blvd. Lobby Vestibule At Entry</u> <hr/> Completion Year: 20 <u>19/20</u>	Detailed description of work: Repair and polish historical terrazzo. Clean and restore marble. Clean and restore decorative paint at ceiling. Restore gilding at ceiling. Remove non-historical ceiling fan and replace with lighting consistent with historical lobby lighting. Estimated cost \$28,600 plus lighting at \$8,000.

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Item 11: Metal Casement Windows



Item 12: Ocean Blvd. Lobby Vestibule – at Entry



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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

<p>Item No.: <u>13</u></p> <p>Building Feature: <u>Ocean Blvd. Lobby</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Replace or refurbish entry doors. Clean and polish terrazzo. Clean and wax historic ribbon mahogany doors and frames. Paint and provide accent lighting for vaulted ceiling and new chandeliers. Estimated pricing \$14,600 plus lighting at \$45,000.</p>
<p>Item No.: <u>14</u></p> <p>Building Feature: <u>Pine Street Lobby</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Repair and polish historical terrazzo. Clean and restore marble. Refinish existing ceiling to smooth. Paint and decorate to Ocean entry quality. Light with historically compatible instruments. Retain photographic murals. Estimated cost \$46,000.</p>

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Item 13: Ocean Blvd. Lobby



Item 14: Pine Street Lobby



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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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<p>Item No.: <u>15</u></p> <p>Building Feature: <u>Elevators</u></p> <hr/> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work:</p> <p>Remodel elevator machines, controllers and indicators. Bring shafts to current code. Add stops as needed. Remodel cabs to approximate historical. Bid value for the work is \$760,000.</p>
<p>Item No.: <u>16</u></p> <p>Building Feature: <u>Elevator Lobbies</u></p> <hr/> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work:</p> <p>Restore terrazzo, marble and trim. Remove non-historical venetian plaster, refinish and paint. Provide new lighting consistent with corridors and historical lobbies. On the 7th Floor restore walls to original configuration and finishes: marble, wood trim and paint. Estimated value of the work is \$275,000.</p>

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Item 15: Elevators



Item 16: Elevator Lobbies



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<p>Item No.: <u>17</u></p> <p>Building Feature: <u>Corridors on all floors, except Pine Street Level</u></p> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: Restore terrazzo by cleaning and polishing. Restore ribbon mahogany doors, transoms, trim and hardware. Clean and restore marble wainscot. Replace lighting with fixtures suitable to period. Estimated cost \$267,000.</p>
<p>Item No.: <u>18</u></p> <p>Building Feature: <u>Non-Historical Corridor on Pine Street</u></p> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: To the extent materials can be salvaged from elsewhere in building, install salvaged doors and transoms and use salvaged marble wainscoting. Install lighting similar to those on upper floors. Estimated cost \$45,000.</p>

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Item 17: Corridors



Item 18: Non- Historical Corridor on Pine Street



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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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<p>Item No.: <u>19</u></p> <p>Building Feature: <u>Structural Systems / Shear Walls / Seismic Upgrade</u></p> <hr/> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: Existing resisting shear was deemed inadequate and a new system was designed. The new shear walls protect the building and occupants from seismic failure.</p> <p>Analysis and design - actual cost \$ 35,000 Added shotcrete shear walls - bid price \$635,000</p>
<p>Item No.: <u>20</u></p> <p>Building Feature: <u>Removal of Lead & Asbestos Demo of Non-Historical Interiors and Mechanical Equipment</u></p> <hr/> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: Remediation of lead and asbestos as part of restoration. Bid price of \$278,000. Demolition of interiors, corridors, retail spaces previously altered to complete build-out and demo of mechanical rooms, electrical and plumbing to upgrade. Bid price of \$705,000.</p>

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Items 20-25: Existing Mechanical Equipment & Building Systems



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<p>Item No.: <u>21</u></p> <p>Building Feature: <u>Mechanical Systems - Fire sprinklers</u> <u>Upgrade to code compliant system.</u></p> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Bring additional water service to building to sprinkler entire building, add new diesel fire pump, stand pipes, floor controls and sensors. Protects historic fabric and improves safety. Bid for Fire Sprinklers \$675,000.</p>
<p>Item No.: <u>22</u></p> <p>Building Feature: <u>Mechanical Systems - New Fire Life Safety System</u></p> <p>Completion Year: 20 <u>19/20</u></p>	<p>Detailed description of work: New code compliant Fire Life Safety System. Fire control room with full annunciation, smoke, generator and elevator control. Offers complete protection of both resident, fire personnel and interior historical fabric. Estimated price \$200,000.</p>

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<p>Item No.: <u>23</u></p> <p>Building Feature: <u>Mechanical Systems - Plumbing</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Remove and replace existing forced main plumbing system with upgraded system, water supply and fixtures. Reuse historical doors where possible. Overall bid price \$1,200,000</p>
<p>Item No.: <u>24</u></p> <p>Building Feature: <u>Mechanical Systems - HVAC</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Remove original hot water heating registers, abate and remove piping. Ventilate corridors and bathrooms where possible without altering historic exterior. Install garage smoke control system and stair pressurization. Bid price \$1,600,000.</p>

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<p>Item No.: <u>25</u></p> <p>Building Feature: <u>Mechanical Systems - Electrical</u></p> <hr/> <p>Completion Year: 20<u>19/20</u></p>	<p>Detailed description of work: Remove and replace existing switch gear, panels, and sub panels and replace with modern. Build new Edison vault inside of building. Emergency generator and lighting throughout. Protects residents, fire personnel and fabric. Overall bid price for Electrical \$1,450,000 Estimated cost of new vault with excavation is \$134,000.</p>
<p>Item No.: _____</p> <p>Building Feature: _____</p> <hr/> <p>Completion Year: 20_____</p>	<p>Detailed description of work: Our investment in restoring and upgrading the building now frontloads many of the costs associated with maintaining a historical building. While there are certainly costs to test, maintain and service these new building systems, they are no different than those for any other building. Our discussion of maintenance items on the following pages is aimed to address only those which are specific to this historical building after the restoration.</p>

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<p>Item No.: <u>26</u></p> <p>Building Feature: <u>Maintenance - Historical Facade</u></p> <hr/> <p>Completion Year: 20 <u>Ongoing</u></p>	<p>Detailed description of work: Additional care is required to maintain historic facade. Refresh paint as needed on entire building exterior. Building age demands proactive monitoring to repair cracks in concrete. On site staff to ensure no graffiti on building and address immediately if occurs. Increases costs of ownership by +/- \$20,000 per year. Davit system will also be installed to provide facade access. Estimated cost of design and construction of davit system: \$200,000.</p>
<p>Item No.: <u>27</u></p> <p>Building Feature: <u>Maintenance - Historic Corridors & Lobbies</u></p> <hr/> <p>Completion Year: 20 <u>Ongoing</u></p>	<p>Detailed description of work: Clean and polish terrazzo as needed. Maintain historical wood work, doors and trim with regular cleaning and waxing. Clean and maintain chandeliers and lighting. Maintain historic finish on painted walls. Increases costs of ownership +/- \$7,500 per year.</p>

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<p>Item No.: <u>28</u></p> <p>Building Feature: <u>Maintenance - Historic Windows</u></p> <hr/> <p>Completion Year: 20 <u>Ongoing</u></p>	<p>Detailed description of work: Restoration of historic windows will increase maintenance costs vs replacement. Increased failure and leaks; hinge and mechanical part replacement; lack of insulation increases utility costs. Increases cost of ownership +/- \$20,000 per year.</p>
<p>Item No.: <u>29</u></p> <p>Building Feature: <u>Maintenance - Mechanical Systems</u></p> <hr/> <p>Completion Year: 20 <u>Ongoing</u></p>	<p>Detailed description of work: Historical limitations require no alterations to the building exterior. Stove and toilet exhaust opportunities are limited. Mechanical systems designed require more on-going maintenance (i.e., need to replace recirculating stove hood charcoal medium on a regular basis).</p>

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Item No.: <u>30</u> Building Feature: <u>Maintenance - Roof</u> <hr/> Completion Year: 20 <u>Ongoing</u>	Detailed description of work: Architectural style created numerous roof decks. This causes increased maintenance for waterproofing and roof repairs.
Item No.: <u>31</u> Building Feature: <u>Maintenance - Victory Park</u> <hr/> Completion Year: 20 <u>Ongoing</u>	Detailed description of work: While owned by the City, we will maintain the landscaping at Victory Park and maintain an entrance that is in-line with the grandeur of the building.

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