

e. Rehabilitation/Restoration/Maintenance Plan

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

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: 805 Maine Ave, Long Beach, CA 90813

Item No.: 1)	Detailed description of work:
Building Feature: 815 Foundation Replacement. Directly visible from the street/sidewalk.	Please see detailed rehabilitation report in Appendix. Deteriorated foundation resulting in critically poor condition and priority consideration for repair. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority during the selection process.
Completion Year: 20 20	
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.
Item No.: 2)	Detailed description of work:
Building Feature: 815 Maine Ave Front Porch Repair. Directly visible from the street/sidewalk.	Front porch has settled, is cracking and needs to be repaired. Front porch needs to be rebuilt after the foundation is repaired. It is currently cracking and the wood paneling is popping out as a result of the pressure. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority. I would like to complete this in 2020 but budget constraints may require this in '21.
Completion Year: 20 21	
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.

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Item No.: 3)	Detailed description of work:
Building Feature: 815/805/707 Sewer Line repair/replacement.	The sewer line connections for each house are cracked and leaking. Repair/replacement of the sewer lines leading from the houses to the street. The leakage is contributing to the foundation deterioration and also supporting the presence of rodents/insects/termites. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority.
Completion Year: 20 21	
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.
Item No.: 4)	Detailed description of work:
Building Feature: 815 Window frame/window repair. Directly visible from the street/sidewalk.	Windows and frames facing south need to be completely removed and refurbished/replaced as a result of the house shifting. Temporary wood was nailed on during a recent storm because the glass completely popped out during strong winds. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority.
Completion Year: 20 22	
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.
Item No.: 5)	Detailed description of work:
Building Feature: 805 Front porch repair. Directly visible from the street/sidewalk.	Front porch made out of brick is cracking and crumbling and showing signs of structural deterioration. Front porch needs to be rebuilt as a result of structural settling. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority.
Completion Year: 20 23	
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.

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Property Name and Address:

Item No.: 6 Building Feature: All structures termite eradication. Completion Year: 20 23 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: See detailed termite report in Appendix. The property has significant termite presence and damage and needs to be treated by a professional. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority.
Item No.: 7 Building Feature: All structures electrical upgrade. Completion Year: 20 24 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: All structures employ knob and tube electrical wiring. Complete upgrade to current day, code compliant electrical systems will be completed. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority.
Item No.: 8 Building Feature: Window repair and refurbishment Completion Year: 20 25 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: 815/805/707 security bar removal and window refurbishment. There are 45 windows between the two houses and a specialist will be employed to identify windows that need to be removed, repaired/refinished.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.

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Item No.: 9) Building Feature: All structures siding repair and removal of non-original features. Completion Year: 20 26 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: There are multiple areas where siding has been replaced with non-conforming wood or material in addition to features such as wood beams, trellis porch siding and faux brick that need to be replaced or completely removed. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors will be given priority. Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.
Item No.: 10) Building Feature: All structures painting. Completion Year: 20 27 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: All structures needs to be painted and a paint color that is consistent with the historic nature of the property will be used. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.
Item No.: 11) Building Feature: All structures roof replacement & removal of roof mounted objects. Completion Year: 20 28 Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: See attached roof report. In addition, all items that have been placed on the roofs - weather vanes, satellite dishes - will be removed. Wherever possible, local vendors will be used in the repair of the foundation. Bids will be requested from multiple vendors and local vendors Specify/list: TBD. Vendor selection to be completed upon Mills Act qualification and will be based on best value.

1) 815 Maine Ave Foundation Replacement (year 2020) Priority: MAXIMUM

See Appendix for professional inspection report.



Bricks used to fill gaping holes in footings



Disintegrating footings

1) 815 Maine Ave Foundation Replacement (year 2020) Priority: MAXIMUM



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Disintegrating footings



Brick footings that are completely separating

1. 815 Maine Ave Foundation Replacement (year 2020) Priority: MAXIMUM



Brick footings starting to buckle from weight and improper support



Brick footings falling apart

2) 815 Maine Ave Front Porch Repair (year 2021) Priority: High

The front porch is severely damaged and needs significant repair.



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2. 815 Maine Ave Front Porch Repair (year 2021) Priority: High



4. 815 window frame/window repair (year 2022) Priority: High



5) 805 front porch repair (year 2023) Priority: High







