



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: 3628 Cerritos Ave. Long Beach, CA 90807

Item No.: <u>1 and 2</u> Building Feature: <u>Foundation work: Complete in one year, but financially this will be a two-year project</u> Completion Year: 20 <u>2024 - 2025</u>	Detailed description of work: Foundation evaluation and repairs (\$45,000) Restore the under-house crawl space to original location under the rear of the house (\$20,000) While working under the house, install liner in existing sewer pie line (\$3,960)
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>Millrock Restoration, Long Beach, CA License #1059095</u>
Item No.: <u>3</u> Building Feature: <u>Garage</u> Completion Year: 20 <u>26</u>	Detailed description of work: Once the foundation is repaired, we will replace the damaged garage floor (approximately 40' x 20') with rebar and historically accurate surface finish (\$4,860) Replace garage pedestrian door with historically accurate wooden door, sealed and painted or stained, with aesthetically correct or vintage restored hardware. (\$675) Garage south wall window replacement to be an historically accurate wooden window, sealed and painted or stained, with aesthetically correct or vintage restored hardware (\$390) Garage door on alley replacement to be an historically accurate wooden door, sealed and painted (\$1,625) Custom fabrication of a utility closet to hide the solar equipment on the side of the house to conceal this modern element. The closet will have a hinged door for easy access to the control panel, and will be designed, built and finished to match the exterior aesthetics of the house (ie stucco surround with matching texture, copper and tile detail atop and wooden door painted to match with historic hardware (\$7,800)
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<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Termite abatement and repairs</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Termite treatment and termite damage repairs specifically most evident in the back laundry room and its connection of the garage (\$12,000)</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Millrock Restoration, Long Beach, CA License #1059095</p>
<p>Item No.: <u>5 and 6</u></p> <p>Building Feature: <u>Exterior stucco, replace awnings, and exterior paint - a two year project</u></p> <p>Completion Year: 20 <u>2028-2029</u></p>	<p>Detailed description of work: Once foundation and termite repairs are complete, we can turn to the exterior stucco, replacing the original awnings, and paint. This will be a two year project (2028 & 2029): Repair and or replace exterior stucco as needed. Where possible, patching will be done to the existing stucco to match the historic texture. Where necessary, and where the surface below has been exposed to the elements, the stucco will be removed, the underlayment repaired and materials replaced as necessary, and a fresh coat of stucco will be applied to match the historic texture. (\$3,020) Replace eight (8) wrought iron canvas window awnings as documented in older photographs of the home (\$21,840) Completely repaint exterior of the house to an historically accurate color, researching the underlayers to determine its original color, and so that it is consistent throughout (there are various colors and finishes from paint jobs done over years past) (\$9,500)</p>
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<p>Item No.: <u>7 and 8</u></p> <p>Building Feature: <u>Windows - a two year project</u></p> <p>Completion Year: 20 <u>30 and 2031</u></p>	<p>Detailed description of work: Repair of four (4) windows in master bedroom to include glazing, wood repairs, functionality and finish as needed utilizing existing hardware restored or replica hardware, sealed and stained or painted as is appropriate (\$1,375) Replace kitchen french doors to be historically accurate wooden doors with restored or restoration hardware, sealed and stained or painted as appropriate (\$1,210) Kitchen sink window replacement to historically accurate window with restored vintage or replica hardware (\$730) Replace three (3) dining room window to be historically accurate, sealed and painted or stained, with restored vintage or replica hardware (\$2,235) Replace Laundry Room window with historically accurate wooden window, finished as client desires, with restored vintage hardware or replica hardware (\$730) Replace five (5) Living Room windows with historically accurate wooden windows, finished as appropriate, with restored vintage hardware or replica hardware (\$6,660) Replace three (3) windows in front bedroom with historically accurate wooden windows, finished as appropriate, with restored vintage hardware or replica hardware (\$2,680) Replace two (2) bathroom windows with historically accurate wooden windows, finished as appropriate, with restored vintage hardware or replica hardware (\$1,880)</p>
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<p>Item No.: <u>9 and 10</u></p> <p>Building Feature: <u>Chimney, Porches</u></p> <p>Completion Year: 20 <u>2032-2033</u></p>	<p>Detailed description of work:</p> <p>Repair or replace exterior steps to be safe and aesthetically historically accurate (\$1,310) Removal of existing faux chimney and repair roof to match existing materials and finish (\$4,170) Restore front porch as needed including repairs and refinishing (\$815) Restore historic front path to repair concrete cracks, increase safety (\$1,240) Procure and replace front porch light to an historically accurate fixture, either a vintage unit fully restored and re-wired or a new fixture appearing to be historically accurate (\$460) Restore front door of house to include stripping and re-finishing, repair and restore existing vintage hardware (\$850)</p>
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<p>Item No.: <u>11 (and possibly 12)</u></p> <p>Building Feature: <u>Landscaping</u></p> <p>Completion Year: 20 <u>2034 and possibly into 2035</u></p>	<p>Detailed description of work:</p> <p>11. Landscaping Front yard (\$15,000 - \$17,000) 12. Landscaping Back and Side yards (\$25,000)</p> <p>Includes: hardscape features, lighting, irrigation</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>Alfred's English Gardens, Signal Hill</u></p>
<p>Item No.: _____</p> <p>Building Feature: _____</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>