

Exhibit B
Proposed Work Plans and Staff Recommended Adjustments

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

380 Orlena (Kimpson Nixon House)
Staff Modifications

Additional Work Plan Item #1 - within five-years pruning of the mature sycamore tree with a focus on reducing the branches overhanding the house to improve the safety of the home.

Additional Work Plan Item #2 - within five-years inspection of all window frames and casements with corrective repair, priming, painted and water stripping.

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Foundations and seismic resisting elements of the structure</u></p> <p>Completion Year: <u>20_22</u></p>	<p>Detailed description of work: As an example of the international style the structure features continuous ribbons of glazing which create a "soft story" structure that does not resist lateral forces well. The plan is to reinforce the connections to the foundations as well as increase shear resistance in the building by strengthening existing walls and adding a stronger diaphragm to the roof deck level. Work will be strategically placed to eliminate any exterior or interior changes to the elevations</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Front Entry Railings</u></p> <p>Completion Year: <u>20_18</u></p>	<p>Detailed description of work: Remove inappropriate metal rails at the front steps and patch and repair original concrete as required (Original pictures indicate no railings at the front entry steps. Inappropriate rails were added at some unknown point by a previous owner.)</p>

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Front Entry Canopy</u></p> <p>Completion Year: <u>20 19</u></p>	<p>Detailed description of work: Restore wood front entry canopy and metal posts and repair roofing and flashing to prevent future deterioration</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Second Story overhangs</u></p> <p>Completion Year: <u>20 20</u></p>	<p>Detailed description of work: Restore original integrated gutter at second story front overhang and repair/replace flashings that are failing, further preventing water infiltration and damage to the wood framed overhang structure</p>

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Property Name and Address: Kimpson-Nixon House, 380 Orlena Avenue, LB 90814

<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Second Floor Roof deck</u></p> <p>Completion Year: <u>20_16</u></p>	<p>Detailed description of work: The existing second floor roof deck, integral to the international style, is the roof structure over the living room. The decking material is worn and buckling in several places posing a water infiltration danger to the structure. The plan is to replace the decking material with a complimentary walkable surface as well as repair existing flashings where the decking meets the stucco parapet</p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Original Concrete Patio</u></p> <p>Completion Year: <u>20_25</u></p>	<p>Detailed description of work: Original concrete rear patio is severely cracked causing a tripping hazard, and some rebar is now exposed. Plan is to replace existing patio using same design and same natural concrete finish</p>

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Property Name and Address: Kimpton-Nixon House, 380 Orlena Avenue, LB 90814

Item No.: <u>7</u> Building Feature: <u>Exterior South Elevation</u> _____ Completion Year: <u>20 25</u>	Detailed description of work: Remove non- functioning vent along south elevation that clutters up clean lines of the building
Item No.: _____ Building Feature: _____ _____ Completion Year: _____	Detailed description of work:

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Property Name and Address: 212 QUINCY AVE. LONG BEACH CA 90803

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>RESTORE ORIGINAL PILLARS</u></p> <p><u>ENTRANCE @ FRONT OF BUILDING</u></p> <p>Completion Year: 20 <u>17</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> - REPLACE SIX PILLARS AT ENTRANCE TO BUILDING THAT HAVE BEEN REMOVED AT SOME POINT (SEE PICTURE) - RESTORE TO ORIGINAL DESIGN - PHOTO # 1 & # 2
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>REBUILD / RESTORE</u></p> <p><u>GALYONIA NEON SIGN</u></p> <p>Completion Year: 20 <u>21</u></p>	<p>Detailed description of work:</p> <ul style="list-style-type: none"> - THE GAYTONIA NEON SIGN HAS AREAS OF DETERIORATION AND RUST-THROUGH. (SEE PHOTOS) - THE SIGN WILL NEED TO BE RE-BUILT - NEON IS BEGINNING TO FAIL (CURRENTLY THE LAST LETTER (A) DOES NOT LIGHT UP NOR THE LETTER (G) ON NORTH SIDE - PHOTO # 3, 4, 5 SA, 4A

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 242 QUINCY AVE LONG BEACH CA 90803

Item No.: <u>3</u> Building Feature: <u>ORIGINAL WINDOWS</u> Completion Year: 20 <u>18</u>	Detailed description of work: - PUTTY HAS FAILED ON MANY WINDOWS - RE-PUTTY ALL WINDOWS TO PROTECT STRUCTURE FROM WATER INTRUSION - PHOTO #6,7
Item No.: <u>4</u> Building Feature: <u>PIPING</u> Completion Year: 20 <u>22</u>	Detailed description of work: - RE-PIPE 40% OF THE STRUCTURE IN COPPER PIPE. + CAST IRON AS NECESSARY - CURRENT PIPING PRONE TO PIN HOLE LEAKS AND DETRIMENTATION - PHOTO #8,9

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 212 QUINCY LONG BEACH CA 90803

Item No.: <u>5</u> Building Feature: <u>BUILDING EXTERIOR</u> <u>PAINT / WATERPROOF</u> Completion Year: 20 <u>24</u>	Detailed description of work: - RESTORE ORIGINAL PAINT COLOR SCHEMES + WATERPROOF STUCCO TO PROTECT FROM ELEMENTS. - PHOTOS # 10, 11
Item No.: <u>6</u> Building Feature: <u>DECORATIVE SPIRES AT</u> <u>ROOF PEAKS</u> Completion Year: 20 <u>17</u>	Detailed description of work: - REPLACE MISSING SPIRES AT ROOF PEAKS (SEE PHOTO) - PHOTOS # 12, 13 (#1 FOR ORIGINAL CONDITION)

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Property Name and Address: 212 QUINCY LONG BEACH CA 90803

Item No.: <u>7</u> Building Feature: <u>GAYTONIA MONUMENT SIGN</u> Completion Year: 20 <u>19</u>	Detailed description of work: ORIGINAL MONUMENT SIGN WAS STOLEN (APPROX 2002) - REPLICATE SIGN USING PHOTOGRAPHS (ATTACHED) TO RE-INSTALL SIGN AT ENTRANCE. - PHOTOS # 14 (#1 FOR ORIGINAL CONDITION)
Item No.: <u>8</u> Building Feature: <u>DECKING WATERPROOFING</u> Completion Year: 20 _____	Detailed description of work: - WATERPROOFING ON DECKS SHOWING SIGNS OF DETERIORATION - REPAIR AS NECESSARY - PHOTOS # 15, 16

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: GAYTOVIA 212 QUINCY

Item No.: <u>3 - revised</u> Building Feature: <u>WINDOWS (ORIGINAL)</u> Completion Year: 20 <u>25</u>	Detailed description of work: DURING 10 YEAR CONTRACT PERIOD, WINDOWS WILL BE INSPECTED, FRAMES AND CASEMENTS REPAIRED AS NECESSARY, PRIMED, PAINTED AND WEATHER STRIPPED. LOOSE/CRACKED PUTTY WILL BE REPAIRED AS REQUIRED.
Item No.: <u>9 - NEW ITEM ADDED</u> Building Feature: <u>ROOF</u> Completion Year: 20 <u>20</u>	Detailed description of work: COMPLETE COMPREHENSIVE ROOF INSPECTION WITHIN 5 YEARS (2020) AND COMPLETE RECOMMENDED REPAIRS OR CORRECTIVE ACTION AS NECESSARY WITHIN 10 YEARS.

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CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

207 E Broadway (Insurance Exchange Building)
Staff Modifications

Work plan items #1 and #2 are acceptable with limited changes. The City supports repaint and repair of the exterior brick walls but only as needed for preservation. The walls should not be completely painted over as to obstruct the brick. New mortar should match the existing in color and texture and any sealant used should be permeable so as to not discolor or sheen the brick.

Work plan item #3 is acceptable but the City requires clarification and a plan or diagram showing the proposed location of the downspout system. The application received notes North side and the tour indicated South side.

Work plan item #5 should include restoration on the West and South sides of the building.

Additional Work Plan Item – During the contract term the building exterior as well as lobby area shall undergo regular cleaning and maintenance to preserve the features and materials.

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Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>North side exterior brick facade with period advertising murals</u></p> <p>Completion Year: <u>20 23</u></p>	<p>Detailed description of work: Preservation and protection of existing brick facade, and restoration of advertising murals to an improved recognizable condition. Detailed work plan: (a) research original advertising murals from Historical Society archives and LB Library's photo archives; (b) present plan to the Cultural Heritage Committee for guidance and approval; (c) obtain bids from local qualified contractors and artists; (d) obtain permits from Building Dept; (e) the work scope will consist of removing loose grout and regrouting mortar joints, sealing brick and mortar surfaces, and painting of advertising murals.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>East side exterior brick facade with period advertising murals</u></p> <p>Completion Year: <u>20 25</u></p>	<p>Detailed description of work: Preservation and protection of existing brick facade, and restoration of advertising murals to an improved recognizable condition. Detailed work plan: (a) research original advertising murals from Historical Society archives and LB Library's photo archives; (b) present plan to the Cultural Heritage Committee for guidance and approval; (c) obtain bids from local qualified contractors and artists; (d) obtain permits from Building Dept; (e) the work scope will consist of removing loose grout and regrouting mortar joints, sealing brick and mortar surfaces, and painting of advertising murals.</p>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

Item No.: <u>3</u> Building Feature: <u>Roof drainage piping system</u> _____ Completion Year: 20 <u>17</u>	Detailed description of work: Repair the two critical down spout systems on the north side from the roof to the storm drain. The down spouts are internal to the brick facade and show evidence of deterioration and leaking.
Item No.: <u>4</u> Building Feature: <u>Terra cotta facade</u> _____ Completion Year: 20 <u>19</u>	Detailed description of work: (a) Repair chipped and cracked terra cotta on ground level in locations visible from the public right away. (b) Inspect terra cotta facade grout for grout deterioration and loose or cracked terra cotta. Make repairs using special non-shrink grout. Cleaning will be done by professional contractors familiar with the maintenance of terra cotta.

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Property Name and Address: The Insurance Exchange Building 207 E. Broadway, Long Beach, CA 90802

<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Inscription of founding date on the west facade</u></p> <p>Completion Year: <u>20 21</u></p>	<p>Detailed description of work:</p> <p>Restore or replace founding date inscription at the original location on the west side above the second floor. Based upon original photographs, the inscription will be recreated with guidance and approval from the Cultural Heritage Committee.</p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Windows</u></p> <p>Completion Year: <u>20 ongoing - 1x per year beginning 2017</u></p>	<p>Detailed description of work:</p> <p>Service, repair, and clean windows. (a) Utilize the LB Planning Department's window vendor referrals to service original windows to maintain, preserve, and make any necessary repairs or replacements. (b) Clean and maintenance all windows at least one time per year.</p>

CULTURAL HERITAGE COMMISSION
2015 Mills Act Contract Awards
Exhibit B

110 Ocean (Ocean Center)
Staff Modifications

This contract is contingent upon a change of use to residential mixed-use. The property is not eligible as an office building.

Work Plan Item #5 shall be modified to reflect scarping and rehabilitation of the copper finial. The metal may be sealed or treated as appropriate but will not be painted.

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Property Name and Address: 110 W. Ocean Boulevard

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Building Facades and Exterior Plaster/Concrete Walls</u></p> <p>Completion Year: 20 <u>16/17</u></p>	<p>Detailed description of work:</p> <p>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.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Pediments and Cartouches</u></p> <p>Completion Year: 20 <u>16/17</u></p>	<p>Detailed description of work:</p> <p>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.</p>

MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>3</u> Building Feature: <u>Roofing</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: 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.
Item No.: <u>4</u> Building Feature: <u>Flag Poles</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: Remove non-historical flag poles. Repair and repaint remaining center front historical pole. This restores a character defining feature. The cost of this work is estimated at \$5,000.

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City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>5</u> Building Feature: <u>Finials</u> _____ Completion Year: 20 <u>16/17</u>	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.
Item No.: <u>6</u> Building Feature: <u>Spires at each corner</u> _____ Completion Year: 20 <u>16/17</u>	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.

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>7</u> Building Feature: <u>Crenelated Parapets</u> _____ Completion Year: 20 <u>16/17</u>	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.
Item No.: <u>8</u> Building Feature: <u>Quoins</u> _____ Completion Year: 20 <u>16/17</u>	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.

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>9</u> Building Feature: <u>Storefront Entries</u> Completion Year: 20 <u>16/17</u>	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.
Item No.: <u>10</u> Building Feature: <u>Storefront Windows</u> Completion Year: 20 <u>16/17</u>	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.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>11</u> Building Feature: <u>Metal Casement Windows</u> Completion Year: 20 <u>16/17</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> Completion Year: 20 <u>16/17</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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Property Name and Address: 110 W. Ocean Boulevard

<p>Item No.: <u>13</u></p> <p>Building Feature: <u>Ocean Blvd. Lobby</u></p> <p>Completion Year: 20 <u>16/17</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> <p>Completion Year: 20 <u>16/17</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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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>15</u> Building Feature: <u>Elevators</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: 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.
Item No.: <u>16</u> Building Feature: <u>Elevator Lobbies</u> Completion Year: 20 <u>16/17</u>	Detailed description of work: 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.

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

<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>16/17</u></p>	<p>Detailed description of work:</p> <p>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>16/17</u></p>	<p>Detailed description of work:</p> <p>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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City of Long Beach
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Property Name and Address: 110 W. Ocean Boulevard

Item No.:	<u>19</u>	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. Analysis and design - actual cost \$ 35,000 Added shotcrete shear walls - bid price \$635,000
Building Feature:	<u>Structural Systems / Shear Walls / Seismic Upgrade</u>	
Completion Year:	20 <u>16/17</u>	
Item No.:	<u>20</u>	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.
Building Feature:	<u>Removal of Lead & Asbestos</u> <u>Demo of Non-Historical Interiors</u> <u>and Mechanical Equipment</u>	
Completion Year:	20 <u>16/17</u>	

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MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 110 W. Ocean Boulevard

<p>Item No.: <u>21</u> Building Feature: <u>Mechanical Systems - Fire sprinklers</u> <u>Upgrade to code compliant system.</u> Completion Year: 20 <u>16/17</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> Building Feature: <u>Mechanical Systems - New Fire Life Safety System</u> Completion Year: 20 <u>16/17</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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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>23</u>		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
Building Feature: <u>Mechanical Systems - Plumbing</u>		
Completion Year: 20 <u>16/17</u>		
Item No.: <u>24</u>		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.
Building Feature: <u>Mechanical Systems - HVAC</u>		
Completion Year: 20 <u>16/17</u>		

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>25</u> Building Feature: <u>Mechanical Systems - Electrical</u> Completion Year: 20 <u>16/17</u>	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.
Item No.: _____ Building Feature: _____ Completion Year: 20 _____	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.

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>26</u> Building Feature: <u>Maintenance - Historical Facade</u> _____ Completion Year: <u>20 Ongoing</u>	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.
Item No.: <u>27</u> Building Feature: <u>Maintenance - Historic Corridors & Lobbies</u> _____ Completion Year: <u>20 Ongoing</u>	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.

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>28</u> Building Feature: <u>Maintenance - Historic Windows</u> Completion Year: <u>20 Ongoing</u>	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.
Item No.: <u>29</u> Building Feature: <u>Maintenance - Mechanical Systems</u> Completion Year: <u>20 Ongoing</u>	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).

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Property Name and Address: 110 W. Ocean Boulevard

Item No.: <u>30</u> Building Feature: <u>Maintenance - Roof</u> Completion Year: <u>20 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> Completion Year: <u>20 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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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: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: <u>001</u> Building Feature: <u>Reflecting Pond</u> Completion Year: 2021 _____	Detailed description of work: The existing/original concrete pool deck is cracked and shows settling at the southwest corner. The existing finish is discolored and deteriorating. Work includes correction of the settled concrete pool/fiberglass curb, waterproofing the surface and restoration of the finish to match the original design. Also included in the work is installation of a pump and filter system. Leveling of pool \$ 15,000 Resurfacing/Pool/Filter \$ 21,800 Estimated Cost : \$ 36,800
Item No.: <u>002</u> Building Feature: <u>Structural Repairs at Principals Office Alcove</u> Completion Year: 2017 _____	Detailed description of work: The existing interior header beam is significantly compromised by termite damage. The beam and roof framing is pulling outward from the building, causing damage to both the beam and the posts to which it is attached. The work will include removal and replacement of the deteriorated beam and reattachment to the vertical structure using hidden knife-plate connections, adjustments to sliding doors, re-flashing, patching openings and painting. Estimated Cost : \$ 10,000

City of Long Beach
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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

Item No.: <u>003</u> Building Feature: <u>Structural Repairs at Reception Area (North)</u> Completion Year: 2017 _____	Detailed description of work: The existing structural members (post/beams) near the north entrance to the building are deteriorated and require replacement. The work will include removal and replacement of the deteriorated beam(s) and post with reattachment using hidden knife-plate connections, patching and painting Estimated Cost : \$ 4,000
Item No.: <u>004</u> Building Feature: <u>Structural Repairs at Reception Area (North)</u> Completion Year: 2017 _____	Detailed description of work: The existing structural members (post/beam) near the north entrance to the building are deteriorated and require replacement. The work will include removal and replacement of the deteriorated beam and column using hidden knife/plate connections, patching and painting. Estimated Cost : \$ 12,000

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>005</u></p> <p>Building Feature: <u>Structural Repairs at Garden Area (North)</u></p> <hr/> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: An existing structural member (beam) spanning the garden area (near the north entrance) to the building is deteriorated. Additional investigation is necessary to assess the condition and determine if repair or complete replacement is required. The estimated cost includes repair or replacement of the deteriorated beam, along with patching and painting</p> <p>Estimated Cost : \$ 2,500</p>
<p>Item No.: <u>006</u></p> <p>Building Feature: <u>Structural Repairs at Garden Area (North)</u></p> <hr/> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: An existing structural member (beam) spanning the garden area (near the north entrance) to the building is deteriorated. The estimated cost includes replacement deteriorated beam, along with patching and painting</p> <p>Estimated Cost : \$ 2,500</p>

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>007</u></p> <p>Building Feature: <u>Structural Repairs at Drafting Room</u> (Western perimeter wall)</p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: The western-most demising wall of the drafting room area was originally designed as an exterior garden wall. That masonry wall is slightly shifting/rotating outward, causing damage to the surrounding building elements (columns, roof diaphragm, and glazing). Work includes modifications to the structural system including detachment of the surrounding elements through use of slip connections and expansion joints.</p> <p>Estimated Cost : \$ 31,200</p>
<p>Item No.: <u>008</u></p> <p>Building Feature: <u>Brise Soleil (at west side of building)</u></p> <p>Completion Year: 2021 _____</p>	<p>Detailed description of work: The existing paint finish of the steel brise soleil is badly deteriorating and peeling. Work will include stratigraphy investigation to determine the earlier finishes applied to this assembly, preparation of a restoration plan to treat the structure, and restoration to the original color and finish.</p> <p>Estimated Cost : \$ 7,200</p>

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>009</u></p> <p>Building Feature: <u>Sliding Glass Doors (Conference Room)</u> (East Facade)</p> <p>Completion Year: 2015 _____</p>	<p>Detailed description of work: The bottom-most portions of the sashes and vertical frames were badly deteriorated, causing leaks and rendering the doors inoperable. The existing glazing and deteriorated sections of the frames and sashes were removed, with those portions beyond repair being custom replicated and spliced into the existing frame and sash. Tempered glazing was installed, and the frames and sashes primed and painted. The concrete sill below these doors has minimal clearance to the adjacent grade. Adjacent grade has been lowered and irrigation has been redirected away from the building.</p> <p>Estimated Cost : \$ 16,740</p>
<p>Item No.: <u>010</u></p> <p>Building Feature: <u>Sliding Glass Doors (Principals' Offices)</u> (East Facade)</p> <p>Completion Year: 2017 _____</p>	<p>Detailed description of work: Extensive coating materials have been applied to the lower portion of the frames and sashes, rendering them inoperable and their existing condition difficult to determine. Work will include removal of the coatings, investigation and assessment of conditions to determine treatment to repair the doors, frames and sills. Doors were returned to operable condition will reinstate the passive ventilation provided by the original building design.</p> <p>Estimated Cost : \$ 48,000</p>

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<p>Item No.: <u>011</u></p> <p>Building Feature: <u>Skylight (over workrooms)</u></p> <p>Completion Year: <u>2016</u></p>	<p>Detailed description of work: The existing skylight was originally installed without a proper flashing assembly. Thus the frame is badly deteriorated, and is allowing moisture to infiltrate the building. The work will include the removal of the existing skylight frame and panels, and construction of a new frame along with fabrication and installation of a new custom-made assembly with glazing material to match existing/original design.</p> <p>Estimated Cost : \$ 10,350</p>
<p>Item No.: <u>012</u></p> <p>Building Feature: <u>Perimeter Fence at North Side of Property</u></p> <p>Completion Year: <u>2021</u></p>	<p>Detailed description of work: The existing perimeter wood slat fence is badly deteriorated and requires replacement. The work will include in-kind replacement of fence posts and panels (to matching existing), staining and sealing. Limited replacement of a horizontal slatted treatment on the interior side of the fence will be replaced with in-kind materials as required (to match existing), stained and sealed.</p> <p>Estimated Cost : \$ 6,000</p>

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Item No.: <u>013</u> Building Feature: <u>Heating/Cooling Systems (roof mounted)</u> Completion Year: 2021 _____	<p>Detailed description of work: The old existing, roof-mounted, heating and cooling systems are failing and inefficient. Work will include complete removal of the existing system and installation of new energy efficient system designed to balance and support the passive ventilation system provided by the original building design (to be reinstated once doors are once again operable).</p> <p>Estimated Cost : \$ 60,000</p>
Item No.: <u>014</u> Building Feature: <u>Roof</u> Completion Year: 2015 _____	<p>Detailed description of work: The existing built-up roof (over wood T&G decking) is seriously compromised and needs to be replaced. Work will include removal of the existing roof, installation of a new built-up, rolled asphalt roof, and the repairing of original/installation of new flashings/counter-flashings as required.</p> <p>Estimated Cost : \$ 51,000</p>

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Item No.: <u>015</u> Building Feature: <u>Glass Panel (Drafting Room Garden)</u> West Elevation Completion Year: 2015 _____	Detailed description of work: The existing fixed glass panel is cracked and requires replacement. Work will include removal of stops and damaged glass, setting of a new tempered glass panel, re-installation of wooden stops. Estimated Cost : \$ 2,100
Item No.: <u>016</u> Building Feature: <u>Impact Resistance/UV Film</u> Completion Year: 2024 _____	Detailed description of work: Much of the existing glazing is not tempered, and is thus more susceptible to breaking. The extensive amount of glazing also allows large amounts of damaging UV rays into the building threatening to archival materials including Julius Shulman and Marvin Rand photographs. the application of UV/Security film will reduce both catastrophic breakage and reduce the amount of damaging UV rays. Estimated Cost : \$ 3,200

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Property Name and Address: Killingsworth, Brady & Smith (KBS) Offices | 3827 Long Beach Boulevard

<p>Item No.: <u>017</u></p> <p>Building Feature: <u>Period Light fixtures (Reception/Principals)</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: The pendant light fixtures originally installed in the Reception Area and Principals' offices have since been removed. Period photo-documentation of the building clearly illustrates the fixtures that were originally installed. Work includes procurement of four period replacement fixtures, rewiring, refinishing, and installation. Remove existing track lighting.</p> <p>Estimated Cost : \$ 8,650</p>
<p>Item No.: <u>018</u></p> <p>Building Feature: <u>Period Light fixtures (Entry)</u></p> <p>Completion Year: 2024 _____</p>	<p>Detailed description of work: The wall-mount light fixture originally used in the Entry Area has since been removed. Period photo-documentation of the building clearly illustrates the fixture that was originally installed. Work includes procurement of the period replacement fixture, rewiring, refinishing, and installation.</p> <p>Estimated Cost : \$ 1,100</p>

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<p>Item No.: <u>019</u></p> <p>Building Feature: <u>KSLW Business Signs</u></p> <hr/> <p>Completion Year: 2021 _____</p>	<p>Detailed description of work:</p> <p>The business signage left in place when the building was last occupied by Killingsworth's firm are still extant. Works includes surface stratigraphy testing to determine accurate paint colors/finishes, repainting/refinancing the signs to their original state, and installation.</p> <p style="text-align: right;">Estimated Cost : \$ 6,500</p>
<p>Item No.: <u>020</u></p> <p>Building Feature: <u>Water Closets</u></p> <hr/> <p>Completion Year: 2019 _____</p>	<p>Detailed description of work:</p> <p>The KSLW Offices were originally outfitted with the water closets that Killingsworth preferred to specify in his residential projects. Five of those toilets have become non-functioning. Work includes the restoration of existing or procurement and installation of five period water closets.</p> <p style="text-align: right;">Estimated Cost: \$ 6,000</p>

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Item No.: <u>023</u> Building Feature: <u>Historic Landmark</u> Completion Year: 2024 _____	Detailed description of work: Ed Killingsworth designed and implemented a landscape plan at the time of construction and this original design is known both through construction documents and photo-documentation. Work includes removal of non-historic landscaping material, re-installation of the landscaping to better represent Killingsworth's original design intent, including planting of a mature oak tree in front of the building where the original was closely integrated with the building design. Estimated Cost: \$ 20,816
Item No.: <u>024</u> Building Feature: <u>Asphalt Parking Lot</u> Completion Year: 2024 _____	Detailed description of work: The badly deteriorated existing asphalt parking area will be removed and restored to provide a safer walking surface and usable driving surface, while maintaining the original design of site ingress and egress, and parking layout. The project will attempt to continue to maintain the trees planted by Killingsworth as part of the original landscape design for the property. KSLW will continue to consult with a licensed arborist on how to best restore the asphalt surface while protecting the trees. If any trees are found to be diseased, in bad health or unstable, then they will be replaced with a matching species at the original location. Estimated Cost: \$ 27,500

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Item No.: <u>027</u> Building Feature: <u>Window Hardware at Bath</u> _____ Completion Year: 2021 _____	Detailed description of work: The metal casement window located in the restroom at the middle section of the building is operated by a hand crank which has ceased to function. Work includes sourcing new matching parts to repair the existing crank. Estimated Cost : \$ 500
Item No.: <u>028</u> Building Feature: <u>Sliding Partition Panels at Partner Offices</u> _____ Completion Year: 2025 _____	Detailed description of work: Original perforated Masonite sliding panels that separated two of the original partner's offices are no longer extant. Work includes investigation of original source material, as well as fabrication and installation of like panels in their original locations. Estimated Cost : \$ 3,000

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Item No.: <u>029</u> Building Feature: <u>Reception Cabinet</u> <hr/> Completion Year: 2025 _____	Detailed description of work: The cabinet finish is deteriorated from sun exposure. The laminate counter top is faded and has penetrated for wiring (non-original). The original finish color is extant on the interior of the cabinets. Work includes development of appropriate treatments and restoration of the cabinet to its original appearance. Estimated Cost : \$ 1,200
Item No.: <u>030</u> Building Feature: <u>Restore Original Paint Colors</u> <hr/> Completion Year: 2015 _____	Detailed description of work: Although, a limited number of color photographs exist from the time the building was first constructed, the degradation of the images does not allow for the accurate determination of original paint colors. Work includes stratigraphic sampling of paint to determine original paint colors. Estimated Cost : \$ 2,800

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