



Restoration, Rehabilitation and Preservation Plan

RESTORATION, REHABILITATION AND PRESERVATION PLAN (attach additional sheets if necessary)

A Restoration, Rehabilitation and Preservation Plan is required for the processing of the Mills Act program application. At a minimum, the Restoration, Rehabilitation and Preservation Plan must include the following:

1. A list and detailed written description of all work to be completed within the first ten years of the contract period.
2. For all work to be completed during the first ten years of the contract, the year in which the work will be completed must be identified.
3. For all work to be completed during the first ten years of the contract, cost estimates must be provided. (Cost estimates are subject to verification by City staff.)
4. Fully labeled photographs of the following must be provided:
 - a. Front of the main building and its relationship to the public right-of-way (street, parkway, sidewalk)
 - b. Each elevation of all buildings on the property;
 - c. The interior of any room where any work is proposed;
 - d. Structural and architectural details of any building proposed to be restored, rehabilitated or preserved; and
 - e. Any portions of the property where landscaping or paving work is proposed.
5. Plans, drawings, material samples, brochures, etc. as needed to depict the location and characteristics of all proposed work.
6. Additional information may be required during the review process for clarification.

Please fill in the table below by indicating the year in which the work will be done, the type of work proposed, a detailed description of the work, and the estimated cost of the work.

	Year	Type of Work	Description of Work	Estimated Cost
1.	1	Landscape Maintenance	Tree Trimming--approximately 26 trees	\$5,000
2.	1	Electrical	Install additional circuits from breaker box to second floor. Upgrade outside lighting	\$8,235
3.	2	Plumbing	Install new sewer pipe lining from house to street	\$7,600
4.	4	Building Restoration	Restore interior and exterior of historic tack building	\$9,500



5.	5	Painting	Paint the entire exterior	\$12,500
6.	5	Structural repairs	Replace west balcony flooring and repair railing	\$12,500
7.	7	Demolition/ construction	remove non-historic (pool area) patio cover and replace with period appropriate pergola	\$5,500
8.	9	Landscape Maintenance	Tree trimming and maintenance of approximately 26 trees, as needed	\$5,000
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Mills Act Application
Jay and Cheryl Munns
1393 North Palomares St.
Pomona, California 91767

**Restoration, Rehabilitation
and Preservation Plan Bids**



JBS TREE CARE

1795 Lawrence Place.
Pomona, CA 91766
(909) 623-2980



Proposal

Contractor Lic.#861610

Date 05-18-19

1395 N. PALOMARES

Location: POMONA CA

QTY.	Job DESCRIPTION	AMOUNT
1	PAIM TREE TRIM	6.75
1	WILLOW TREE TRIM	75
1	JACARANDA TRIM	4.50
1	XILDSMA	95
1	Yew pine	45
1	WESTERIA REMOVAL from wall	145
1	OLIVADO PRUNING	185
1	650MALL TREES TRIM	490
1	OAK TREE TRIM	575
1	PAIM TREE TRIM	450
1	ENGLISH LAUREL TRIM	125
1	OAK TREE TRIM	375
1	MALEUUGA TRIM	125
2	BLACK ACACIAS TRIM	425
1	OAK TREE TRIM	95
		\$4,330.00

Thank You

24 Hour Service No.
Cell (951) 217-1351



JBS TREE CARE

1795 Lawrence Place.
Pomona, CA 91766
(909) 623-2980



Proposal

Contractor Lic.#861610

Date 05-18-19

Location: 1395 PALOMARES Pomona

QTY.	Job DESCRIPTION	AMOUNT
1	ORANGE TREE PRUNE	\$ 125
1	ENGLISH LAUREL TRIM	\$ 145
1	STRAWBERRY TREE TRIM	285
1	COMPPOST TREE TRIM	\$ 125
2	ENGLISH LAUREL TRIM	95
		\$ 775
	Haul away & cleanup	\$ 4,330 ³
		775
		\$ 5,105
		\$ 5,000

Thank You

24 Hour Service No.
Cell (951) 217-1351

Global Electric

163 E. Kingsley Ave

Pomona, CA 91767

805-451-2697

Lic#633154

To: Jay Munns

Date: 05/19/19

Proposal for
Electrical Work at
1395 N. Palomares Ave.
Pomona, CA 91767

Scope of Work:

1. Run (1) new 20amp circuit from Main Panel in surface mount 1/2 " EMT conduit and raintight fittings to upstairs Bathroom. Install (1) new 120v GFCI receptacle to left of sink counter; run (1) additional 120v GFCI receptacle to right of counter via mc cable under counter. Replace existing 20amp Murray breaker w/ Double Skinny 20 amp breaker in Main Panel to accommodate extra circuit.

Labor \$80/hr x 10hrs.....\$ 800.00

Materials..... 275.00

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Subtotal.....\$1,075.00

2. Run (1) new 120v 20amp circuit from Main Panel in surface 1/2" EMT conduit w/raintight fittings to Single Guest Rm and add (1) new 120v receptacle. Replace existing 20amp Murray breaker w/ Double Skinny 20 amp breaker in Main Panel to accommodate extra circuit.

Labor \$80/hr x 5 hrs.....\$ 400.00

Materials..... 120.00

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Subtotal.....\$ 620.00

3. Run (1) new 120v 20amp circuit from Main Panel in new or existing conduit under house to waterheater closet on opposite side of house. Run new ½" EMT surface conduit up from W.H. closet to TV Rm and install (1) new 120v receptacle. Replace existing 20amp Murray breaker w/ Double Skinny 20 amp breaker in Main Panel to accommodate extra circuit.

Labor \$80/hr x 10hrs.....\$ 800.00

Materials..... 300.00

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Subtotal.....\$1,100.00

4. Convert existing outdoor switch at pool equipment to 'J' box and run new ½" EMT surface conduit to new raintight outdoor switch at corner of house. Change existing light fixture to new motion light and repair/replace/fix conduit. Delete existing 2nd light fixture and conduit.

Labor \$80/hr x 5hrs.....\$ 400.00

Materials..... 210.00

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Subtotal.....\$ 610.00

5. Delete existing romex inside Garage. Rewire in MC Cable w/ new switch, (2) light receptacles and (2) new fluorescent fixtures and up to (4) new 120v convenience receptacles. Install kill switch for new motion light on corner under eaves. Delete existing motion light on opposite corner near trash and install new motion light in rain tight box.

Labor \$80/hr x 16hrs.....\$1,480.00

Materials..... 820.00

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Subtotal.....\$2,300.00

6. Refeed Garage w/new overhead power from Main House w/ new #10 wire, (2) new weatherheads.

Labor \$80/hr x 8hrs.....\$ 640.00

Materials..... 240.00

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Subtotal.....\$ 880.00

P3

7. Reaffix existing surface conduit at back door and delete existing motion lights. Install (2) new motion lights at back door and front driveway trellis.

Labor \$80/hr x 3hrs.....\$ 240.00

Materials..... 210.00

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Subtotal.....\$ 450.00

8. Pull and service necessary Permits for above Scope of Work.....\$1,200.00

Global Electric will provide all Labor and Material for the above Scope of Work for a Total of.....\$8,235.00



**Plumbing
Drain Cleaning
Heating
Air Conditioning**
1 (800) 440-2017
Lic. 320990

PROPOSAL / CONTRACT

Klaus & Sons

1915 W. Arrow Rte., Upland, CA 91786 P (909) 982-5698 F (909) 920-9802
E klausandsons@msn.com klausandsons.com

Page No. 1 of 1 Pages

Attention: Jay Munns
Email: jcmunns@gmail.com

JOB NAME/NO.

Jay Munns

LOCATION

1395 N. Palomares Street

Pomona, CA 91767

PHONE

DATE

May 15, 2019

We hereby submit specifications and estimates for:

- Install 70 ft of 4" sewer liner from clean out to alley.
- Dig up clean out, install liner.
- Reinstall clean out and cover.
- Hydro jet and clean pipe before liner.

Total: \$7,600.00

Efficient & easy work

WE PROPOSE hereby to furnish material and labor -- complete in accordance with these specifications, for the sum of:

dollars (\$ _____).

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

Klaus and Sons - Jesse Pikschus

Authorized
Signature *X*

NOTE: This proposal may be withdrawn
by us if not accepted within _____ days.

ACCEPTANCE OF CONTRACT - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *X*

Date

Signature *X*

Date



Circa 1900
Restoration Services
for the Vintage Home
Dan McIntire
Lic. #964414

(909) 524-6212

drmjem1895@yahoo.com

Owners: Jay and Cheryl Munns

May 23, 2019

Address: 1395 N. Palomares,
Pomona, CA 91767

Phone: (626) 991-4459

Description of Work:

West Balcony

\$12,500.00

- Replace damaged rail components
- Prep, prime, and paint all railings
- Remove old roofing
- Re-sheath with reflective OSB
- Install new vapor barrier, new roofing membrane

Pool Pergola

\$5,500.00

- Remove existing pergola
- Install new posts, beams, and cross beams with code compliant lumber
- Prep, prime, and paint

Tack Building

\$9,500.00

- Remove contemporary wall paneling and drop ceiling
- Repair wall wainscoting
- Remove closet framing
- Repair damaged drawers
- Replace one French window
- Repair damaged siding
- Prep, prime, and paint exterior
- Repair door



The Professional Painting Company

9594 Estrella Hills, Riv. Ca 92508

Te. (951) 232-8379

No. : 0513-ek

The Painting Specialists

Commercial-Residential-Interior-Exterior

EXTERIOR PAINTING PROPOSAL & CONTRACT

PROJECT NAME: *EXTERIOR PAINTING* DATE: *May, 13, 2019*

JOB LOCATION: *1395 N. Palomares St.* LOCK:

Pomona, Calif.

BILLING INFO: *Jay C. Munns* HOME:

CELL: *(626) 991-4459*

FAX:

E-MAIL: *icmunns@gmail.com*

WORK INCLUDED:

- 1) *fascia boards & under eaves*
- 2) *all wood trims & sidings*
- 3) *all door & window framwes*
- 4) *all exterior side doors included french doors*
- 5) *balcony & patio wood beams & posts*
- 6) *included detached garage & carports*
- 7) *painted steps / floor*

NOT INCLUDED:

- 1) *any fence & gates*
- 2) *front door*

PREPARATION:

- 1) TRENCHING AROUND FOUNDATION
- 2) HIGH PRESSURE WATER BLASTING(2,500 PSI)
- 3) BLEACH SPRAY TO ELIMINATE MILDEW
- 4) SCRAPING ALL LOOSE PAINT AND POWER SANDING FOR SMOOTHER SURFACES
- 5) SANDING BETWEEN EACH COAT
- 6) PATCHING ALL HOLES AND UNEVEN AREAS
- 7) CAULKING CRACKS AND STATIONARY SEAMS
- 8) REPLACE WINDOW PUTTY WHERE NEEDED
- 9) REPAIRING STUCCO CRACKS, HOLES AND DAMAGED AREAS
- 10) MASKING ALL GLASS, LIGHTING AND OTHER NECESSARY AREAS
- 11) PRIMING ALL REPAIRED SURFACES
- 12) ALWAYS TOP QUALITY MATERIALS USED

APPLICATION:

APPLY PAINT BY BRUSH, ROLLER, AND OR SPRAY. EACH COAT SHALL BE PAINTED THROUGHLY AND UNIFORMLY UNTIL THE SURFACES HAVE COMPLETE COVERAGE. APPLY FINISH COATS EVENLY, FREE FROM SAGS, RUNS, CRAWLS, OR OTHER DEFECTS.

EXTERIOR PAINTING PROPOSAL & CONTRACT CONTINUED

1395 N. Palomares St. Pomona, Calif.

INSURANCE: PRO-KOTE PAINTING WILL PROVIDE BOTH LIABILITY
INSURANCE AND WORKER'S COMPENSATION.

COMPLETION: UPON COMPLETION OF WORK, PAINTING CREW SHALL REMOVE ALL
SURPLUS MATERIAL, RUBBISH, AND CAREFULLY CLEAN PAINT SPOTS.

MATERIAL & BRAND: ALL MATERIAL FROM "DUNN-EDWARDS" or "VISTA" PAINT COMPANY. FOR ANY
QUESTIONS REGARDING MATERIAL, YOU MAY WISH TO CONTACT
THE NEAREST DUNN-EDWARDS STORE AT 1-800-735-5045

PREIUM MATERIALS: Requied "PREMIUM EXTERIOR PAINTS" Which is "PERMA-SERIES ENAMELS"
or "EVERSHIELD (W701)" Will be Charge Extra

COLOR CHANGE: Maximum 2 Different Colors Each Additional Color Will be Charge Extra \$50.00 (Each)

COLORS: 1) *colors will be same as existing or similar colors*

PRICE: **\$12,500.00**
This Price Included Labor & all Other Materials, also included \$100.00 discount

WORKMAN SHIP: ALL WORK SHALL BE COMPLETE BY EXPERIENCED AND SKILLED
CRAFTSMEN. SURFACE PREPARATION SHALL BE IN ACCORDANCE
WITH THE STANDARDS OF THE PAINTING AND DECORATION
CONTRACTORS OF AMERICA. ALL FINISHES SHALL BE SUPPLIED
EVENLY AND BE FREE OF RUNS, SAGS, CRAWLS, OR OTHER
DEFECTS. NATURAL DISASTER NOT INCLUDED.

WARRANTY: PRO-KOTE PAINTING COMPANY WILL GUARANTEE TO CUSTOMER
AGAINST ANY LOSS OF DAMAGES ARISING FROM ANY DEFECT IN
MATERIALS, OR WORKMANSHIP FURNISED FOR A PERIOD OF ~~10~~ YEARS
FOR STUCCO AND 5 YEARS FOR WOOD SURFACES
THE WORKMANSHIP WARRANTY FROM PRO-KOTE DOES NOT COVER
DAMAGES FROM RESULTS OF NATURAL DISASTERS SUCH AS
EARTHQUAKES, WATER DAMAGES, OR NATURAL WEAR & TEAR.

ACCEPTANCE OF PROPOSAL: UPON ACCEPTANCE OF THIS PROPOSAL, CUSTOMER AGREES THAT
ALL INFORMATION MENTIONED ABOVE ARE AS CUSTOMER'S
SPECIFICATIONS. CHANGES MUST BE MADE IN WRITING, AND MUST
BE AGREED BY BOTH PARTIES. THE PROPOSAL IS SUBJECT TO BE
WITHDRAWN. UPON SIGNING THIS CONTRACT, CUSTOMER ARGEES
TO PAY FOR THE WORK PERFORMED AS SCHEDULED AND
MENTIONED ABOVE. PRO-KOTE PAINTING COMPANY HAS THE
RIGHT TO CHARGE A LATE FEE. MECHANIC'S LIEN WILL BE
FILED IF NOT PAID UPON COMPLETION.

SIGNATURE: _____ **DATE:** _____

ACCEPTED PRICE: _____

PAYMENT SCHEDULE: _____