



FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe
4603 N Figueroa Street, Los Angeles
October 16, 2017

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915

Telephone 626 793 2400, Facsimile 626 793 2401

www.historicresourcesgroup.com

PREPARED FOR

National Trust for Historic Preservation
2600 Virginia Ave., N.W., Suite 1100
Washington, DC 20037

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe
4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

TABLE OF CONTENTS

2	Introduction
4	Summary of Existing Conditions
7	Plaza Community Services Program
15	Budget Estimate

Appendices

Appendix A: Line Item Budget Estimate

List of Figures

Figure 1: Existing conditions

Figure 2: Existing conditions

Figure 3: Existing conditions

Figure 4: Existing conditions

Figure 5: Existing conditions

Figure 6: Existing conditions

Figure 7: Existing conditions

Figure 8: Existing conditions

Figure 9: Existing conditions

Figure 10: Existing conditions

Figure 11: Existing conditions

Figure 12: Existing conditions

Figure 13: Historical Significance Plan Study

Figure 14: Accessibility Plan Study

Figure 15: Programmatic Plan Study

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

INTRODUCTION

This feasibility study was prepared for the National Trust for Historic Preservation (NTHP) to critically assess the feasibility of the proposed Plaza Community Services (PCS) educational and exhibition uses at the historic Casa de Adobe, a Los Angeles Historic-Cultural Monument (#439).

The Casa de Adobe was constructed in 1918 by the Hispanic Society of California as a reproduction of an early-19th century Spanish-era ranch house. It was built using traditional adobe construction techniques and was furnished with heirlooms representing the area's Spanish and Mexican periods. In 1925 the Hispanic Society granted the Casa de Adobe to the Southwest Museum.¹

Casa de Adobe was a popular tourist attraction and event space throughout much of the 20th century. In 1992, due to financial difficulties and low visitation, the Southwest Museum Board limited public access to the Casa to only special events and programs. In 2003 the Southwest Museum merged with the Gene Autry Western Heritage

Museum (now the Autry Museum of the American West), and the Casa de Adobe's artifact collection was relocated to a storage facility.²

In 2006 Heritage Architecture and Planning prepared the "Casa de Adobe Historic Structure Report" for the Autry Museum. The purpose of the report was to analyze the historic significance of the Casa de Adobe, evaluate existing conditions of the site, building, and systems, and provide rehabilitation and restoration options based on those findings. In 2013 Gruen Associates prepared the "Casa de Adobe Update Report and Report" which evaluated the accuracy of the information presented in the 2006 HSR and provided additional information as necessary to present a complete and up-to-date analysis of the condition of the Casa de Adobe.³

This feasibility study was prepared to document, verify and assess the existing site, building, and structural conditions at the Casa de Adobe, and prepare a prioritized list of work items that will bring the building up to code and a

¹ Southwest Museum, "Casa de Adobe Handbook," 1973, 5.

² Gruen Associates, "Casa de Adobe Report Update and Report," prepared on behalf of the City of Los Angeles, June 28, 2013, 1-1.

³ Gruen Associates, 1-1.

condition that would be compatible for contemporary uses defined by Plaza Community Services; and to prepare an updated budget for that list of work items. This feasibility study includes:

- Review of the draft Historic Structure Report (HSR) prepared by Heritage Architecture in 2006, and the draft HSR update prepared by Gruen Associates in 2013;
- Field observation, verification, and documentation of existing conditions as appropriate to update and/or augment the information in the draft HSRs;
- Meetings and communications with representatives of Plaza Community Services, the National Trust, the Autry Museum, a consulting structural engineer, and a construction cost estimator;
- Development of a potential user's program, achieved through analyzing the user's proposed curriculum and suggesting a fit between the user's requirements and the existing building;
- Utilizing the table of work plan items and budgets provided in the Gruen report, develop a revised work plan that responds to an update of conditions as

observed in the field, responds to the needs of the potential user, and responds to recommendations from the team's structural engineer;

- Review and validation of the budget items previously provided in the Gruen budget, and modification of the line-item budget for consistency with any changes in the recommended scope of work.

The project team includes Historic Resources Group (Peyton Hall, FAIA, Managing Principal; John LoCascio, AIA, Principal; and Laura Janssen, Senior Architectural Historian), Melvyn Green and Associates, Inc. (Melvyn Green, SE) and Construction Cost Consultants, Inc. (Gurdeep Kaur-Dailey and Charles Munroe). The team worked closely with Christina Morris, Field Director, National Trust for Historic Preservation; Maren Dougherty, Vice President of Communications and Visitor Experience, Autry Museum of the American West; Christy Johnson McAvoy and Frank Parrello, members of the Southwest Museum Site National Treasure Steering Committee; and Gabriel Buelna, Executive Director, and Ray Verches, Plaza Community Services.

SUMMARY OF EXISTING CONDITIONS

The project team observed the Casa de Adobe site and building on June 28, 2017, to verify and document existing conditions. Conditions appear similar to those documented in the 2013 Gruen report.

The building is located on a sloping property and sits several feet above the sidewalk on Figueroa Street, above a stone retaining wall, and is reached by two flights of steps. The only accessible route into the building is from the rear, and this does not meet current code requirements. The landscaping on the site is minimal and has not been adequately maintained. Site features, grading and drainage remain substantially as described in the Gruen report.

The building structure remains in poor to fair condition due to ongoing lack of proper protection and maintenance. Plaster has delaminated on some areas of the exterior and interior walls, leaving the adobe bricks exposed. Cracks are visible in some areas. The plaster appears to be cement plaster, which is not compatible with adobe construction. The exposed roof rafter tails are severely deteriorated. Portions of the interior show signs of water infiltration, likely from roof leaks. Many of the clay roof tiles are broken or missing, and there is no waterproof underlayment. Wood windows and

doors are deteriorated and in need of rehabilitation.

The courtyard, which was originally landscaped, is paved with square pavers which are damaged and uneven. The only accessible path into the courtyard is from the rear of the building, via a wood ramp that does not meet current accessibility requirements. The Corredor, or covered walkway, surrounding the courtyard is framed with wood posts and beams supporting a clay tile roof. Daylight is visible through the roof tiles, which are in poor condition and have no waterproof underlayment.

With the exception of the caretaker's apartment, the Casa de Adobe is not air conditioned. Domestic water piping is a combination of galvanized steel pipe and copper pipe. The existing toilets do not meet accessibility requirements.

The 100-amp electrical service is functional but does not meet current safety requirements. The wiring includes some cloth-covered wiring. As described in the Gruen report, the service is in poor condition, and is inadequate for the proposed use of the building. The lighting system, as described in the Gruen report, is "old, inconsistent, and not energy-efficient."



Figure 1: Landscaping in west side yard



Figure 2: Delaminated plaster, exposed adobe bricks and deteriorated rafter tails



Figure 3: Delaminated interior plaster and exposed adobe bricks



Figure 4: Interior wall crack



Figure 5: Interior cracks and moisture damage in the Horno



Figure 6: Moisture damage on the ceiling of the Sepulveda Room

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP



Figure 7: Damaged clay roof tiles in the Corredor with no underlayment or sheathing



Figure 8: Deteriorated wood door in need of rehabilitation



Figure 9: The Courtyard



Figure 10: The Corredor



Figure 11: The Chapel



Figure 12: The Music Room, with furred interior walls and track lighting

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

PLAZA COMMUNITY SERVICES PROGRAM

Plaza Community Services was founded in 1905 and provides leadership training, educational and welfare assistance programs, medical services, and recreational activities for children and adults. The primary targeted population is Latino children, youth, and families of low-income status.⁴

Plaza proposes to use the Casa de Adobe as an experiential museum that will provide children and families the opportunity to connect with history and engage in meaningful, developmentally appropriate activities that support the growth of language, motor, cognitive, social/emotional, and self-help skills.⁵

The curriculum consists of two primary functions: Early childhood education, including lectures, presentations, an agricultural demonstration, and arts and crafts activities; and exhibition, including displays of historic artifacts and recreation of at least a portion of the Casa de Adobe's historic house museum. Supportive functions would include administrative offices, an after-

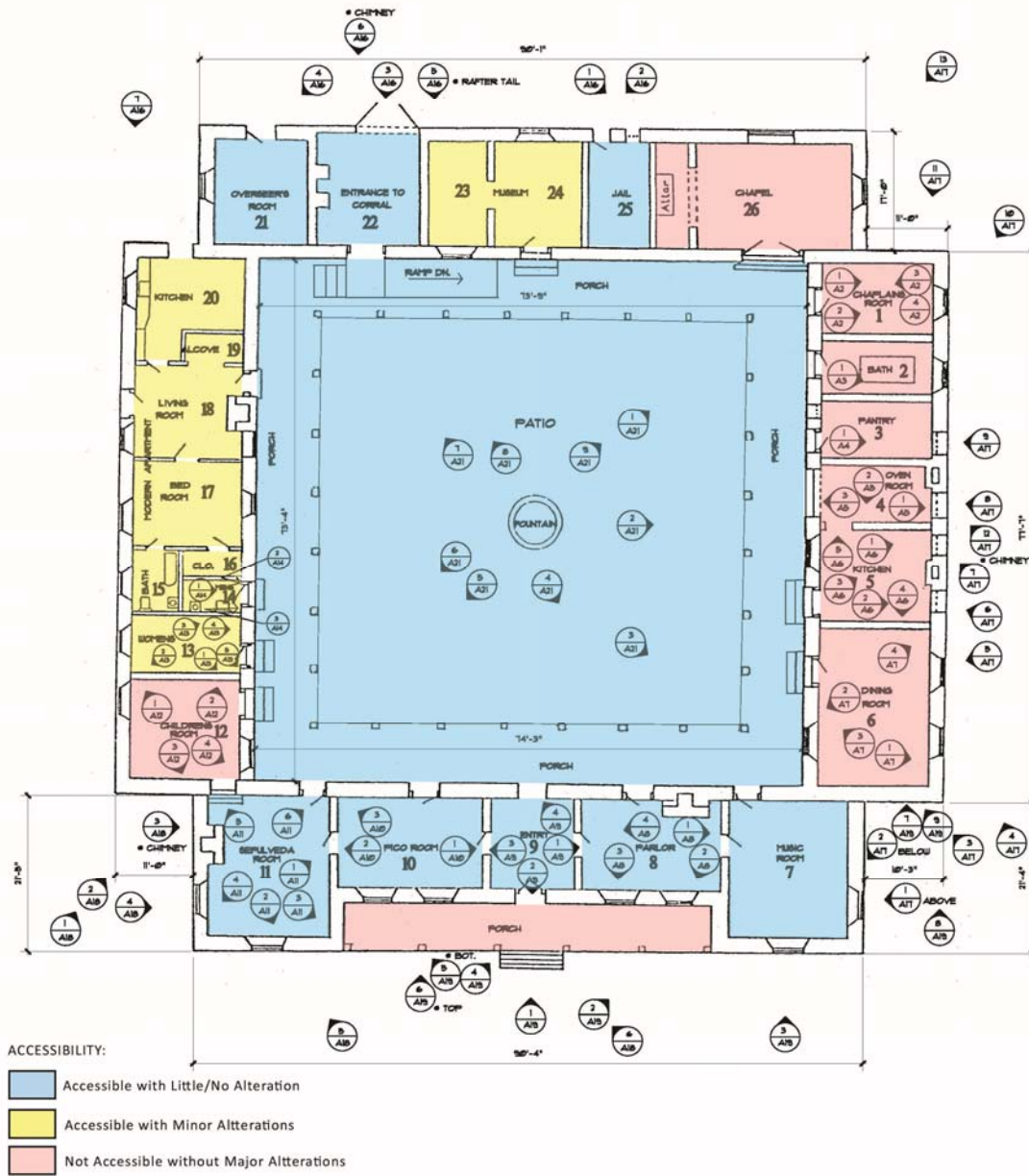
hours café that could host community or corporate events, a gift shop, public restrooms, and storage facilities.

The project team assessed the Plaza curriculum against the existing conditions of the Casa de Adobe, in order to determine a functional fit that would minimally impact the building's historic character and significance. The Casa's rooms and features were evaluated for both historical significance and accessibility, and programmatic functions were then assigned based on the least impactful fit. For example, the rooms in the Casa's south and east ranges are among the building's most historically significant, as they represented the primary living quarters of the hacienda. The rooms in the east range are all individually accessed only by steps and cannot be made accessible without substantial exterior and interior alterations. These spaces were therefore programmed to house exhibit rooms, to be viewed from the adjacent Corredor, in an effort to minimize alterations. This analysis is illustrated in the following diagrammatic plan studies and culminates in the user's program.

⁴ "About Us," Plaza Community Services, <http://www.plazacs.org/mission.php> (accessed October 13, 2017).

⁵ Plaza Community Services, "Casa de Adobe Curriculum," undated, 3-4.

FIGURE 14: ACCESSIBILITY PLAN STUDY



FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

FIGURE 15: PROGRAMMATIC PLAN STUDY



FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

USER'S PROGRAM

Program Outline				
Function	Activity	Space	Functional Requirements	Notes
Early Childhood Education (Messy Hands, Bright Minds; Little Kahlo and Rivera at Work; Family time-Learning about our past and our future; Art Exhibit; Future Tamay and Del Rio Artists)	Entrance/exit	Zaguán (Entry)	<ul style="list-style-type: none"> • Accessible path of travel • Needs to accommodate two-way traffic 	Providing an accessible path of travel to the Zaguán from Figueroa Street would require the construction of two ramps: one from the street to the front yard of the Casa, and one from the front yard to the porch (this would substantially alter the historic appearance).
		Entrada del Corral (Entrance to Corral)	<ul style="list-style-type: none"> • Accessible path of travel 	Access at grade from rear (north) side of building and existing ramp to Corredor; could potentially be used as accessible entrance/exit
	Orientation	Patio	<ul style="list-style-type: none"> • Needs to accommodate multiple groups simultaneously • Shading devises (fixed or portable) 	Potential to rehabilitate the Patio to its historic landscape configuration with four quadrants, which could define break-out spaces for multiple groups
	Lecture/presentation	Quarto Pico (Pico Room)	<ul style="list-style-type: none"> • HVAC • Lighting/electrical • A/V equipment 	These rooms are accessible from the Zaguán, Corredor, and each other.
		Quarto Sepulveda (Sepulveda Room)		
	Agricultural demonstration	West Garden	<ul style="list-style-type: none"> • Accessible path of travel • Water 	Agricultural display area should not encroach on the front setback.
Art/crafts	Garden	<ul style="list-style-type: none"> • Accessible path of travel • Sun/rain shelter • Lighting/electrical • Work surfaces • Water • Storage 	Art and crafts activities should be limited to the garden, to avoid potential damage to the historic materials and finishes in the Casa.	

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

Program Outline				
Function	Activity	Space	Functional Requirements	Notes
Exhibition (Little Kahlo and Rivera at Work; Family time-Learning about our past and our future; Art Exhibit; Future Tamay and Del Rio Artists)	Display of artifacts (to be determined)	Sala (Parlor)	<ul style="list-style-type: none"> • Accessible path of travel • Climate control to preserve artifacts • HVAC • Lighting/electrical • Security system • Internet/WiFi 	<p>These rooms are accessible from the Zaguán, Corredor, and each other. The Sala de Musica was previously partially retrofitted with track lighting and furred walls.</p> <p>Must balance conservation of collections with potential impact on the building of interventions for climate control</p> <p>Select a source and level of illumination that provides acceptable effect on collection with minimal impact on building</p>
		Sala de Musica (Music Room)		
House museum/furnishings (to be determined)		Comedor (Dining Room)	<ul style="list-style-type: none"> • Climate control to preserve furnishings • HVAC • Lighting/electrical • Security system • Internet/WiFi 	<p>These rooms cannot be made accessible without substantial alteration to historic fabric. Any exhibition in these rooms should be limited to views from the Corredor.</p> <p>Must balance conservation of collections with potential impact on the building of interventions for climate control</p> <p>Select a source and level of illumination that provides acceptable effect on collection with minimal impact on building</p>
		Cocina (Kitchen)		
		Horno (Oven Room)		
		Dispensa (Pantry)		
		Baño (Bath)		
		Quarto del Capellán (Chaplain's room)		
		Capilla (Chapel)		
		Dormitorio de Niños (Children's Room)		

Program Outline				
Function	Activity	Space	Functional Requirements	Notes
Administration	Administrative offices	Modern Apartment Living Room	<ul style="list-style-type: none"> • Accessible path of travel • HVAC • Lighting/electrical • Security system • Internet; WiFi or wired 	<p>Could potentially construct accessible staff entrance at existing west porch</p> <p>These spaces could be adapted to accommodate administrative functions without a substantial effect on integrity</p>
		Modern Apartment Bedroom		
	Staff lockers/storage	Bathroom	<ul style="list-style-type: none"> • Accessible path of travel • HVAC • Lighting/electrical • Security system 	<p>These spaces could be adapted/reconfigured to accommodate staff needs without a substantial effect on overall integrity</p>
		Closet		
		Lavatory		
	Staff toilet(s)	Ladies' Room	<ul style="list-style-type: none"> • Accessible path of travel • HVAC • Lighting/electrical • Plumbing 	<p>The existing ladies' room appears to be a later alteration (it appears to have originally been identified as a bedroom.) As such the space can be remodeled, with new access directly from adjacent interior space, to provide an accessible staff toilet</p>

Program Outline				
Function	Activity	Space	Functional Requirements	Notes
Café/after-hours events (Community or Corporate events)	Outdoor dining/after-hours events	Patio and Corredor (Porch)	<ul style="list-style-type: none"> • Accessible path of travel 	Rehabilitation of Patio landscape could limit flexibility in the space's use
	Food Service	Modern Apartment Kitchen	<ul style="list-style-type: none"> • Accessible path of travel • HVAC • Lighting/electrical • Plumbing • Food storage equipment 	Creation of a commercial kitchen would require compliance with city, county and state health and environmental codes. This draft program anticipates a facility serving foods prepared off-site, rather than the creation of an on-site commercial kitchen.
	Café storage	Quarto del Major Domo (Overseer's Room)	<ul style="list-style-type: none"> • Accessible path of travel • Lighting/electrical • Security system 	Access at grade from rear (north) side of building; previously used as storage
Gift Shop	Merchandise sales	Entrada del Corral (Entrance to Corral)	<ul style="list-style-type: none"> • Accessible path of travel • Merchandise display shelves and storage • Lighting/electrical • Security system • Internet/WiFi 	Access at grade from rear (north) side of building and existing ramp to Corredor; could potentially also be used as accessible entrance/exit.
Support	Public Toilets	Garage (or new outbuilding if conversion of garage is not feasible)	<ul style="list-style-type: none"> • Accessible path of travel • HVAC • Lighting/electrical • Plumbing • Fixtures and fittings 	The conversion of the garage to public toilets, if feasible, or construction of a new compatible outbuilding would have less of an impact on the historic integrity of the Casa than the conversion of rooms within the Casa, due primarily to accessibility issues caused by the varying floor levels
		Museo rooms (Museum)	<ul style="list-style-type: none"> • Accessible path of travel • Lighting/electrical • Security system 	Access at grade from rear (north) side of building; previously used as storage
	Carcela (Jail)			

BUDGET ESTIMATE

This budget estimate updates the “Cost Analysis” included in the 2013 update report prepared by Gruen Associates.

This budget estimate utilizes the table of work plan items and budgets provided in the Gruen report. The work plan has been revised as needed to respond to an update of conditions as observed in the field, to the specific needs of the Plaza Community Services program, and to recommendations from the project team’s structural engineer. The budget items have been modified for consistency with any changes in the recommended scope of work, and increased by 15% over the 2013 estimates to account for inflation.

This budget estimate assumes that there will be at least four or more bids. A smaller number of bidders may result in higher costs, while a larger number of bidders may result in more competitive costs.

The project is scheduled for 18 months construction. This estimate includes the allowance for labor and material cost inflation to the mid-point of construction.

A design contingency has been included in this estimate to allow for work not yet known and developed.

Soft costs are estimated at 35%. These include:

- Design, engineering and consultant fees
- Project construction management fees
- Plan check and building permit fees
- Testing and inspection
- Construction contingency (for change orders during construction)
- Furniture and equipment.

This budget estimate **excludes**:

- Hazardous material abatement
- Monitoring costs for intrusion detection systems at exterior openings
- Removal of unforeseen underground obstructions
- Legal and accounting fees.

The following table summarizes the proposed budget estimate. The full line item budget estimate is attached as Appendix A.

BUDGET SUMMARY

Descriptions		Cost Estimate	
		2013	2017
1	Foundations	205,500.00	236,325.00
2	Replaced with Added Item J (see below)	0.00	0.00
3	Floor and Roof Structure	102,000.00	117,300.00
4	Exterior Cladding	266,776.00	306,792.00
5	Roofing, Waterproofing and Skylights	159,398.00	183,307.00
Sub-total Shell		733,674.00	843,724.00
6	Interior Partitions, Doors and Glazing	24,500.00	28,175.00
7	Floor, Wall and Ceiling Finishes	454,500.00	522,675.00
Sub-total Interior Construction		479,000.00	550,850.00
8	Function Equipment and Specialties	21,000.00	24,150.00
9	Stairs and Vertical Circulation	7,000.00	8,050.00
Sub-total Equipment, Specialties and Circulation		28,000.00	32,200.00
10	Plumbing	32,044.00	36,851.00
11	Heating, Ventilating and Air Conditioning	20,736.00	23,846.00
12	Fire Protection	35,250.00	40,538.00
13	Electrical, Lighting, Power and Communications	154,675.00	177,876.00
Sub-total Mechanical and Electrical Systems		242,705.00	279,111.00
17a	Existing Conditions	269,598.00	310,037.00
17b.1	Site Preparation	140,000.00	161,000.00
17b.2	Site Improvement	363,273.00	417,763.00
17b.3	Site Utilities	208,000.00	239,200.00
Sub-total Existing Conditions and Site Work		980,871.00	1,128,000.00
Total 2013 Construction Items		2,464,249.00	2,833,886.00
General Conditions 15%		369,637.00	425,083.00
Contractor's Overhead and Profit 8%		226,711.00	260,718.00
Total Construction Cost Estimate 2013 Scope		3,060,597.00	3,519,687.00
Design Contingency 20%		612,119.00	703,937.00
Escalation to mid-point of Construction 6%		220,363.00	253,417.00
Total Budget for Retained 2013 Work Items		3,893,079.00	4,477,041.00

Descriptions	Cost Estimate	
	2013	2017
Added Scope of Work for Plaza 2017:		
A New ADA ramps (3)		69,570.00
B Historic Agriculture Garden (allowance)		7,840.00
C Garden Pavilion for Arts and Crafts		35,000.00
D Climate Control System for Exhibit Rooms		10,000.00
E Internet/WiFi		23,894.00
F Security System		31,250.00
G Interior Remodel for Administrative Offices		38,010.00
H Convert Ladies Room to Accessible Staff Toilet		20,166.00
I Convert Garage to Accessible Public Toilets		119,071.00
J Add Metal Straps at Interior Roof Corners		10,960.00
Sub-total Added Work for Plaza		365,761.00
General Conditions 15%		54,864.00
Contractor's Overhead and Profit 8%		33,650.00
Total 2017 Construction Items		454,275.00
Design Contingency 20%		90,855.00
Escalation to mid-point of construction 6%		32,708.00
Total Budget for Added 2017 Work Items		577,838.00
TOTAL CONSTRUCTION BUDGET		5,054,879.00
Project Soft Costs 35%		1,769,208.00
TOTAL PROJECT BUDGET FOR PLAZA 2017		6,824,087.00

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe

4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

APPENDIX A: LINE ITEM BUDGET ESTIMATE

FEASIBILITY STUDY FOR PLAZA COMMUNITY SERVICES

Casa de Adobe
4603 N Figueroa Street, Los Angeles

HISTORIC RESOURCES GROUP

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
1	<u>FOUNDATIONS</u>						
	Seismic strengthening to support adobe walls without concrete foundation	1	LS	200,000.00	\$200,000	\$230,000	\$230,000
	Patch and repair existing slab on grade	1	LS	2,000.00	\$2,000	\$2,300	\$2,300
	Expansion joint, allowance	1	LS	3,500.00	\$3,500	\$4,025	\$4,025
	TOTAL FOUNDATIONS				\$205,500		\$236,325
2	<u>FLOOR AND ROOF STRUCTURE</u>						
	Seismic strengthening of wood roof beams	1	LS	100,000.00	\$100,000	\$115,000	\$115,000
	Expansion joint, allowance	1	LS	2,000.00	\$2,000	\$2,300	\$2,300
	TOTAL FLOOR AND ROOF STRUCTURE				\$102,000		\$117,300
3	<u>EXTERIOR CLADDING</u>						
	Repair or replace plaster and paint at exterior wall	7,480	SF	30.00	\$224,400	\$35	\$258,060
	Patch, prep and repaint canopy soffits, allowance	2,318	SF	2.00	\$4,636	\$2	\$5,331
	Repair existing exterior entrance doors, double leaf	2	EA	2,000.00	\$4,000	\$2,300	\$4,600
	Repair/replace exterior windows, allowance	1	LS	30,000.00	\$30,000	\$34,500	\$34,500
	Caulking and sealant	7,480	SF	0.50	\$3,740	\$1	\$4,301
	TOTAL EXTERIOR CLADDING				\$266,776		\$306,792
4	<u>ROOFING, WATERPROOFING AND SKYLIGHTS</u>						
	Inspect, repair, replace existing roof tiles, allow 40% of roof area (assume matching roof materials available)	3,116	SF	18.00	\$56,088	\$21	\$64,501
	Repair existing roof, allow remaining 60% of roof area	4,675	SF	10.00	\$46,750	\$12	\$53,763
	Repair or replace existing wood rafter tails, allowance	1	LS	10,000.00	\$10,000	\$11,500	\$11,500

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

		2014 Estimate				2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	New roof underlayment (incl. roof bd covering & insulation)	7,791	SF	4.50	\$35,060	\$5	\$40,318
	Caulking and sealant	1	LS	4,500.00	\$4,500	\$5,175	\$5,175
	Miscellaneous roof accessories, allowance	1	LS	5,000.00	\$5,000	\$5,750	\$5,750
	Pipe and duct penetration, allowance	1	LS	2,000.00	\$2,000	\$2,300	\$2,300
	TOTAL ROOFING, WATERPROOFING AND SKYLIGHTS				\$159,398		\$183,307
5	<u>INTERIOR PARTITIONS, DOORS AND GLAZING</u>						
	New partition, allowance	1	LS	8,000.00	\$8,000	\$9,200	\$9,200
	New doors at restroom, allowance	2	EA	2,500.00	\$5,000	\$2,875	\$5,750
	Repair of existing wood windows	1	LS	10,000.00	\$10,000	\$11,500	\$11,500
	Caulking and sealant	1	LS	1,500.00	\$1,500	\$1,725	\$1,725
	TOTAL INTERIOR PARTITIONS, DOORS AND GLAZING				\$24,500		\$28,175
6	<u>FLOOR, WALL AND CEILING FINISHES</u>						
	Repair/replace part of existing floor finish, allowance	7,050	SF	10.00	\$70,500	\$12	\$81,075
	Plaster and paint existing interior walls, allowance	11,044	SF	30.00	\$331,320	\$35	\$381,018
	Repair and finish existing ceiling, allowance	5,040	SF	4.50	\$22,680	\$5	\$26,082
	Replace existing wood ceiling supports, allowance	1	LS	20,000.00	\$20,000	\$23,000	\$23,000
	Miscellaneous repair of existing interior finishes	1	LS	10,000.00	\$10,000	\$11,500	\$11,500
	TOTAL FLOOR, WALL AND CEILING FINISHES				\$454,500		\$522,675
7	<u>FUNCTION EQUIPMENT AND SPECIALTIES</u>						
	Toilet partitions and accessories, allowance	1	LS	9,000.00	\$9,000	\$10,350	\$10,350
	Code signage, allowance	1	LS	2,000.00	\$2,000	\$2,300	\$2,300

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
 October 2017

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	Building signage, allowance	1	LS	5,000.00	\$5,000	\$5,750	\$5,750
	Miscellaneous specialties, allowance	1	LS	5,000.00	\$5,000	\$5,750	\$5,750
	TOTAL FUNCTION EQUIPMENT AND SPECIALITES				\$21,000		\$24,150
8	<u>STAIRS AND VERTICAL CIRCULATION</u>						
	Repair existing stairs and ramps	1	LS	7,000.00	\$7,000	\$8,050	\$8,050
	TOTAL STAIRS AND VERTICAL CIRCULATION				\$7,000		\$8,050
9	PLUMBING						
	<i>Common work results for Plumbing</i>						
	Plumbing system layout, sleeving and inserting	4,800	SF	0.10	\$480	\$0	\$552
	Plumbing systems test and inspection	4,800	SF	0.05	\$240	\$0	\$276
	Plumbing systems seismic control	4,800	SF	0.10	\$480	\$0	\$552
	Plumbing systems fire stop penetrations	4,800	SF	0.06	\$288	\$0	\$331
	Plumbing system tag and identify	4,800	SF	0.02	\$96	\$0	\$110
	Plumbing systems clean-up and dispose of debris	4,800	SF	0.15	\$720	\$0	\$828
	<i>Plumbing demolition</i>						
	Remove existing plumbing fixtures	4,800	SF	0.10	\$480	\$0	\$552
	Remove sanitary sewer & vent piping, cut and cap, at removed fixtures	4,800	SF	0.40	\$1,920	\$0	\$2,208
	Remove domestic hot and cold water piping, cut and cap, at removed fixtures	4,800	SF	0.20	\$960	\$0	\$1,104
	<i>Plumbing fixtures</i>						

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
 Telephone 626 793 2400, Facsimile 626 793 2401
 www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
New plumbing fixtures to meet accessibility requirements including rough-in:							
	Water closet	2	EA	3,200.00	\$6,400	\$3,680	\$7,360
	Sink, wall mounted	2	EA	1,990.00	\$3,980	\$2,289	\$4,577
	Hand dryer	2	EA	1,600.00	\$3,200	\$1,840	\$3,680
	Instant water heater	2	EA	600.00	\$1,200	\$690	\$1,380
	Domestic water piping supply and distribution at fixtures w/ fittings	1	LS	4,000.00	\$4,000	\$4,600	\$4,600
	Sanitary sewer and vent piping	1	LS	4,000.00	\$4,000	\$4,600	\$4,600
	Connct to existing SS pipe	1	LS	3,000.00	\$3,000	\$3,450	\$3,450
	Condensate drain	1	LS	600.00	\$600	\$690	\$690
	TOTAL PLUMBING				\$32,044		\$36,851
10	<u>HEATING, VENTILATING AND AIR CONDITIONING</u>						
	<i>Common work results for HVAC</i>						
	Seismic control	4,800	SF	0.05	\$240	\$0	\$276
	Fire stop penetrations	4,800	SF	0.10	\$480	\$0	\$552
	Testing and commissioning, allowance	4,800	SF	0.12	\$576	\$0	\$662
	Miscellaneous HVAC work, allowance	4,800	SF	0.20	\$960	\$0	\$1,104
	<i>Demolition</i>						
	Selective demolition	4,800	SF	0.20	\$960	\$0	\$1,104
	<i>New work</i>						

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	AC unit for caretaker area (assumed 1600 SF)	4,800	SF	0.95	\$4,560	\$1	\$5,244
	New wall exhaust fans at bathroom	4,800	SF	0.20	\$960	\$0	\$1,104
	Air supply and return ducting	4,800	SF	2.20	\$10,560	\$3	\$12,144
	Air supply and return diffuser and grilles	4,800	SF	0.25	\$1,200	\$0	\$1,380
	Thermostats and controls	4,800	SF	0.05	\$240	\$0	\$276
	TOTAL HEATING, VENTILATING AND AIR CONDITIONING				\$20,736		\$23,846
11	<u>FIRE PROTECTION</u>						
	Fire sprinkler systems, allowance (if required by code)	7,050	SF	5.00	\$35,250	\$6	\$40,538
	TOTAL FIRE PROTECTION				\$35,250	\$0	\$40,538
12	<u>ELECTRICAL, LIGHTING, POWER AND COMMUNICATIONS</u>						
	<i>Selective demolition</i>						
	Remove existing service board	1	EA	620.00	\$620	\$713	\$713
	Remove existing electrical distribution system	7,050	SF	0.85	\$5,993	\$1	\$6,891
	Miscellaneous electrical demolition	7,050	SF	0.20	\$1,410	\$0	\$1,622
	Protect existing electrical systems	7,050	SF	0.25	\$1,763	\$0	\$2,027
	<i>Electrical service and distribution</i>						
	New 200 amp switchboard 120/240 volt, 3 dia.-4w delta system	1	EA	5,300.00	\$5,300	\$6,095	\$6,095
	Transformer, disconnect, starters	7,050	SF	0.95	\$6,698	\$1	\$7,702
	Feeders	7,050	SF	0.65	\$4,583	\$1	\$5,270
	Grounding	7,050	SF	0.55	\$3,878	\$1	\$4,459

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
 October 2017

		2014 Estimate				2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	Temporary supply	7,050	SF	0.45	\$3,173	\$1	\$3,648
	<i>Interior lighting and power</i>						
	New energy-efficient lighting fixtures, allowance	7,050	SF	2.90	\$20,445	\$3	\$23,512
	New LED edge-lit exit signs	7,050	SF	0.25	\$1,763	\$0	\$2,027
	Display case lighting, dimmable T-5 lamps with UV filter, allowance	7,050	SF	0.50	\$3,525	\$1	\$4,054
	Install new centralized lighting control	7,050	SF	1.10	\$7,755	\$1	\$8,918
	Lighting conduit and conductor	7,050	SF	2.30	\$16,215	\$3	\$18,647
	Power outlets	7,050	SF	0.40	\$2,820	\$0	\$3,243
	Power outlets conduit and conductor	7,050	SF	3.10	\$21,855	\$4	\$25,133
	<i>Special electrical systems</i>						
	Fire alarm system	7,050	SF	4.60	\$32,430	\$5	\$37,295
	Voice and data	7,050	SF	0.90	\$6,345	\$1	\$7,297
	Security and access (3 doors)	7,050	SF	1.15	\$8,108	\$1	\$9,324
	TOTAL ELECTRICAL LIGHTING, POWER AND COMMUNICATIONS				\$154,675		\$177,876
17	<u>EXISTING CONDITIONS</u>						
	<i>Selective demolition</i>						
	Patch, clean and prepare existing external wall for new plaster	7,480	SF	9.60	\$71,808	\$11	\$82,579
	Patch, clean and prepare existing internal wall for new plaster	11,044	SF	8.50	\$93,874	\$10	\$107,955

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
 Telephone 626 793 2400, Facsimile 626 793 2401
 www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	Patch and repair existing flooring of canopy	2,250	SF	3.50	\$7,875	\$4	\$9,056
	Stabilization and repair of existing kitchen	1	LS	12,000.00	\$12,000	\$13,800	\$13,800
	Remove existing toilet partition, floor and ceiling finish	1	LS	2,000.00	\$2,000	\$2,300	\$2,300
	Remove existing worn out roof tiles	3,116	SF	3.80	\$11,841	\$4	\$13,617
	Remove existing railing at entrance	1	LS	200.00	\$200	\$230	\$230
	Protect existing building and temporary work, allowance	1	LS	20,000.00	\$20,000	\$23,000	\$23,000
	Miscellaneous demolition, allowance	1	LS	35,000.00	\$35,000	\$40,250	\$40,250
	Miscellaneous patch and repair, allowance	1	LS	15,000.00	\$15,000	\$17,250	\$17,250
	TOTAL EXISTING CONDITIONS	4,619	SFF A		\$269,598		\$310,037
	TOTAL BUILDING COSTS						\$2,015,923
17	<u>SITE WORK</u>						
	<i>17b.1 Site preparation</i>						
	<i>Building demolition and removal:</i>						
	Remove or patch/repair existing paving at courtyard	2,500	SF	12.00	\$30,000	\$14	\$34,500
	Miscellaneous site demolition, allowance	1	LS	110,000.00	\$110,000	\$126,500	\$126,500
	Sub-total 17b.1 site preparation				\$140,000		\$161,000
	<i>17b.2 Site improvement</i>						
	<i>Earthwork:</i>						
	Site clearing and preparation	11,350	SF	0.50	\$5,675	\$1	\$6,526

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

Description	Qty	Unit	2014 Estimate		2017 Update	
			Rate	Total	Rate (1.15)	Total
Rough grading	11,350	SF	0.45	\$5,108	\$1	\$5,874
Finish grading	11,350	SF	0.40	\$4,540	\$0	\$5,221
<i>Paving and walks:</i>						
New pavers incl. base at courtyard, allowance	2,500	SF	13.50	\$33,750	\$16	\$38,813
New concrete pavement and sidewalk, allowance	1	LS	31,500.00	\$31,500	\$36,225	\$36,225
Parking stall and striping, allowance	1	LS	4,000.00	\$4,000	\$4,600	\$4,600
Protect existing concrete paving and sidewalk, allowance	1	LS	2,500.00	\$2,500	\$2,875	\$2,875
Walls, structure, fence and gates, allowance	1	LS	150,000.00	\$150,000	\$172,500	\$172,500
Landscaping and irrigation, allowance	6,350	SF	12.00	\$76,200	\$14	\$87,630
Miscellaneous site improvement, allowance	1	LS	50,000.00	\$50,000	\$57,500	\$57,500
Sub-total 17b.2 site improvement				\$363,273		\$417,763
<i>17b.3 Site utilities</i>						
<i>Site electrical</i>						
Remove non-historic light fixtures	1	LS	1,250.00	\$1,250	\$1,438	\$1,438
New site lighting to enhance grounds and highlight landscaping, allowance	1	LS	60,000.00	\$60,000	\$69,000	\$69,000
Primary service upgrade (duct bank)	100	LF	110.00	\$11,000	\$127	\$12,650
Incoming communication (duct bank assume 150 LF)	150	LF	60.00	\$9,000	\$69	\$10,350
<i>Storm drainage</i>						
Storm water piping PVC (assumed length or move t site work)	400	LF	75.00	\$30,000	\$86	\$34,500

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

Description	Qty	Unit	2014 Estimate		2017 Update	
			Rate	Total	Rate (1.15)	Total
<i>Sanitary sewer</i>						
Replace/repair existing sewer pipes PVC (assumed length)	100	LF	80.00	\$8,000	\$92	\$9,200
<i>Gas line (meter and PRV by utility company)</i>						
Gas supply and distribution (assumed length)	200	LF	55.00	\$11,000	\$63	\$12,650
<i>Domestic water (underground line included)</i>						
Domestic water pipe replaced and connect to existing (assumed length)	150	LF	85.00	\$12,750	\$98	\$14,663
Domestic water valve box and BFP	1	LS	3,000.00	\$3,000	\$3,450	\$3,450
Water fountain upgrade (feature with pump and filtration system)	1	LS	40,000.00	\$40,000	\$46,000	\$46,000
<i>Fire water</i>						
Fire hydrant	1	EA	4,500.00	\$4,500	\$5,175	\$5,175
Fire water line DI	150	LF	90.00	\$13,500	\$104	\$15,525
Connect fire water line to existing	1	LS	4,000.00	\$4,000	\$4,600	\$4,600
Sub-total 17b.3 Site utilities				\$208,000		\$239,200
TOTAL SITE WORK				\$711,273		\$817,963
SUB-TOTAL CONSTRUCTION COST ESTIMATE FOR 2013 REPORT ITEMS					\$2,464,249	\$2,833,886
ADD MARKUPS PER 2013 REPORT EXCEPT FOR SOFT COSTS						

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	General Conditions- 15%	1	LS		\$369,637		\$425,083
	GC's overhead and profit-8%				\$226,711		\$260,718
	Subtotal				\$3,060,597		\$3,519,687
	Design contingency- 20%				\$612,119		\$703,937
	Escalation to mid point of construction-6%				\$220,363		\$253,417
	Total cost for items in 2013 report				\$3,893,079		\$4,477,041
	ADDED WORK ITEMS						
1	ADA Concrete Handiapped Ramp 5' W x 90' L	450	SF			\$100	\$45,000
2	1 1/2 " Pipe Railing for Steel Ramp	185	LF			\$45	\$8,325
3	Remove wood ramp	90	SF			\$10	\$900
3	ADA Steel Ramp	90	SF			\$50	\$4,500
4	1 1/2 " Pipe Railing at Steel Ramp	41	LF			\$45	\$1,845
5	Histoic Agriculture Garden in West Yard	224	SF			\$35	\$7,840
6	Garden Pavilion in Nortwest corner of plaza	500	SF				\$0
	Concrete slab on grade	500	SF			\$10	\$5,000
	Wood structural framing	500	SF			\$20	\$10,000
	Roof deck /roof finish/drainage	500	SF			\$20	\$10,000
	Water Piping Installation	500	SF			\$10	\$5,000
	Electrical Installation	500	SF			\$10	\$5,000
7	Install HVAC, Rooms 1-8, 12 & 26, Floor units -AC	10	EA			\$1,000	\$10,000
8	Internet / WiFi Troughout	4,619	SFF A				
	Internet / WiFi install 26 rooms	26	RO			\$99	\$2,574

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
			OM S				
	Drill holes for Wiring and Patch/repair wall	26	RO OM S			\$100	\$2,600
	2 Year Commitment @ \$30/Month per room x 26 Rooms	24	MO NT HS			\$780	\$18,720
9	Security System at all Openings (excl monitoring costs)	25	EA			\$1,250	\$31,250
10	ADA Concrete Handiapped Ramp 5' W x 12' L w/ Curbs	60	SF			\$150	\$9,000
11	Convert rooms 17 + 18 into New Administration Offices	456	SF			\$60	\$27,360
12	Remove Partition Walls, make into Staff Storage Room						\$0
	Demolish	200	SF			\$15	\$3,000
	Patch Ceiling, Floor & Walls	400	SF			\$5	\$2,000
	Paint	400	SF			\$10	\$4,000
							\$0
13	Demo, Reframe, Install 36" door @ room 17						\$0
	Demo door & frame	1	EA			\$150	\$150
	Install wood 36" x 84" door frame & door	1	EA			\$1,200	\$1,200
	Patch Wall	1	LS			\$300	\$300
							\$0
14	Convert Ladies Room into Staff Toilet	219	SFF A				\$0
	Remove Bath Tub & Lavatory	2	EA			\$350	\$700
	Remove flooring, misc demo	1	LS			\$1,000	\$1,000
	Install Lavatory + WC incl rough in	2	EA			\$2,500	\$5,000
	Install Lavatory Counter	1	EA			\$300	\$300

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	Install Toilet Partitions-single occupancy	0	EA				\$0
	Paint Walls/Ceiling	648	SF			\$2	\$1,296
	Install Ceramic Tile Flooring	219	SF			\$15	\$3,285
	Install Ceramic Wall Tile	429	SF			\$15	\$6,435
	Install Toilet Accessories	1	LS			\$500	\$500
15	Install 36" x 84" Door-unit price per item 13	1	EA			\$1,650	\$1,650
16	Convert Three Car Garage to Accessible Toilets	450	SFF A				\$0
	Convert Garage to 3 Restrooms, 25'W x 18'L						\$0
	Demo interior as necessary	450	SFF A			\$10	\$4,500
	2" x 4" Partition Walls	324	SF			\$18	\$5,832
	Miscellaneous Framing	1,422	SF			\$5	\$7,110
	Dry wall Interior	1,422	SF			\$4	\$5,688
	Paint Exterior	774	SF			\$2	\$1,161
	Ceramic Tile Flooring	450	EA			\$15	\$6,750
	Ceramic Wall Tile	1,422	EA			\$15	\$21,330
	Install wood 36" x 84" door frame + door, exterior	3	EA			\$2,000	\$6,000
	Install Toilets incl piping	3	EA			\$3,000	\$9,000
	Install Lavatory Counters	3	EA			\$300	\$900
	Install Lavatory incl piping	3	EA			\$3,000	\$9,000
	Toilet Accessories	3	EA			\$600	\$1,800
	Install Domestic Water Line	250	LF			\$25	\$6,250
	Install 6" VCP Sewer Line to Existing @ Southwest	250	LF			\$40	\$10,000
	Repair/replace surface at water, sewer locations	1	LS			\$5,000	\$5,000
	Install Electric Conduit & Wiring Circuit Breaker	200	LF			\$15	\$3,000

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
Casa de Adobe, Los Angeles, California
October 2017**

				2014 Estimate		2017 Update	
<i>Description</i>		<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>	<i>Rate (1.15)</i>	<i>Total</i>
	Install Electrical Wiring, Lights, ect.	450	SFF A			\$20	\$9,000
	Install HVAC	450	SFF A			\$15	\$6,750
17	Addition of 1"W x 1/8"T x 10' L Metal Straps @ Interior Roof Corners	8	EA				
	Remove Roof Tiles as Necessary, 30 SF/ Strap, salvage	8	LOC			\$250	\$2,000
	Add 2- 1"Wx1/8"Tx10'L Metal Straps @ Roof Corners	8	EA			\$300	\$2,400
	Drill Bolt Holes in Adobe Walls	32	EA			\$55	\$1,760
	Epoxy in Strap Bolts	32	EA			\$75	\$2,400
	Reinstall Roof Tiles w/ 10% Breakage	8	LOC			\$300	\$2,400
				Sub-Total New Work			\$365,761
	General Conditions- 15%	1	LS				\$54,864
	GC's overhead and profit-8%						\$33,650
	Subtotal						\$454,275
	Design contingency- 20%						\$90,855
	Escalation to mid-point of construction-6%						\$32,708
	Total for added scope						\$577,838
				Grand Total All Work (excluding soft costs)			\$5,054,879

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com

**Line Item Budget Estimate for Plaza Community Services
 Casa de Adobe, Los Angeles, California
 October 2017**

Exclusions:							
1) No hazardous material abatement included							
2) Assumed that all work will be performed by during normal working hours, no phasing and at prevailing wage rates							
3) Estimate base on scope of work compiled by Historic Resources							
4) Estimate assumes there will be at least four or more bids.							
5) Overhead, Profit, Contingency and Bonding are typical rates.							
6) Estimates exclude all soft costs and construction contingency (soft costs are also excluded from work in report dated 2013)							
7) Estimate excludes upgrades of electrical and plumbing systems.							
8) Estimate excludes monitoring costs for intrusion detection systems at exterior openings							

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Pasadena CA 91105-1915
 Telephone 626 793 2400, Facsimile 626 793 2401
www.historicresourcesgroup.com