

Appendix J Preliminary Report of Current Conditions

Appendices

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August 4, 2015

Terry Tao, AIA
Atkinson, Andelson, Loya, Ruud & Romo
12800 Center Court Drive, Suite 300
Cerritos, CA 90703

Re: Preliminary Report of Current Conditions with Cost Estimates for Rehabilitation for the Old Schoolhouse, Azusa Unified School District, Azusa, CA

Dear Mr. Tao;

Pamela Daly, Principal Architectural Historian of Daly & Associates, and John Loomis, Principal of Thirtieth Street Architects, performed a site survey of the Old Schoolhouse of the Azusa Unified School District (AUSD) on July 28, 2015. We identified and documented the current conditions of the Old Schoolhouse building to assess the potential level of repairs, rehabilitation, and associated costs needed for the future reuse of the building.

We have attached a cost estimate for the removal and demolition of modern improvements, retention and rehabilitation of historic features and elements of the Old Schoolhouse, and the preparation of the building for an as-to-yet unidentified low-impact reuse such as office space, or part-time museum and/or education facility for Slauson Middle School.

The current conditions of the interior and exterior facades of the building have been presented with representative photos and the associated tasks needed to address identified deficiencies. Also attached is a sketch of the current floorplan of the building. Our site investigation suggested that further research will be needed to determine the dates of the additions and enlargements made to the west end of the original one-room schoolhouse, and what interior features will be retained or removed.

Our next step will be to prepare a Current Conditions Assessment Report that addresses the recommended treatment for the identified deficiencies. The recommended repairs and rehabilitation methods will be in accordance with the *Secretary of the Interior's Treatment for Historic Properties*, the California Historic Building Code (2013), and the California Division of the State Architect's requirements for a school building.

Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in black ink that reads 'Pamela Daly'.

Pamela Daly, M.S.H.P.
Owner – Principal Architectural Historian

Cost estimate for rehabilitation of Old Schoolhouse prepared by Thirtieth Street Architects

Site Work: Assumptions: Remove non-historic modern improvements. Reuse site/building, prevailing wages.

Description of Work	# Units	Cost/Unit	Total Cost
Demo brick planters, concrete stoops, and entry canopy	176 sq. feet	\$30	\$5,280
New utilities to site	Allowance	\$20,000	\$20,000
New landscaping/irrigations at grade	120 sf	\$16	\$1,920
New site lighting	4 fixtures	\$2,200	\$8,800
New wood stoops with ramps	2	\$8,500	\$17,000
Subtotal			\$53,000
P/OH/GC @ 36%			\$19,080
Contingency @ 10%			\$5,300
Total			\$77,380.00

Building Rehabilitation Work: Assumptions: Reuse for site/building, prevailing wages.

Description of Work	# Units	Cost/Unit	Total Cost
Demo	Allowance	\$10,000	\$10,000
Seismic: anchor building to masonry foundation	1,400 sf	\$12	\$16,800
Seismic: add shear blocking between roof and walls	160 lf	\$25	\$4,000
New plywood diaphragm at roof, new ceiling	1,400 sf	\$10	\$14,000
Seismic: repair concrete foundation piers	Allowance	\$6,500	\$6,500
Repair roof framing, repair hole	1,820 sf	\$6	\$10,920
Repair wood siding	2,400 sf	\$5	\$12,000
Repair (E) windows and doors	23 ea	\$650	\$14,950
New composition roof and new flashing	1,820 sf	\$5	\$9,100
Caulking, prep, prime & paint exterior	2,400 sf	\$6	\$14,400
Replace (E) electrical and lighting	1,400 sf	\$16	\$22,400
Replace (E) plumbing and basic fixtures	1,400 sf	\$9	\$12,600
New FAU attic unit	1	\$9,500	\$9,500
Interior finish repair & paint, new subfloor	1,400 sf	\$24	\$33,600
New security system	1,400 sf	\$2.50	\$3,500
Subtotal			\$194,270
P/OH/GC @ 36%			\$69,937
Contingency @ 10%			\$19,427
Total			\$283,634
Grand Total: Building and Site Work			\$361,014

**“Old Schoolhouse” at Azusa Unified School District
Proposed Building Rehabilitation Tasks**



Demolish brick planters, front entrance canopy, concrete stoops at the front and rear of the building.

Construct new, period appropriate, wood stoops with ADA-approved ramps.



Seismic retrofit: anchor building to masonry foundation.

Seismic retrofit: repair concrete foundation piers.

Repair and/or replace wood siding and trim.



Repair and replace roof framing.

New plywood diaphragm at roof.

Install new composition roof and new flashing.

Install new forced air unit in attic.



Remove existing exterior paint. Caulk, prep, prime and paint exterior.

New landscaping and irrigation at grade.

New site lighting.

New security system.

New utilities to site.



Seismic retrofit: add shear blocking between roof and walls.

Repair windows and doors.

Replace missing historic window units.

Interior finish repair and paint.

New subfloor.

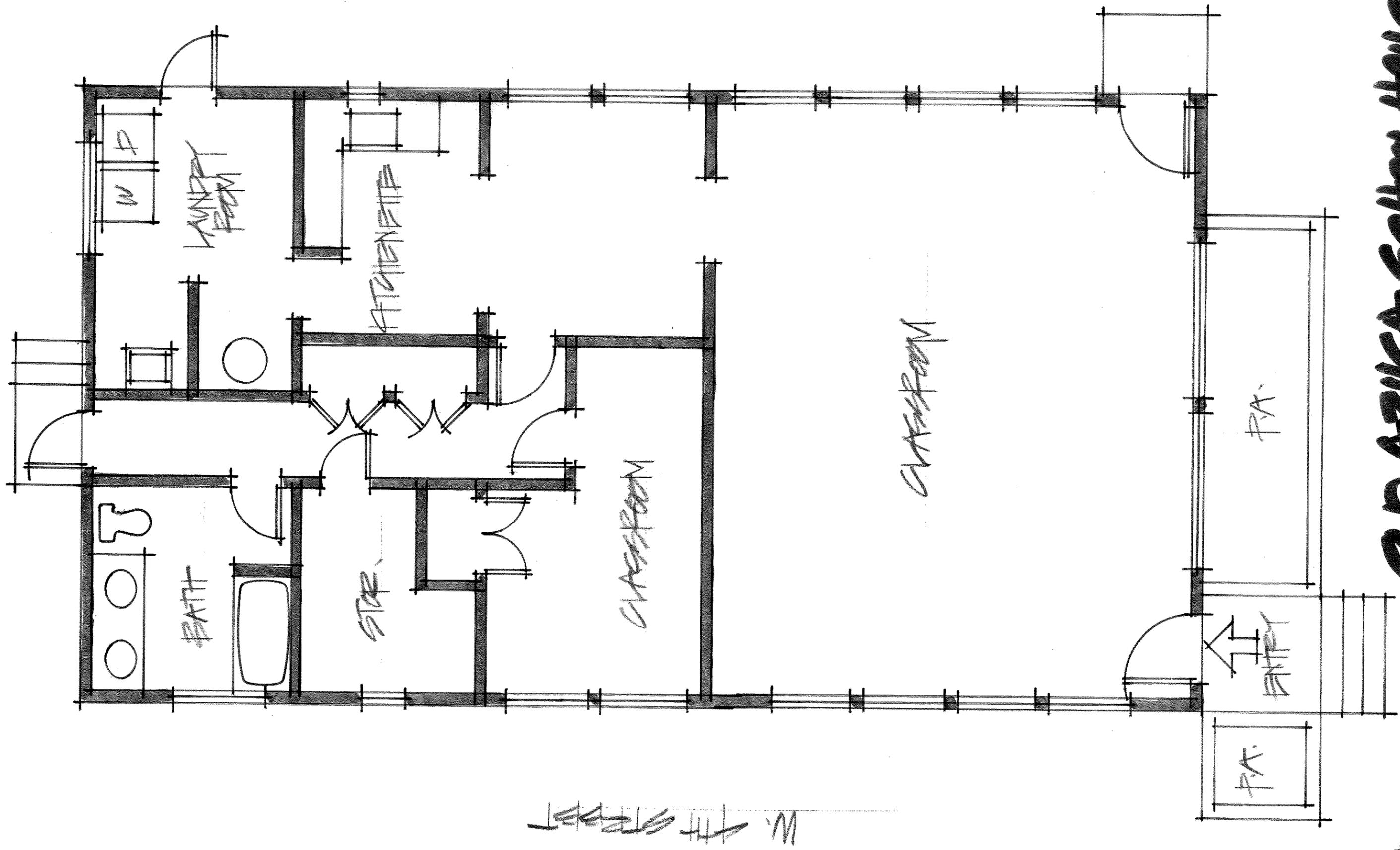
Replace electrical, lighting, and plumbing systems, incl. sewer.



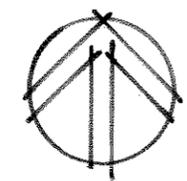
Interior demolition of non-contributing/non-historical walls, floors, closets, cabinets, and plumbing fixtures.

Install new basic plumbing fixtures.

Install new basic floor treatment.



W. 4TH STREET



200 AZUSA SCHOOL HOUSE

N. ANGELES AVE

NO SCALE