

SCHEDULE OF IMPROVEMENTS – 424 Harrison Avenue

The total estimated cost for the ten-year plan is **\$240,000** (see attached estimates):

Years 1-3:

- **Foundation Stabilization and Repair: \$65,000**
 - **LA Seismic Construction Co.**
- **Lead Abatement: \$15,075**
 - **Pacific Environmental & Abatement Solutions Inc**
- **HVAC System Installation: \$45,845**
 - **Burgeson's**

Total Estimated Cost (Years 1-3): \$125,920

Years 4-6:

- **Roof Replacement: \$32,575**
 - **Selah Roofing**
- **Chimney Repairs: \$2,804**
 - **Gash Chimney Services**

Total Estimated Cost (Years 4-6): \$35,379

Years 7-10:

- **Electrical System Modernization and Panel Upgrade: \$28,800**
 - **New Quest Electric, Inc**
- **Exterior Window Restoration (Repair and Re-glazing of Original Sash): \$50,000**
 - **HARP Company**

Total Estimated Cost (Years 7-10): \$78,800

There are many other repairs that may unexpectedly present themselves which would impact our ability to complete the proposed plan above in the set timeframe. For this reason, it is appropriate to include the following items to be completed as necessary:

- **Stormwater Management System (New Gutters, Downspouts, and Grading): \$15,000**

- **Plumbing System Replacement and Tankless Water Heater: \$40,000**
- **Wood Siding and Trim Restoration: \$30,000**
- **Remove Wall Mount and Window AC Units and Finish Work: \$5,000**
- **Interior Plaster Repair and Finish Work: \$10,000**
- **Exterior Painting (Color and Additional Lead Abatement): \$25,000**
- **Sewer Line Replacement: \$10,000**

Note: All work must conform to the standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code. All work subject to City of Claremont design review as required by the Claremont Municipal Code.