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CITY OF GOLETA

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38 Offices Nationwide

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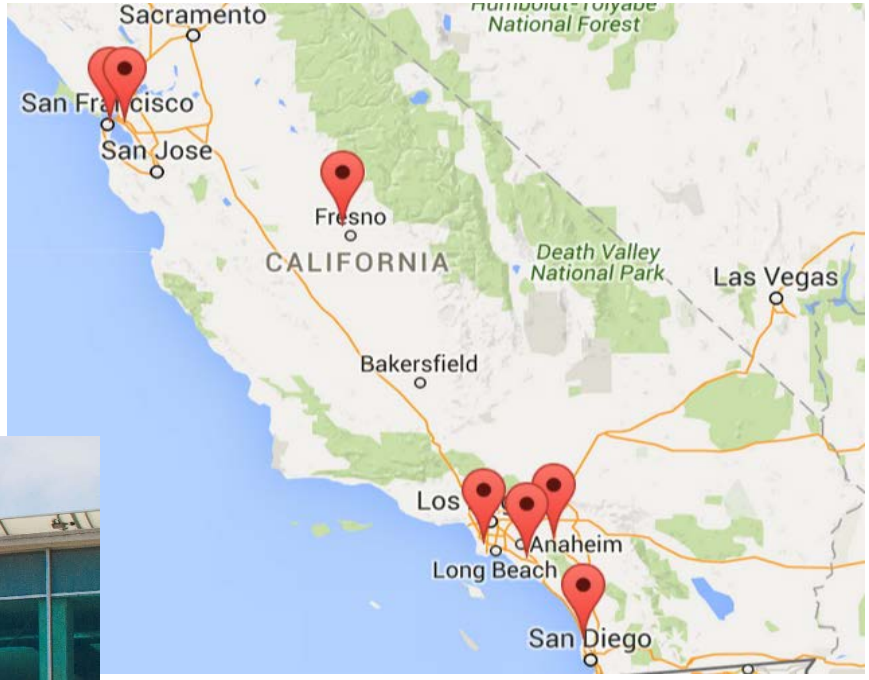
Local Expertise

- We have a strong local presence, serving the greater Los Angeles Community from our national headquarters in Torrance, which is home to over 100 full-time employees.

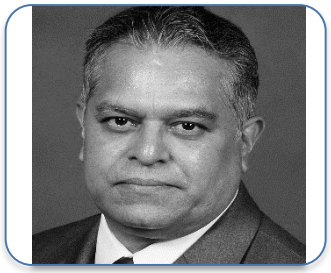


- From 7 additional regional offices around the state (with an additional 120 staff members), Partner brings the full spectrum of our multi-disciplinary assessment staff.

The Partner Team

Jay Kumar, PE

Technical Director, Structural Engineering Group



Michael P. Arias

Technical Director – Property Condition Assessments (PCA)

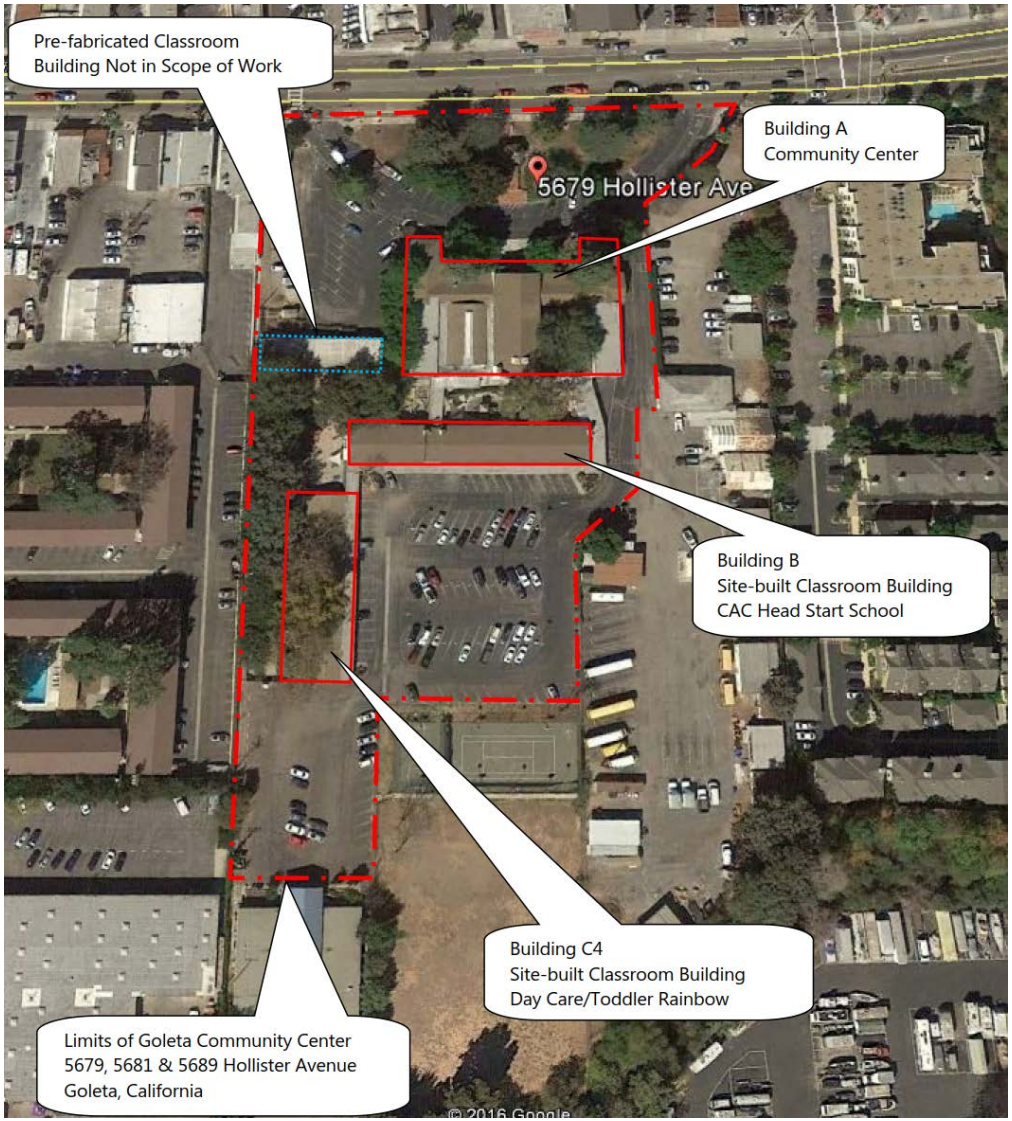
Kevin Roberts, CAC, CLIA

Technical Director for Industrial Hygiene

What's in the Report

- Site Improvements
- Building Structure
- Building Envelope
- Roofing
- Building Interior
- Heating, Ventilation and Air Conditioning (HVAC)/Material HVAC Systems
- Electrical System
- Plumbing System
- Life Safety/Fire Protection
- Kitchen Equipment
- ADA Visual Review

Results – Property Condition Report



Scope of Work

Partner completed this project within the scope and limitations of ASTM E2018-15, Standard Guide for PCAs.

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good In working Condition and does not require immediate or short term repairs above an agreed threshold.

Fair In working condition, but may require immediate or short term repairs above an agreed threshold.

Poor Not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

Priority Determinations

Priority Level	**One (1)**	**New or like new condition.**
	Two (2)	**Well maintained, may exceed expected useful life. No immediate or potential concerns.**
	Three (3)	**Satisfactory, some signs of wear and possible minor immediate repairs. Component/s condition consistent with their expected useful life.**
	Four (4)	**Marginally satisfactory. Some immediate repairs required. Components/Systems at or near the end of their useful life.**
	Five (5)	**Immediate concerns, major replacements, and/or significant attention required. Life safety, code or accessibility concerns.**

Immediate Repairs & Deferred Maintenance Cost

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-TermCost	Total Cost
SITE/TRACT IMPROVEMENTS							
3.0	None noted						
BUILDING STRUCTURE							
4.0	Repair crack in the basement foundation wall of the Community Center Building with epoxy injection	1	LS	$2,000	$2,000		$ 2,000
4.0	Clear soil away from pier footings in crawl space of the Community Center Building	1	LS	$1,000	$1,000		$ 1,000
EXTERIOR ENVELOPE							
5.3	Repair inoperable windows mechanisms at east classrooms of the Community Center building	1	LS	$5,000	$5,000		$ 5,000
MECHANICAL AND ELECTRICAL SYSTEMS							
6.2	Replace sewer line between the Community Center office restroom cleanout and the men's restroom. Cost includes further investigation and possible pump station	1	LS	$30,000	$30,000		$ 30,000
INTERIOR ELEMENTS AND FINISHES							
7.0	None noted						
CODE REVIEW							
8.0	None noted						
ADA COMPLIANCE							
9.0	Modify bus shelters to provide wheelchair access	2	EA	$1,500	$3,000		$ 3,000
9.0	Modify/construct compliant curb cuts at existing accessible parking locations adjacent to existing buildings	3	EA	$10,000	$30,000		$ 30,000
9.0	Modify walkways along the the south side of of the Community Center building to eliminate non-compliant cross-slopes and ramp to the pre-fabricated day care buildings	1	LS	$10,000	$10,000		$ 10,000
9.0	Reset uneven brick pavers at walkway from bus shelter at Hollister Avenue	1	LS	$1,000	$1,000		$ 1,000
9.0	Provide accessible concrete ramp with handrails to top level at gazebo	1	LS	$2,500	$2,500		$ 2,500
9.0	Modify existing sloped walkway to provide compliant access between Classroom Buildings B and C4	1	LS	$5,000	$5,000		$ 5,000
9.0	Provide compliant handrails at main entrance and accessible ramp to the Community Center	1	LS	$15,000	$15,000		$ 15,000
9.0	Adjust door closers to provide less than 5 lbs opening pressure	1	Maint				
9.0	Replace orbital hardware with lever-type hardware	50	EA	$300	$15,000		$ 15,000
9.0	Provide cane detection at the drinking fountain at the Community Center	1	LS	$1,000	$1,000		$ 1,000
9.0	Modify existing public restrooms of the Community Center building	2	EA	$25,000	$50,000		$ 50,000
				TOTAL	$ 170,500		$ 170,500

Immediate Repairs – Priority Three (3)

BUILDING STRUCTURE							
4.0	Repair crack in the basement foundation wall of the Community Center Building with epoxy injection	1	LS	$2,000	$2,000		$ 2,000
4.0	Clear soil away from pier footings in crawl space of the Community Center Building	1	LS	$1,000	$1,000		$ 1,000

Basement wall foundation and sill plate with vertical split is widest at the top and narrower at the floor

Vertical crack in basement foundation wall, Main Building A

Vertical crack in basement foundation wall, Main Building A.

Main Building A substructure pier and floor framing.

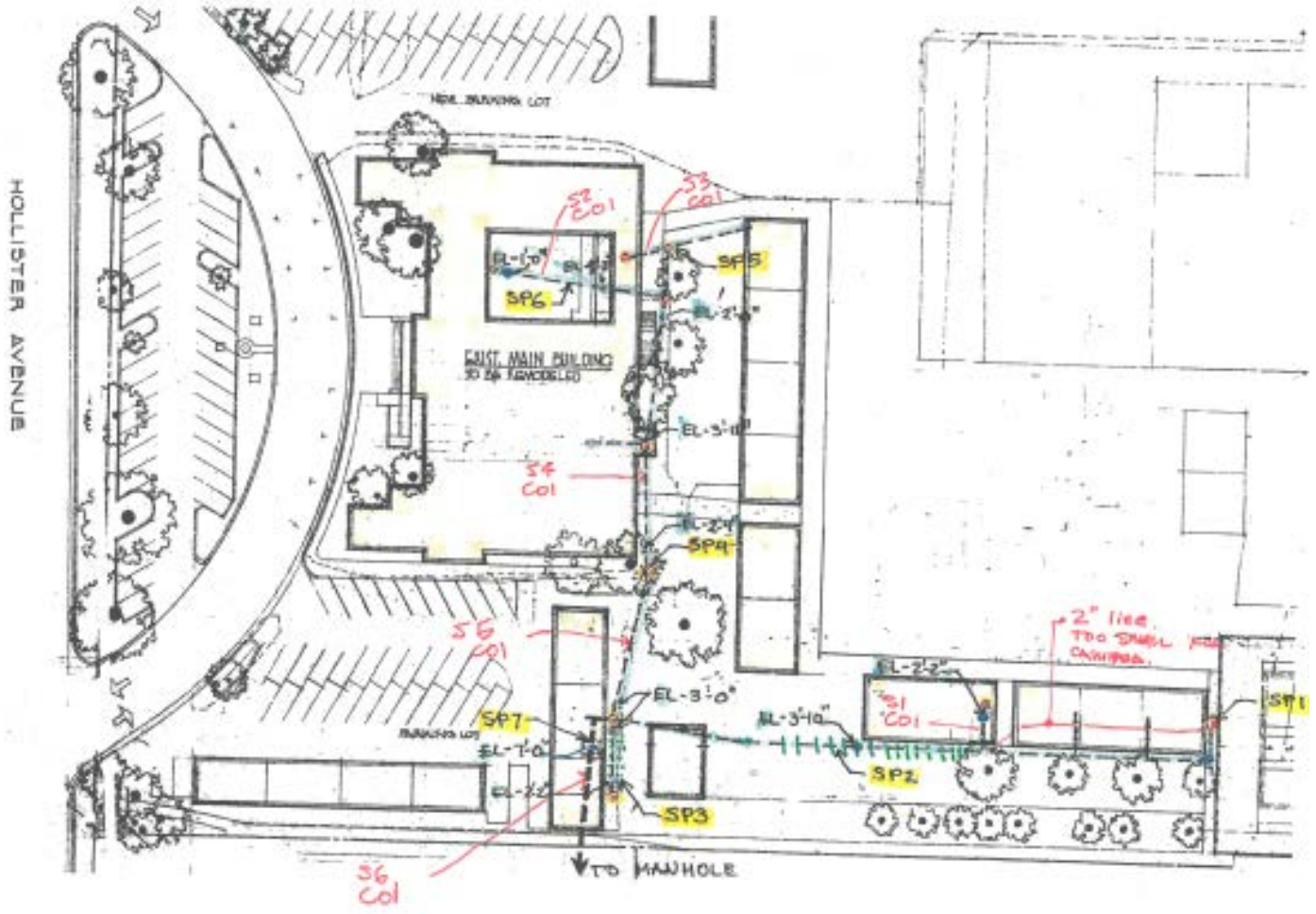
Immediate Repairs – Priority Four (4)

EXTERIOR ENVELOPE							
5.3	Repair inoperable windows mechanisms at east classrooms of the Community Center building	1	LS	$5,000	$5,000		$ 5,000

Residential-grade windows with failed jamb opening system at Community Center

Immediate Repairs – Priority Five (5)

MECHANICAL AND ELECTRICAL SYSTEMS							
6.2	Replace sewer line between the Community Center office restroom cleanout and the men's restroom. Cost includes further investigation and possible pump station	1	LS	$30,000	$30,000		$ 30,000



Immediate Repairs – Priority Five (5)

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S2 CO1 North	Sewer	Steel	2.40	4	"Y" intersection at 2.10 ft. Line reduces in size unable to push further past 2.40 ft.

Entry point overview

Entry point overview

"Y" intersection at 2.10 ft.

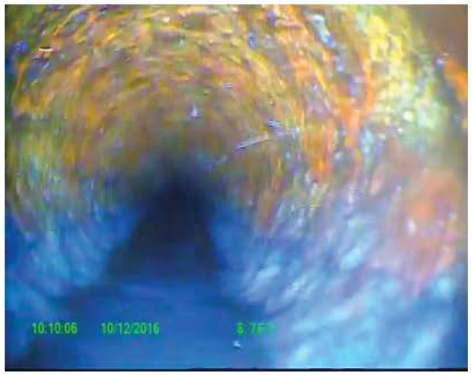
Line reduces in size unable to push further past 2.40 ft.

Immediate Repairs – Priority Five (5)

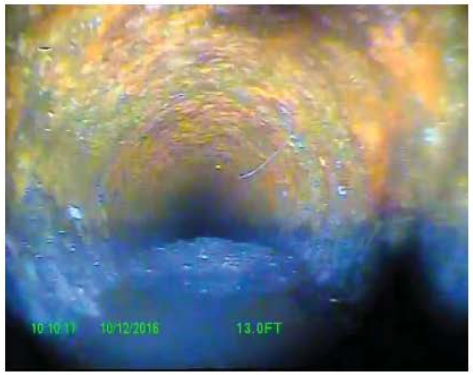
No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S2 CO1 South	Sewer	Steel	60.40	4	Debris at 13.00 at bottom of line. Camera under water at 40.50 ft. unable to investigate line condition. Unable to push past 60.40 ft. due to debris blockage.

Entry point overview

Entry point overview



Typical clear line condition



Debris at 13.00 at bottom of line.

Immediate Repairs – Priority Five (5)

Modify bus shelters to provide wheelchair access	2	EA	$1,500	$3,000		$ 3,000
Modify/construct compliant curb cuts at existing accessible parking locations adjacent to existing buildings	3	EA	$10,000	$30,000		$ 30,000
Modify walkways along the the south side of of the Community Center building to eliminate non-compliant cross-slopes and ramp to the pre-fabricated day care buildings	1	LS	$10,000	$10,000		$ 10,000
Reset uneven brick pavers at walkway from bus shelter at Hollister Avenue	1	LS	$1,000	$1,000		$ 1,000
Provide accessible concrete ramp with handrails to top level at gazebo	1	LS	$2,500	$2,500		$ 2,500
Modify existing sloped walkway to provide compliant access between Classroom Buildings B and C4	1	LS	$5,000	$5,000		$ 5,000
Provide compliant handrails at main entrance and accessible ramp to the Community Center	1	LS	$15,000	$15,000		$ 15,000
Adjust door closers to provide less than 5 lbs opening pressure	1	Maint				
Replace orbital hardware with lever-type hardware	50	EA	$300	$15,000		$ 15,000
Provide cane detection at the drinking fountain at the Community Center	1	LS	$1,000	$1,000		$ 1,000
Modify existing public restrooms of the Community Center building	2	EA	$25,000	$50,000		$ 50,000

Bus Shelter along Hollister Avenue.

Non-compliant curb cut at sidewalk from accessible route.

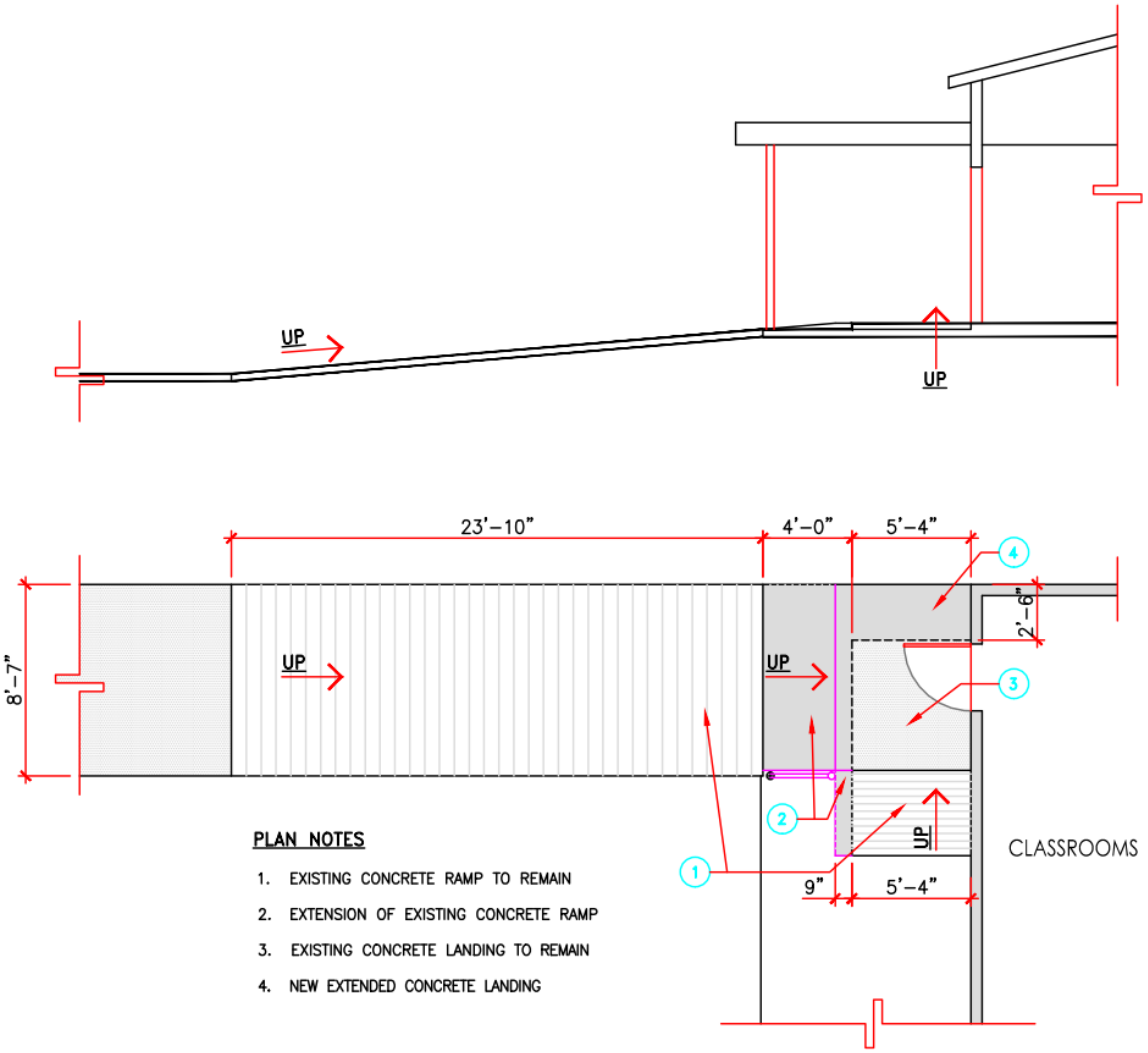
Immediate Repairs – Priority Five (5)

Uneven pavers at accessible route from Hollister Avenue .

Accessible ramp required to top level of gazebo .

Modify walkway between Building B & C4.

Immediate Repairs – Priority Five (5)



ADA RAMP MODIFICATION

Immediate Repairs – Priority Five (5)

Loading area and ramp access to building.

Stairs at main entrance area.

Modify existing community center restrooms.

Replacement Reserve Cost

SECT. #	Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
SITE/TRACT IMPROVEMENTS																		
3.6	Asphalt seal coat & parking stall striping	5	4	1	102,000	SF	$0.15	$15,300					$ 15,300					$ 30,600
3.6	Mill, grind and place asphalt overlay throughout parking areas	25	24	1	102,000	SF	$2.75	$ 280,500										$ 280,500
3.11	Replace gazebo	15	13	2	1	LS	$12,000		$ 12,000									$ 12,000
																		$ -
BUILDING STRUCTURE																		
4.0	None noted																	$ -
BUILDING ENVELOPE																		
5.1	Roof replacement - Asphalt shingles, includes repairs or replacement of gutters and downspouts	20	17	3	36,700	SF	$3.00			$ 110,100								$ 110,100
5.1	Roof replacement - BUR, includes repairs or replacement of scuppers, roof drains and downspouts	20	18	2	12,000	SF	$6.50		$ 78,000									$ 78,000
5.1	Inspect and rehabilitate dining room skylight frame, panes and sealants	-	-	3	1	LS	$15,000			$ 15,000								$ 15,000
5.2	Exterior cleaning, painting, sealing (includes refinishing windows, removing and replacing sealants, painting building and site metals, painting soffits, painting walkways)	7	5	2	47,000	SF	$1.25		$ 58,750							$ 58,750		$ 117,500
																		$ -
MECHANICAL AND ELECTRICAL SYSTEMS																		
6.1	Split-system condenser, replace	20	19	1	3	Ton	$1,200	$ 3,600										$ 3,600
6.1	Split-system furnace-fan coil, Replace	25	24	1	3	Ton	$800	$ 2,400										$ 2,400
6.2	Replace 40-gallon water heater	20	15	5	1	EA	$1,000	$1,000				$ 1,000						$ 2,000
6.3	Infrared testing of the electrical service	5	1	4	1	EA	$1,200				$ 1,200					$ 1,200		$ 2,400
6.5	Replace fire alarm panel	15	10	5	1	EA	$8,500					$ 8,500						$ 8,500
																		$ -
INTERIOR ELEMENTS AND FINISHES																		
7.1	Paint Community Center walls and ceilings	7	3	4	50000	SF	$ 0.75				$ 37,500							$ 37,500
7.1	Replace of Community Center carpet	7	5	2	2000	SF	$ 9.00		$ 18,000							$ 18,000		$ 36,000
7.1	Replace of Community Center vinyl flooring	10	6	4	3000	SF	$ 6.00				$ 18,000							$ 18,000
7.1	Refinish Community Center hardwood flooring	10	6	4	7500	SF	$ 10				$ 75,000							$ 75,000
7.1	Replace kitchen equipment	25	20	5	1	LS	$ 50,000					$ 50,000						$ 50,000

Replacement Reserve Costs Cont.

EVALUATION PERIOD (YR): 10

SECT. #	Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
CODE REVIEW																		
8.0	All code-related issues are considered Immediate Repairs																	$ -
AMERICANS WITH DISABILITIES ACT																		
9.0	See Immediate Repair schedule																	
							Uninflated Totals:	$302,800	$ 166,750	$ 125,100	$ 131,700	$ 59,500	$ 15,300	$ -	$ -	$ 77,950	$ -	$ 879,100
							Inflated Totals:	$ 302,800	$ 170,919	$ 131,433	$ 141,826	$ 65,677	$ 17,311	$ -	$ -	$ 94,975	$ -	$ 924,940

Uninflated cost per s.f. per year: $2.76

Inflated cost per s.f. per year: $2.91

Replacement Reserve Cost – Priority Two (2)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST
Infrared testing of the electrical service	5	1	4	1	EA	$1,200

Electrical services at basement.

Replacement Reserve Cost – Priority Two (2)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Paint Community Center walls and ceilings	7	3	4	50000	SF	$ 0.75				$ 37,500							$ 37,500
Replace of Community Center carpet	7	5	2	2000	SF	$ 9.00		$ 18,000							$ 18,000		$ 36,000
Replace of Community Center vinyl flooring	10	6	4	3000	SF	$ 6.00				$ 18,000							$ 18,000
Refinish Community Center hardwood flooring	10	6	4	7500	SF	$ 10				$ 75,000							$ 75,000
Replace kitchen equipment	25	20	5	1	LS	$ 50,000					$ 50,000						$ 50,000

Main Building typical interior

Interior corridor at admini. office

Multi-use room interiors

Assembly Hall interiors

Replacement Reserve Cost – Priority Two (2)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Replace kitchen equipment	25	20	5	1	LS	$ 50,000					$ 50,000						$ 50,000

Kitchen Interior

Kitchen Prep Area

Replacement Reserve Cost – Priority Three (3)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Replace gazebo	15	13	2	1	LS	$12,000		$ 12,000									$ 12,000

Inspect and rehabilitate dining room skylight frame, panes and sealants	-	-	3	1	LS	$15,000			$ 15,000								$ 15,000

Replacement Reserve Cost – Priority Three (3)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Exterior cleaning, painting, sealing (includes refinishing windows, removing and replacing sealants, painting building and site metals, painting soffits, painting walkways)	7	5	2	47,000	SF	$1.25		$ 58,750							$ 58,750		$ 117,500
																	$ -

Community Center Exterior.

General Condition of Community Center Exteriors.

ADA parking at Day Care/ CAC Head Start Building

Day Care/Toddlers Rainbow School Building C4

Replacement Reserve Cost – Priority Three (3)

Replace fire alarm panel	15	10	5	1	EA	$8,500

Replacement Reserve Cost – Priority Four (4)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Asphalt seal coat & parking stall striping	5	4	1	102,000	SF	$0.15	$15,300					$ 15,300					$ 30,600
Mill, grind and place asphalt overlay throughout parking areas	25	24	1	102,000	SF	$2.75	$ 280,500										$ 280,500

South Parking Paving and Deterioration.

Replacement Reserve Cost – Priority Four (4)

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Roof replacement - Asphalt shingles, includes repairs or replacement of gutters and downspouts	20	17	3	36,700	SF	$3.00			$ 110,100								$ 110,100
Roof replacement - BUR, includes repairs or replacement of scuppers, roof drains and downspouts	20	18	2	12,000	SF	$6.50		$ 78,000									$ 78,000

L: Roof over Auditorium, Assembly Room, kitchen and west
classroom wing, Main Building , R: mi-flat roof over east wing classrooms and open hallway

L: Building C4 Roof Overview
R: Roof Drains

Replacement Reserve Cost – Priority Four (4

Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
Split-system condenser, replace	20	19	1	3	Ton	$1,200	$ 3,600										$ 3,600
Split-system furnace-fan coil, Replace	25	24	1	3	Ton	$800	$ 2,400										$ 2,400
Replace 40-gallon water heater	20	15	5	1	EA	$1,000	$1,000				$ 1,000						$ 2,000

Condenser unit for Building B appear inoperative.

Community Center furnace at basement.

Results – Structural Findings

Partner performed a structural condition assessment of the subject property. This included the following scope of work:

1. General structural evaluation of the building superstructures by a practicing structural engineer.
2. Visual inspection of the subject property.
3. Review of all available structural and architectural construction documents.
4. Review of prior structural reports.
5. Perform limited destructive investigation to verify specific building components as needed to evaluate the structural integrity of the buildings and verify general conformance to the structural and architectural plans provided.
6. Provide any recommendations for long term serviceability of the building superstructures.
7. Comment on expected seismic performance and provide recommendations if needed .

Results – Structural Findings

Overall, the buildings are expected to remain stable in their current configuration. No significant structural deficiencies were identified that appear to pose an immediate threat to life safety or continued operation of the buildings. The structures appear to be in generally good repair. The following recommendations are provided to maintain the long term serviceability of the structures. Since these buildings were designed and constructed under older building codes, it appears that the expected seismic performance of the structures may not meet current life safety performance objectives in their current configurations. This is expanded on in the following section, *Additional Seismic Study- Identified Seismic Deficiencies & Recommendations:*

Main Building A – Community Center

The building has a raised wood floor with a substructure crawl space. The piers that are visible from the interior two access openings have dirt over the concrete pads, in contact with the wood blocks and piers.

- The dirt covering the subarea piers should be lowered and removed or redistributed to separate the top of the pier and the wood post from the exposed dirt.

There is a large vertical crack in the north basement wall near the northeast corner of the basement.

- The crack in the basement wall should be repaired by epoxy adhesive injection and monitored for further settlement cracking.

Site Built Classrooms Buildings B

- No recommendations

Site Built Classrooms Buildings C

- No recommendations

Results – Seismic Findings

Numerous potential seismic performance deficiencies were identified that warrant further investigation to provide more detailed recommendations for strengthening or seismic upgrades. The buildings in their current state may not meet seismic performance standards for public schools as well as some state and federal government agencies. The following recommendations are based on professional judgement without a detailed force based analysis.

Main Building A – Community Center

The Auditorium roof appears to not have adequate wall to roof anchorage. The framing conditions provide a weak connection between the heavy concrete walls and the roof diaphragm assembly, which is intended to transfer the lateral forces to the sides of the building.

Results – Seismic Findings

The roof sheathing is diagonal 1x8 sheathing over the 2x6 tongue and groove sheathing that is visible from below. This sheathing is not adequate for the seismic loads generated by the heavy concrete walls.

Results – Seismic Findings

In the Auditorium, verify that the wall connections and repairs shown in the undated drawings have all been completed. If the anchorage shown in the undated retrofit drawings has not been performed, develop a new design for wall anchorage to the roof based on current code.

Results – Seismic Findings

Remove the plaster board walls of the Assembly Room above the original concrete walls and add anchors through the sill plates into the top of the concrete walls. The short cripple walls of the Assembly Room above the original concrete walls should have plywood sheathing added to them to provide transfer of lateral loads to the wall below. These wall sheathing details should be part of a new structural design.

The roof assemblies over the walkways between the three buildings could be separated from one or both buildings with a seismic slip joint between the buildings and the walkway roofs that allows differential movement of the buildings without damage to the walkway roofs. Any slip joint should also provide gravity support to the roof where it meets the building. These roof framing details should be part of a new structural design.

Results – Hazardous Materials Survey

The identified hazardous materials **should be properly removed and segregated prior to renovation/demolition activities**. Proper packaging and disposal should be conducted in compliance with federal, state, and local regulations. **Certain restrictions regarding packaging methods (lab packs), transportation (hazmat certification & manifesting), and disposal (landfill regulations) of hazardous materials could apply.**

Friable Regulated Asbestos- Containing Materials (RACM)

The following materials were confirmed to contain asbestos:

- Beige Speck Sheet Vinyl Flooring- Community Building Various Flooring- 650 SF
- White Sheet Vinyl Flooring- Community Building Flooring- 220 SF
- Beige Speck Sheet Vinyl Flooring- Community Building Flooring- 220 SF

Non-Friable Category I and II ACM

- Beige 12x12 Vinyl Floor Tile and Mastic- Community Building Flooring- 2,100 SF
- Grey Roof Patch & Penetration Mastic- Community Building Roof- 80 LF
- Transite Pipe- Community Building Janitor Closet- 6 LF

Asbestos-Containing Construction Material (ACCM) – Cal/OSHA (<1% Asbestos)

<u>Asbestos-Containing Construction Material (ACCM) – Cal/OSHA (<1% Asbestos)</u>

- Grey Roof Patch & Penetration Mastic- Community Building Roof- 40 LF
- Grey Roof Patch & Penetration Mastic- Community Building Roof- 40 LF
- White 12x12 Vinyl Floor Tile Mastic- Community Building Flooring- 220 SF

XRF Table of “Hot” Materials

5679 Hollister Avenue Goleta, Ca

Shot	Date	Building	Room	Component	Sub-Component	Substrate	Side	Condition	Results	PbC
1	10/20/2016	Calibration							Positive	1
2	10/20/2016	Calibration							Positive	1
3	10/20/2016	Calibration							Positive	1.1
4	10/20/2016	Building One	Exterior	Wall		Stucco	A	Intact	Negative	0
5	10/20/2016	Building One	Exterior	Wall		Stucco	B	Intact	Negative	0
6	10/20/2016	Building One	Exterior	Wall		Stucco	C	Intact	Positive	1.8
7	10/20/2016	Building One	Exterior	Wall		Stucco	D	Intact	Negative	0
8	10/20/2016	Building One	Exterior	Door	Frame	Metal	C	Intact	Positive	6.9
9	10/20/2016	Building One	Exterior	Door	Jamb	Metal	C	Intact	Positive	5.4
10	10/20/2016	Building One	Exterior	Window	Sash	Wood	C	Fair	Positive	5.6
11	10/20/2016	Building One	Exterior	Window	Sill	Concrete	C	Fair	Positive	2.6
12	10/20/2016	Building One	Exterior	Overhang	Ceiling	Wood	B	Intact	Positive	3.6
13	10/20/2016	Building One	Exterior	Overhang	Beam	Wood	B	Intact	Negative	0.1
14	10/20/2016	Building One	Exterior	Overhang	Guttter	Metal	B	Intact	Negative	0.0
15	10/20/2016	Building One	Exterior	Column		Stucco	A	Intact	Negative	0.0
16	10/20/2016	Building One	Exterior	Railing		Metal	A	Intact	Negative	0
17	10/20/2016	Building One	Exterior	Floor	Tile	Ceramic	A	Intact	Negative	0.2
18	10/20/2016	Building One	Exterior	Vent Louver		Metal	B	Intact	Negative	0
19	10/20/2016	Building One	Exterior	Window	Frame	Wood	B	Intact	Positive	7.7
20	10/20/2016	Building One	Exterior	Patio	Ceiling	Stucco	C	Intact	Positive	3.5
21	10/20/2016	Building One	Exterior	Patio	Column	Metal	C	Intact	Positive	3.3
22	10/20/2016	Building One	Court Yard	Wall		Stucco	A	Intact	Negative	0
23	10/20/2016	Building One	Court Yard	Wall		Stucco	B	Intact	Negative	0.4
24	10/20/2016	Building One	Court Yard	Wall		Stucco	C	Intact	Negative	0
25	10/20/2016	Building One	Court Yard	Wall		Stucco	D	Intact	Negative	0
26	10/20/2016	Building One	Court Yard	Door	Frame	Metal	C	Intact	Positive	5.3
27	10/20/2016	Building One	Court Yard	Window	Sill	Concrete	A	Poor	Positive	3.4
28	10/20/2016	Building One	Court Yard	Window	Frame	Wood	A	Intact	Negative	0.0
29	10/20/2016	Building One	West Hallway	Wall		Plaster	B	Intact	Negative	0
30	10/20/2016	Building One	West Hallway	Wall		Plaster	D	Intact	Negative	0
31	10/20/2016	Building One	West Hallway	Door	Jamb	Wood	C	Intact	Positive	5.4
32	10/20/2016	Building One	West Hallway	Door	Frame	Wood	C	Intact	Positive	5.9
33	10/20/2016	Building One	West Hallway	Ceiling		Wood		Intact	Negative	0.0

5679 Hollister Avenue Goleta, Ca

34	10/20/2016	Building One	West Hallway	Ceiling	Beam	Wood		Intact	Negative	0.08
35	10/20/2016	Building One	West Hallway	Window	Frame	Wood	B	Intact	Negative	0
36	10/20/2016	Building One	Women's Restroom	Wall		Plaster	A	Intact	Negative	0.07
37	10/20/2016	Building One	Women's Restroom	Wall	Tile	Plaster	C	Intact	Negative	0.06
38	10/20/2016	Building One	Women's Restroom	Ceiling		Plaster		Intact	Negative	0
39	10/20/2016	Building One	Women's Restroom	Door	Frame	Wood	D	Intact	Negative	0.02
40	10/20/2016	Building One	Women's Restroom	Floor	Tile	Ceramic		Intact	Negative	0.01
41	10/20/2016	Building One	1	Wall		Plaster	B	Intact	Negative	0.17
42	10/20/2016	Building One	1	Wall		Plaster	D	Intact	Negative	0
43	10/20/2016	Building One	1	Window	Frame	Wood	D	Intact	Negative	0.4
44	10/20/2016	Building One	1	Window	Sill	Wood	D	Intact	Negative	0
45	10/20/2016	Building One	1	Baseboard		Wood	A	Intact	Negative	0.04
46	10/20/2016	Building One	1	Door	Jamb	Wood	B	Intact	Positive	3.6
47	10/20/2016	Building One	2	Wall		Plaster	A	Intact	Negative	0.02
48	10/20/2016	Building One	2	Wall		Plaster	C	Intact	Negative	0
49	10/20/2016	Building One	2	Window	Frame	Wood	D	Intact	Negative	0.06
50	10/20/2016	Building One	2	Window	Sill	Wood	D	Intact	Negative	0.07
51	10/20/2016	Building One	2	Baseboard		Wood	B	Intact	Negative	0.25
52	10/20/2016	Building One	2	Door	Jamb	Wood	B	Intact	Positive	2.5
53	10/20/2016	Building One	3	Wall		Plaster	B	Intact	Negative	0.23
54	10/20/2016	Building One	3	Wall		Plaster	D	Intact	Negative	0.01
55	10/20/2016	Building One	3	Window	Frame	Wood	D	Intact	Negative	0.09
56	10/20/2016	Building One	3	Window	Sill	Wood	D	Intact	Negative	0.01
57	10/20/2016	Building One	3	Baseboard		Wood	A	Intact	Negative	0
58	10/20/2016	Building One	3	Door	Jamb	Wood	B	Intact	Positive	5.6
59	10/20/2016	Building One	4	Wall		Plaster	A	Intact	Negative	0.02
60	10/20/2016	Building One	4	Wall		Plaster	C	Intact	Negative	0
61	10/20/2016	Building One	4	Window	Frame	Wood	D	Intact	Negative	0
62	10/20/2016	Building One	4	Window	Sill	Wood	D	Intact	Negative	0.04
63	10/20/2016	Building One	4	Baseboard		Wood	B	Intact	Negative	0.22
64	10/20/2016	Building One	4	Door	Jamb	Wood	B	Intact	Negative	0.3
65	10/20/2016	Building One	North Hallway	Wall		Plaster	A	Intact	Negative	0
66	10/20/2016	Building One	North Hallway	Wall		Plaster	C	Intact	Negative	0
67	10/20/2016	Building One	North Hallway	Door	Frame	Wood	A	Intact	Negative	0

XRF Table of “Hot” Materials, Con’t

5679 Hollister Avenue Goleta, Ca

68	10/20/2016	Building One	North Hallway	Window	Frame	Wood	A	Intact	Negative	0.16
69	10/20/2016	Building One	North Hallway	Baseboard		Wood	A	Intact	Negative	0.01
70	10/20/2016	Building One	Kitchen	Wall		Plaster	A	Intact	Negative	0.05
71	10/20/2016	Building One	Kitchen	Wall	Tile	Ceramic	A	Intact	Negative	0.01
72	10/20/2016	Building One	Kitchen	Door	Frame	Wood	A	Intact	Negative	0.02
73	10/20/2016	Building One	Janitor	Wall		Plaster	B	Intact	Negative	0
74	10/20/2016	Building One	Janitor	Wall		Plaster	D	Intact	Negative	0.13
75	10/20/2016	Building One	Janitor	Door	Frame	Wood	C	Intact	Negative	0.26
76	10/20/2016	Building One	Dining Room	Wall		Brick	A	Intact	Negative	0.11
77	10/20/2016	Building One	Dining Room	Wall		Plaster	B	Intact	Negative	0
78	10/20/2016	Building One	Dining Room	Wall		Plaster	D	Intact	Negative	0.09
79	**10/20/2016**	**Building One**	**Dining Room**	**Window**	**Sash**	**Wood**	**A**	**Intact**	**Positive**	**13.4**
80	10/20/2016	Building One	Dining Room	Door	Frame	Wood	D	Intact	Negative	0.2
81	10/20/2016	Building One	Dining Room	Door	Jamb	Wood	D	Intact	Negative	0
82	10/20/2016	Building One	Auditorium	Wall		Plaster	A	Intact	Negative	0
83	10/20/2016	Building One	Auditorium	Wall		Plaster	B	Intact	Negative	0.05
84	10/20/2016	Building One	Auditorium	Wall		Plaster	C	Intact	Negative	0.1
85	10/20/2016	Building One	Auditorium	Wall		Plaster	D	Intact	Negative	0.09
86	10/20/2016	Building One	Auditorium	Baseboard		Wood	B	Intact	Negative	0
87	10/20/2016	Building One	Auditorium	Door	Frame	Wood	A	Intact	Negative	0.02
88	10/20/2016	Building One	Auditorium	Door	Jamb	Wood	A	Intact	Negative	0
89	10/20/2016	Building One	Auditorium	Ceiling		Plaster		Intact	Negative	0.01
90	10/20/2016	Building One	Auditorium	Ceiling	Beam	Wood		Intact	Negative	0.07
91	10/20/2016	Building One	Auditorium	Column		Wood		Intact	Negative	0
92	10/20/2016	Building One	Auditorium	Railing		Metal	C	Intact	Negative	0.03
93	10/20/2016	Building One	Office 1	Wall		Plaster	B	Intact	Negative	0.2
94	10/20/2016	Building One	Office 1	Wall		Plaster	D	Intact	Negative	0
95	10/20/2016	Building One	Office 1	Door	Frame	Wood	A	Intact	Negative	0
96	10/20/2016	Building One	Office 1	Window	Sill	Wood	C	Intact	Negative	0.05
97	10/20/2016	Building One	Office 2	Wall		Plaster	B	Intact	Negative	0.08
98	10/20/2016	Building One	Office 2	Wall		Plaster	D	Intact	Negative	0.01
99	10/20/2016	Building One	Office 2	Door	Jamb	Wood	A	Intact	Negative	0.02
100	10/20/2016	Building One	Office 2	Window	Frame	Wood	C	Intact	Negative	0
101	10/20/2016	Building One	Conference Room	Wall		Plaster	A	Intact	Negative	0.3

5679 Hollister Avenue Goleta, Ca

102	10/20/2016	Building One	Conference Room	Wall		Plaster	C	Intact	Negative	0.06
103	10/20/2016	Building One	Conference Room	Door	Frame	Wood	A	Intact	Negative	0.5
104	10/20/2016	Building One	Conference Room	Window	Frame	Wood	C	Intact	Negative	0.5
105	10/20/2016	Building One	5	Wall		Plaster	A	Intact	Negative	0
106	10/20/2016	Building One	5	Wall		Plaster	C	Intact	Negative	0
107	10/20/2016	Building One	5	Door	Frame	Wood	D	Intact	Negative	0.19
108	10/20/2016	Building One	5	Door	Jamb	Wood	D	Intact	Negative	0.24
109	10/20/2016	Building One	5	Window	Frame	Wood	B	Intact	Negative	0.14
110	10/20/2016	Building One	5	Baseboard		Wood	A	Intact	Negative	0.03
111	10/20/2016	Building One	6	Wall		Plaster	A	Intact	Negative	0
112	10/20/2016	Building One	6	Wall		Plaster	B	Intact	Negative	0
113	10/20/2016	Building One	6	Door	Frame	Wood	D	Intact	Negative	0.13
114	10/20/2016	Building One	6	Door	Jamb	Wood	D	Intact	Negative	0
115	10/20/2016	Building One	6	Window	Frame	Wood	B	Intact	Negative	0.3
116	10/20/2016	Building One	6	Baseboard		Wood	A	Intact	Negative	0.01
117	10/20/2016	Building One	7	Wall		Plaster	A	Intact	Negative	0.2
118	10/20/2016	Building One	7	Wall		Plaster	C	Intact	Negative	0.01
119	10/20/2016	Building One	7	Door	Frame	Wood	D	Intact	Negative	0
120	**10/20/2016**	**Building One**	**7**	**Door**	**Jamb**	**Wood**	**D**	**Intact**	**Positive**	**5.8**
121	10/20/2016	Building One	7	Window	Frame	Wood	B	Intact	Negative	0.05
122	10/20/2016	Building One	7	Baseboard		Wood	A	Intact	Negative	0.21
123	10/20/2016	Building One	8	Wall		Plaster	A	Intact	Negative	0.04
124	10/20/2016	Building One	8	Wall		Plaster	B	Intact	Negative	0.2
125	**10/20/2016**	**Building One**	**8**	**Door**	**Frame**	**Wood**	**D**	**Intact**	**Positive**	**4.1**
126	10/20/2016	Building One	8	Door	Jamb	Wood	D	Intact	Negative	0
127	10/20/2016	Building One	8	Window	Frame	Wood	B	Intact	Negative	0
128	10/20/2016	Building One	8	Baseboard		Wood	A	Intact	Negative	0.16
129	10/20/2016	Building One	Men's Restroom	Wall		Plaster	A	Intact	Negative	0.21
130	10/20/2016	Building One	Men's Restroom	Wall	Tile	Ceramic	C	Intact	Negative	0.03
131	10/20/2016	Building One	Men's Restroom	Ceiling		Plaster		Intact	Negative	0
132	10/20/2016	Building One	Men's Restroom	Window	Frame	Wood	A	Intact	Negative	0.02
133	10/20/2016	Building One	Men's Restroom	Window	Sill	Wood	A	Intact	Negative	0.13
134	10/20/2016	Building One	Men's Restroom	Floor	Tile	Ceramic		Intact	Negative	0.27
135	10/20/2016	Building One	Men's Restroom	Door	Frame	Wood	B	Intact	Negative	0

XRF Table of "Hot" Materials, Con't

5679 Hollister Avenue Goleta, Ca

136	10/20/2016	Building One	Men's Restroom	Door	Jamb	Wood	B	Intact	Negative	0.06
137	10/20/2016	Building Two	Exterior	Wall		Stucco	A	Intact	Negative	0.08
138	10/20/2016	Building Two	Exterior	Wall		Stucco	B	Intact	Negative	0
139	**10/20/2016**	**Building Two**	**Exterior**	**Wall**		**Stucco**	**C**	**Intact**	**Positive**	**2.6**
140	10/20/2016	Building Two	Exterior	Wall		Stucco	D	Intact	Negative	0.15
141	10/20/2016	Building Two	Exterior	Door	Frame	Metal	C	Intact	Negative	0
142	**10/20/2016**	**Building Two**	**Exterior**	**Door**	**Jamb**	**Metal**	**C**	**Intact**	**Positive**	**5.8**
143	**10/20/2016**	**Building Two**	**Exterior**	**Window**	**Frame**	**Wood**	**A**	**Intact**	**Positive**	**2.9**
144	10/20/2016	Building Two	Exterior	Window	Sash	Metal	A	Intact	Negative	0.02
145	**10/20/2016**	**Building Two**	**Exterior**	**Overhang**	**Ceiling**	**Stucco**	**C**	**Intact**	**Positive**	**2.6**
146	**10/20/2016**	**Building Two**	**Exterior**	**Overhang**	**Column**	**Metal**	**C**	**Intact**	**Positive**	**6.3**
147	10/20/2016	Building Two	9A	Wall		Plaster	A	Intact	Negative	0.04
148	10/20/2016	Building Two	9A	Wall		Plaster	B	Intact	Negative	0.17
149	10/20/2016	Building Two	9A	Door	Frame	Metal	C	Intact	Negative	0
150	10/20/2016	Building Two	9A	Door	Jamb	Metal	C	Intact	Negative	0.04
151	**10/20/2016**	**Building Two**	**9A**	**Window**	**Sash**	**Metal**	**A**	**Intact**	**Positive**	**2.5**
152	10/20/2016	Building Two	9A	Window	Frame	Metal	A	Intact	Negative	0.01
153	10/20/2016	Building Two	10A	Wall		Plaster	B	Intact	Negative	0
154	10/20/2016	Building Two	10A	Wall		Plaster	D	Intact	Negative	0.05
155	10/20/2016	Building Two	10A	Door	Frame	Metal	C	Intact	Negative	0
156	10/20/2016	Building Two	10B	Wall		Plaster	B	Intact	Negative	0.5
157	10/20/2016	Building Two	10B	Wall		Plaster	D	Intact	Negative	0.16
158	10/20/2016	Building Two	10B	Door	Frame	Metal	C	Intact	Negative	0.02
159	10/20/2016	Building Two	10B	Window	Sash	Metal	A	Intact	Negative	0.02
160	10/20/2016	Building Two	10B	Window	Frame	Wood	A	Intact	Negative	0.11
161	10/20/2016	Building Two	11B	Wall		Plaster	A	Intact	Negative	0
162	10/20/2016	Building Two	11B	Wall		Plaster	C	Intact	Negative	0
163	10/20/2016	Building Two	11B	Door	Frame	Metal	C	Intact	Negative	0.4
164	10/20/2016	Building Two	12 B	Wall		Plaster	B	Intact	Negative	0.24
165	10/20/2016	Building Two	12 B	Wall		Plaster	D	Intact	Negative	0
166	10/20/2016	Building Two	12 B	Door	Frame	Metal	C	Intact	Negative	0.01
167	10/20/2016	Building Two	12A	Wall		Plaster	A	Intact	Negative	0
168	10/20/2016	Building Two	12A	Wall		Plaster	B	Intact	Negative	0
169	10/20/2016	Building Two	12A	Door	Frame	Metal	C	Intact	Negative	0.01

5679 Hollister Avenue Goleta, Ca

170	10/20/2016	Building Two	12A	Window	Sash	Metal	A	Intact	Negative	0
171	10/20/2016	Building Two	13B	Wall		Plaster	A	Intact	Negative	0
172	10/20/2016	Building Two	13B	Wall		Plaster	C	Intact	Negative	0.5
173	10/20/2016	Building Two	13B	Door	Frame	Metal	C	Intact	Negative	0.24
174	10/20/2016	Building Two	Staff Room	Wall		Plaster	B	Intact	Negative	0.12
175	10/20/2016	Building Two	Staff Room	Wall		Plaster	D	Intact	Negative	0
176	10/20/2016	Building Two	Staff Room	Door	Frame	Metal	C	Intact	Negative	0
177	10/20/2016	Building Two	Staff Room	Window	Frame	Wood	A	Intact	Negative	0.01
178	10/20/2016	Building Three	Exterior	Wall		Stucco	A	Intact	Negative	0
179	10/20/2016	Building Three	Exterior	Wall		Stucco	B	Intact	Negative	0.02
180	10/20/2016	Building Three	Exterior	Wall		Stucco	C	Intact	Negative	0.01
181	10/20/2016	Building Three	Exterior	Wall		Stucco	D	Intact	Negative	0.17
182	10/20/2016	Building Three	Exterior	Door	Frame	Metal	B	Intact	Negative	0.12
183	10/20/2016	Building Three	Exterior	Door	Jamb	Metal	B	Intact	Negative	0
184	10/20/2016	Building Three	Exterior	Window	Frame	Wood	D	Intact	Negative	0
185	10/20/2016	Building Three	Exterior	Window	Sash	Metal	D	Intact	Negative	0.01
186	10/20/2016	Building Three	Exterior	Overhang	Ceiling	Stucco	B	Intact	Negative	0.03
187	**10/20/2016**	**Building Three**	**Exterior**	**Overhang**	**Column**	**Metal**	**B**	**Intact**	**Positive**	**5.2**
188	**10/20/2016**	**Building Three**	**Exterior**	**Overhang**	**Ceiling**	**Wood**	**D**	**Intact**	**Positive**	**2.1**
189	**10/20/2016**	**Building Three**	**Exterior**	**Overhang**	**Facia**	**Wood**	**D**	**Intact**	**Positive**	**1.5**
190	10/20/2016	Building Three	Exterior	Window	Leuver	Metal	D	Intact	Negative	0
191	10/20/2016	Building Three	13	Wall		Wallboard	A	Intact	Negative	0.06
192	10/20/2016	Building Three	13	Wall		Wallboard	B	Intact	Negative	0.26
193	10/20/2016	Building Three	13	Wall		Wallboard	C	Intact	Negative	0.01
194	10/20/2016	Building Three	13	Wall		Wallboard	D	Intact	Negative	0.01
195	10/20/2016	Building Three	13	Door	Frame	Metal	B	Intact	Negative	0.01
196	10/20/2016	Building Three	13	Door	Jamb	Metal	B	Intact	Negative	0.16
197	10/20/2016	Building Three	13	Window	Frame	Metal	D	Intact	Negative	0
198	10/20/2016	Building Three	12	Wall		Wallboard	A	Intact	Negative	0.03
199	10/20/2016	Building Three	12	Wall		Wallboard	B	Intact	Negative	0.02
200	10/20/2016	Building Three	12	Wall		Wallboard	C	Intact	Negative	0.11
201	10/20/2016	Building Three	12	Wall		Wallboard	D	Intact	Negative	0.08
202	10/20/2016	Building Three	12	Door	Frame	Metal	B	Intact	Negative	0
203	10/20/2016	Building Three	12	Door	Jamb	Metal	B	Intact	Negative	0.01

XRF Table of "Hot" Materials, Con't

5679 Hollister Avenue Goleta, Ca

204	10/20/2016	Building Three	12	Window	Frame	Metal	D	Intact	Negative	0.05
205	10/20/2016	Building Three	11	Wall		Wallboard	A	Intact	Negative	0.15
206	10/20/2016	Building Three	11	Wall		Wallboard	B	Intact	Negative	0.05
207	10/20/2016	Building Three	11	Wall		Wallboard	C	Intact	Negative	0.02
208	10/20/2016	Building Three	11	Wall		Wallboard	D	Intact	Negative	0.14
209	10/20/2016	Building Three	11	Door	Frame	Metal	D	Intact	Negative	0.11
210	10/20/2016	Building Three	11	Door	Jamb	Metal	D	Intact	Negative	0.01
211	10/20/2016	Building Three	11	Window	Frame	Metal	D	Intact	Negative	0
212	10/20/2016	Building Three	Restroom 1	Wall		Plaster	A	Intact	Negative	0.02
213	10/20/2016	Building Three	Restroom 1	Wall		Plaster	B	Intact	Negative	0.01
214	**10/20/2016**	**Building Three**	**Restroom 1**	**Wall**	**Tile**	**Ceramic**	**C**	**Intact**	**Positive**	**12.1**
215	10/20/2016	Building Three	Restroom 1	Ceiling		Plaster	D	Intact	Negative	0.02
216	10/20/2016	Building Three	Restroom 1	Door	Frame	Metal	C	Intact	Negative	0.06
217	10/20/2016	Building Three	Restroom 1	Window	Frame	Metal	B	Intact	Negative	0.22
218	10/20/2016	Building Three	Restroom 2	Wall		Plaster	A	Intact	Negative	0.12
219	**10/20/2016**	**Building Three**	**Restroom 2**	**Wall**	**Tile**	**Ceramic**	**C**	**Intact**	**Positive**	**10.5**
220	10/20/2016	Building Three	Restroom 2	Ceiling		Plaster		Intact	Negative	0
221	10/20/2016	Building Three	Restroom 2	Door	Frame	Metal	C	Intact	Negative	0.4
222	10/20/2016	Building Three	Restroom 2	Window	Frame	Metal	D	Intact	Negative	0
223	10/20/2016	Building Three	10	Wall		Wallboard	A	Intact	Negative	0.01
224	10/20/2016	Building Three	10	Wall		Wallboard	B	Intact	Negative	0.01
225	10/20/2016	Building Three	10	Wall		Wallboard	C	Intact	Negative	0
226	10/20/2016	Building Three	10	Wall		Wallboard	D	Intact	Negative	0.08
227	10/20/2016	Building Three	10	Door	Frame	Metal	B	Intact	Negative	0.4
228	10/20/2016	Building Three	10	Window	Frame	Metal	B	Intact	Negative	0
229	**10/20/2016**	**Calibration**							**Positive**	**1**
230	**10/20/2016**	**Calibration**							**Positive**	**1.2**
231	**10/20/2016**	**Calibration**							**Positive**	**1.2**
	Total Readings		**231**			**Action Level -**		**1**		
	Positive Readings		**30**			**Units**		**mg/cm^2**		

Remediation Costs

Regular wage
Asbestos Abatement: $25,000.00
Lead Abatement: $15,000.00
Universal Waste $7,500.00

Prevailing wage
Asbestos Abatement: $40,000.00
Lead Abatement: $20,000.00
Universal Waste $10,000.00

The contractor can refine the pricing but they would first like to tour the site to evaluate access, number of containments, water sources, and equipment set up.

Questions/ Concerns?