PLEASANT VALLEY RECREATION & PARK DISTRICT
CITY HALL COUNCIL CHAMBERS
601 CARMEN DR., CAMARILLO, CALIFORNIA

BOARD OF DIRECTORS
SPECIAL MEETING AGENDA
SEPTEMBER 16, 2019

6:00 P.M. **SPECIAL MEETING**

FOR YOUR INFORMATION – The District Board will hear from the public on any item on the agenda at the time that item is considered. Comments are limited to three minutes for each speaker. Please complete a speaker card and give it to the Clerk of the Board.

1. **CALL TO ORDER** – Pleasant Valley Recreation & Park District and City Council

2. **ROLL CALL**

3. **FLAG SALUTE**

4. **NEW ITEMS – DISCUSSION/ACTION**
   A. **Senior and Community Recreation Facility Final Design Plan**
   The Pleasant Valley Recreation and Park District ("District") partnered with the City of Camarillo ("City") to prepare design concepts and cost estimations for a Senior and Community Recreation Facility. The District and City jointly approved "Plan 2" as conceptually designed by Greenplay LLC. However, both boards agreed that further cost estimates and design refinement of the approximately 31,272 square foot active and passive recreation facility was necessary. The District approved the architectural firm of LPA to conduct further cost and design refinement studies for the Senior and Community Recreation Facility Design Project. These studies have been completed and reviewed by the District/City Liaison Committee, from which the District has chosen two alternatives for the joint consideration of the District and the City.

   Suggested Actions: Jointly with the City Council, review the two Senior and Community Recreation Facility project alternatives, select the preferred project design, and provide direction to the Liaison Committee to further refine the next phases of the project and identify funding sources.

5. **ADJOURNMENT**

The next regular Board Meeting is October 2, 2019 at 6:00 p.m.

Note: Written materials related to this agenda are available for public inspection in the Office of the Clerk of the Board located at 1605 E. Burnley Street, Camarillo during regular business hours two business days preceding the scheduled Special Board Meeting.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK OF THE BOARD AT (805) 482 -1996. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE DISTRICT TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**

DATE: **September 16, 2019**

SUBJECT: **CONSIDERATION AND APPROVAL OF SENIOR AND COMMUNITY RECREATION FACILITY FINAL DESIGN PLAN**

SUMMARY

The Pleasant Valley Recreation and Park District ("District") partnered with the City of Camarillo ("City") to request assistance in the visioning and preparation of design concepts and cost estimations for a Senior and Community Recreation Facility. The District and City jointly approved "Plan 2" as conceptually designed by Greenplay LLC. However, both boards agreed that further cost estimates and design refinement of the approximately 31,272 square foot active and passive recreation facility was necessary. The District approved the architectural firm of LPA to conduct further cost and design refinement studies for the Senior and Community Recreation Facility Design Project. These studies have been completed and reviewed by the District/City Liaison Committee from which the District has chosen two design alternatives for the joint consideration of the District and the City.

BACKGROUND

Both the District and the City chose Plan 2 as its preferred plan to meet the community's needs for additional senior and community recreation facility space. However, both agencies were concerned about the nearly $30 million preliminary cost estimate for construction of Plan 2.

In order to confirm the cost of construction, both agencies agreed to hire a qualified, California-licensed architectural firm to further refine - with public input - the Plan 2 concept, create specific design concept alternatives, conduct parking analyses, and refine cost estimates. On March 6, 2019, the Board approved a professional service agreement with LPA for architectural design services and refined cost estimates for the Senior and Community Recreation Facility project and entered into a Cooperative Agreement with the City.

As in the 2017 Agreement, the Cooperative Agreement for Plan 2 refinement required each agency to appropriate 120% of each parties' half of the architect's contract to accommodate additional work that may be desired beyond the approved scope of work. Prior to the approval of additional work, the District was required to consult with the Liaison Committee.

ANALYSIS

LPA worked collaboratively with the District, the Liaison Committee, and the community to draft four concept designs. As part of the design process they attempted to integrate the new facilities with the current facilities, performed a site analysis, cost estimations, and structural assessments, as well as reviewed operations and maintenance costs.

As part of the Community Engagement process, LPA held two Community Workshops. As part of Community Workshop #1 the architects gave an overview of the overall project, as well as a list of program spaces which were included from the Needs Assessment study.

Program Space Blocks

a) Large Fitness Room
b) Large Multi-Purpose Room
c) Medium Activity Room
d) Gymnasium
e) Lobby

Attendees were then divided into small groups to generate design ideas and to place rooms/spaces within the facility using the dimensioned program space blocks and site plan. These designs were refined and played a key role in the architectural design for the four (4) alternative designs as part of Workshop #2.

As part of the scope of work, each of the four concepts included a preliminary site plan, rendering, cost estimation, as well as operational and maintenance cost. The Liaison Committee requested the District Board narrow the selection from four preliminary designs to two designs; one design considered to be a stand-alone facility, while the other integrated into the existing structure.

Option B (Integrated Design) – this 36,987 square foot addition includes a 2-court gymnasium, a large activity room, a large multi-purpose/fitness room, a medium activity room, lobby and office space, lockers, restrooms, and storage. Costs for the construction of this option are estimated at $41.8 million, which includes a $1.5 million seismic retrofit.

Option D (Stand Alone) – this 30,728 square foot addition includes a 2-court gymnasium, a large activity room, a large multi-purpose/fitness room, a medium activity room, lobby and office space, lockers, restrooms, and storage. Costs for the construction of this option are estimated at $34.5 million and will not require seismic retrofitting.

FISCAL IMPACT

The funding of the next steps associated with this project would require an appropriation of an amount yet to be determined.

RECOMMENDATION

Jointly with the City Council, review the two Senior and Community Recreation Facility project alternatives, select the preferred project design, and provide direction to the Liaison Committee to further refine the next phases of the project and identify funding sources.

ATTACHMENTS

1) Senior and Community Recreation Facility PowerPoint (46 pages)
2) Rough Order of Magnitude (ROM) Construction Cost (27 pages)
3) Draft Operational Model Cost (16 pages)
4) Seismic Report (4 pages)
5) Draft Phase I (35 pages)
6) Asbestos & Lead-Based Paint Summary (53 pages)

Senior and Community Recreation Facility

Final Presentation- September 16, 2019

Project Schedule

Interview/Team Selection	February 11, 2019
Preplanning Services	
Kickoff, Gather Background Resources	March 26 – April 22, 2019
Community Outreach	
Community Workshop 1 - Programming	April 23, 2019
Conceptual Site Planning, Building Design	April 24 – June 5, 2019
Community Outreach	
Community Workshop 2 – Site Planning	June 6, 2019
Cost & Operational Estimates, Renderings Production	
Executive Review	
Liaison Committee Workshop 3	July 11, 2019
Board Meeting	July 29, 2019
Liaison Committee Workshop 4	August 27, 2019
Board Meeting	September 9, 2019
Joint Session	**September 16, 2019**

Workshop #1 – What we learned

WS#1 Review: what we learned

BIG IDEAS

- Areas Specifically Dedicated to Seniors
  - Look at other senior centers for programs
- Cost: Financeable, Buildable & Sustainable
- Reasonable Operational Budget: Revenue vs. Service

WS#1 Review: Workshop Exercises – what we heard

Drop-Off
- Parking for larger vehicles
- Need more benches at drop-off
- Provide loading zones
- Provide room for circulation
- Safety is important
- Removable bollards
- Provide shade

Arrival Plaza
- Space for CAT & Senior bus
- Seating for social meeting
  - Accessible Seating
  - Current no seating
- Well lit
  - At arrival plaza
  - At parking lot

Activity Garden
- Meditation Garden/Labyrinth

Outdoor Recreation
- Splash pad
- Art in public spaces
- Water features... think about the drought season impact
- Drought tolerant landscape

Yoga Plaza
- Indoor/outdoor recreation
- Outdoor sound system
- Double as outdoor performance space
- Seniors don't like to exercise outside in winter
- Play structure outside needs to be maintained & augmented

WS#1 Review: Workshop Exercises – what we heard

Bocce Court/Lawn Bowling
- Like these programs
- Try to find multi-purpose/use spaces

Entry Lobby
- Bright & open
- Natural light
- Safety/Security
- Provide seating
- Restroom w/push button for ADA
- Gallery for senior paintings
- See Santa Clarita Guide Dogs for the Blind

Community Rooms
- Bingo...Need screens & more space
- Need Plumbing for art programs
  - Dedicated art rooms
- Billiards room

Large Multi-Purpose Room
- Large operable windows/walls
- Acoustics
- Comfortable seating
- Ability to darken windows
- Sound system
- kitchen

Activity Room
- Ping pong
- Billiards/ping pong... convertible games
- Need more space
- Need more storage

Multi-Purpose Gym
- Overlay Pickle Ball courts on Basketball
- Flexible to adapt for future uses
- Is existing auditorium adaptable for gym use

WS#1 Review: Workshop Exercises – what we heard

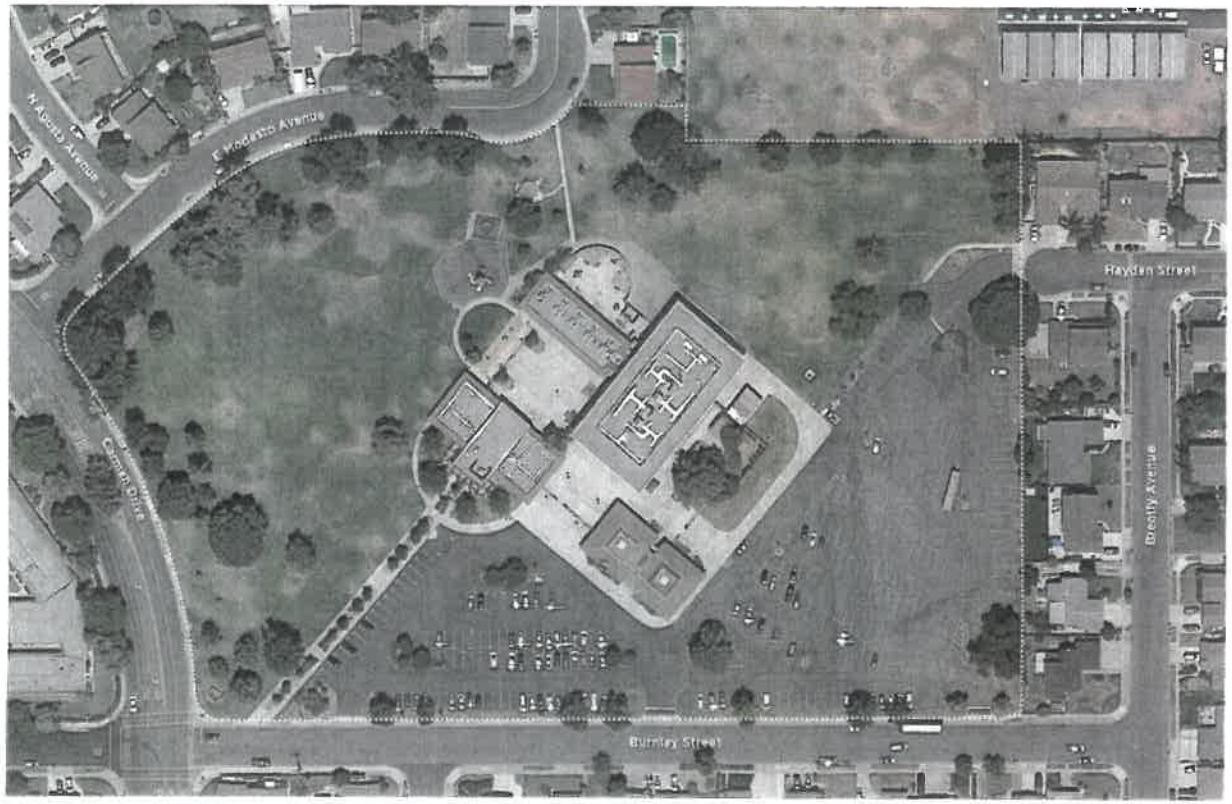
LPA

Fitness
- Zumba & Aerobics
- Not needed... Lots of private gyms in the community

Locker Room
- Single gender

Outdoor Lounge
- BBQ
- Shade
- Food trucks
- Moveable furniture
- Near Kitchen
- Shade structure w/solid covering

WS#1 Review: Workshop Exercises

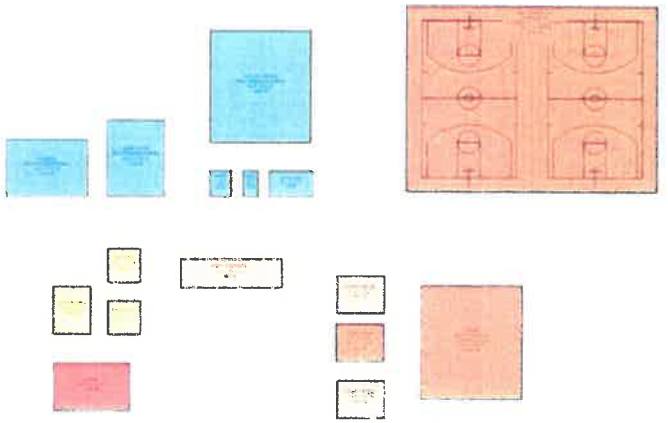


SENIOR AND COMMUNITY RECREATION FACILITY

SITE AERIAL

Program Blocks

-kit of parts for users to arrange on site plan

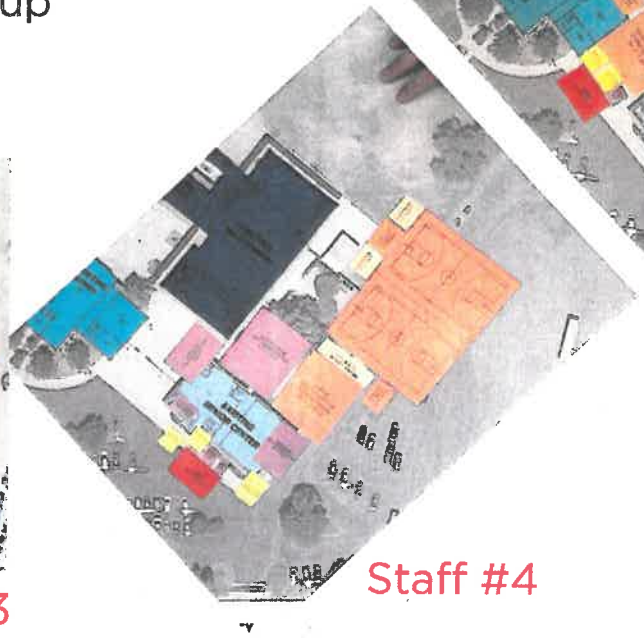


WS#1 Review: Theme – East Infill

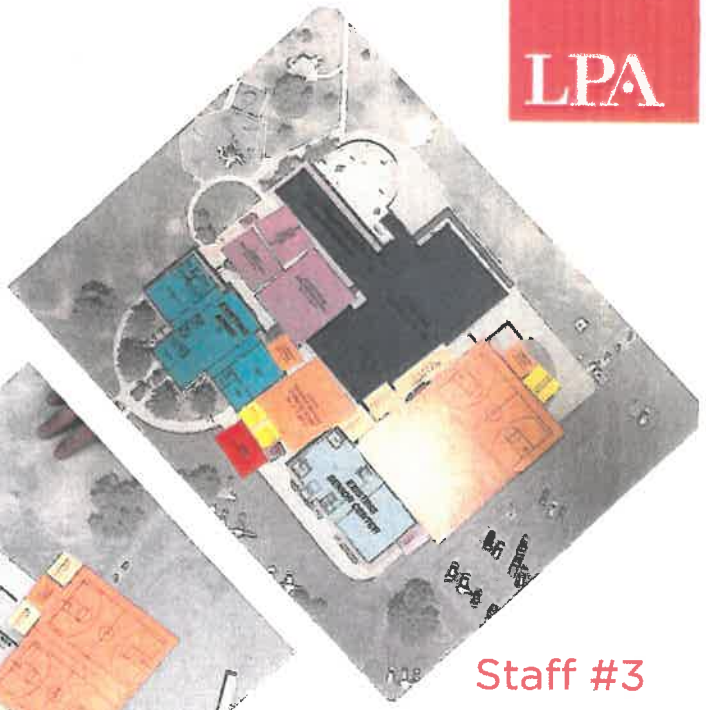
- East and south side expansion
- Self-describe "Events Center"
- Leaves intact existing auditorium, classrooms, admin. building
- New senior wing
- Distinct similarities across all three group plans

Group 1

Group 3



Staff #4



Staff #3

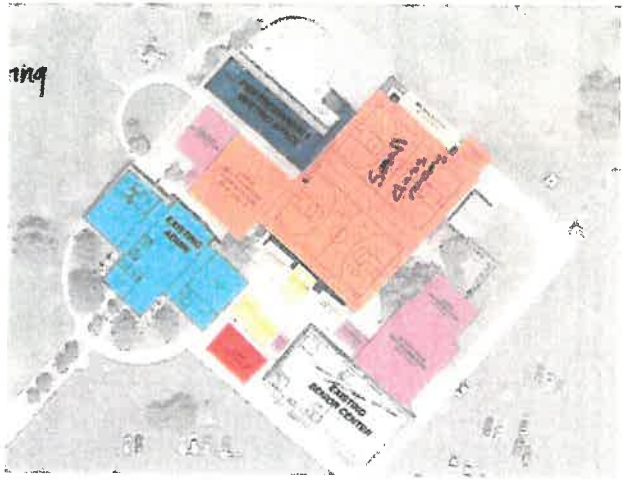
Theme - Preservation

- "Preserve Landscape"; works within existing footprint

Group 5

Group 6

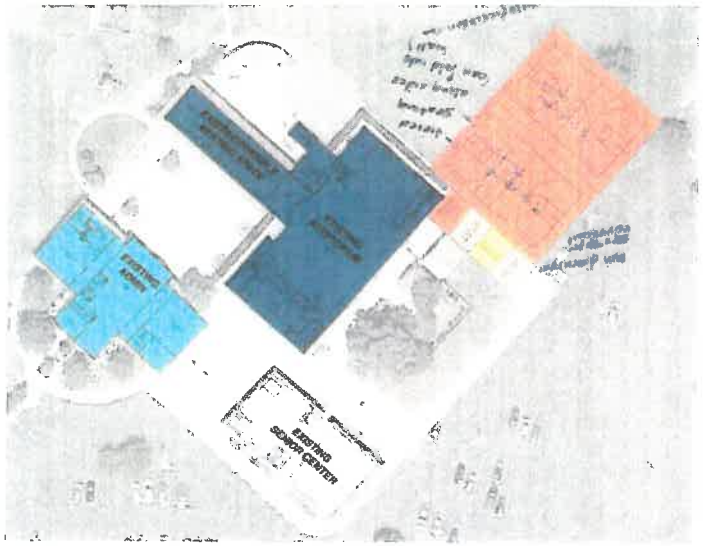
Group 7



Group 8

Theme - Expansion

- Expand facilities to the north



Group 2

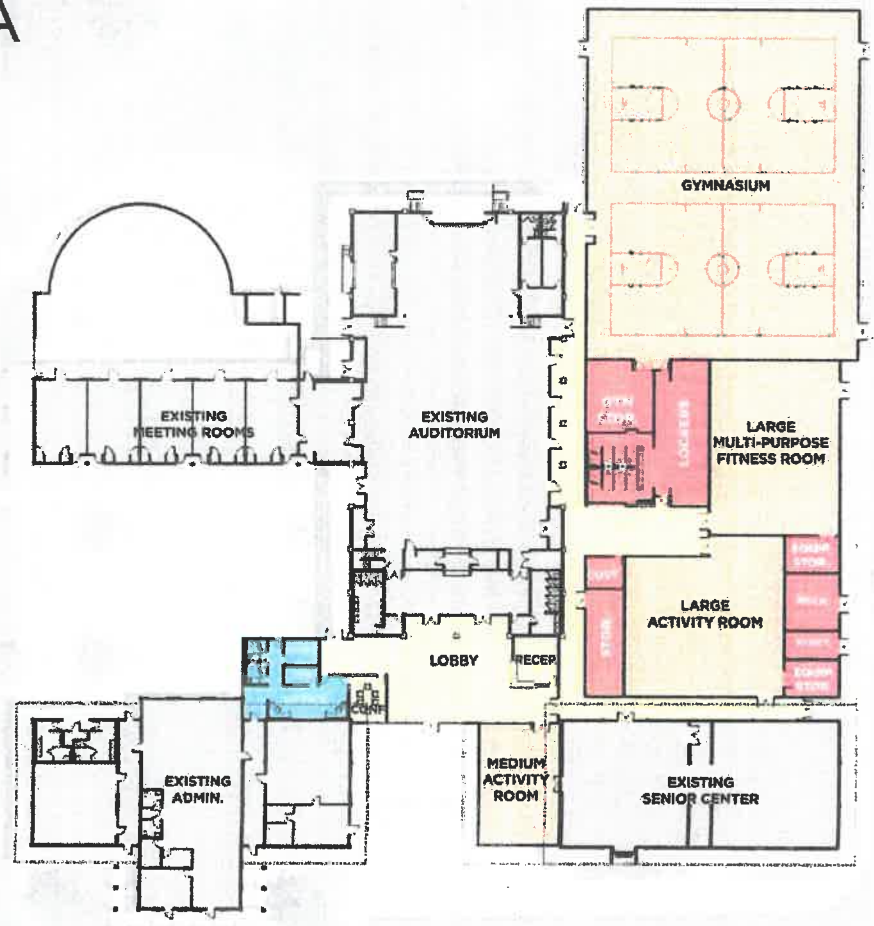
Staff
Plan 2

Staff
Plan 1

Workshop # 2 Results

Plan Refinement into Design Options

Option A



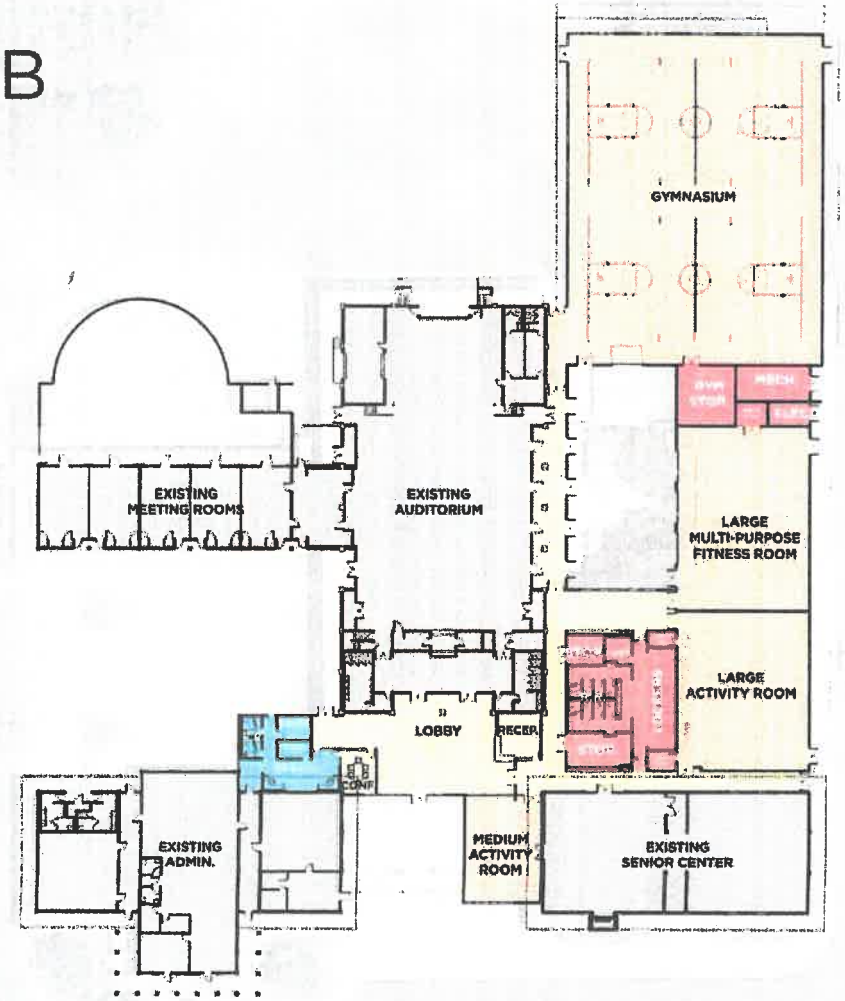
OPTION-A

Plan A is great & flows well

do not like that the path's off. the stud. was removed

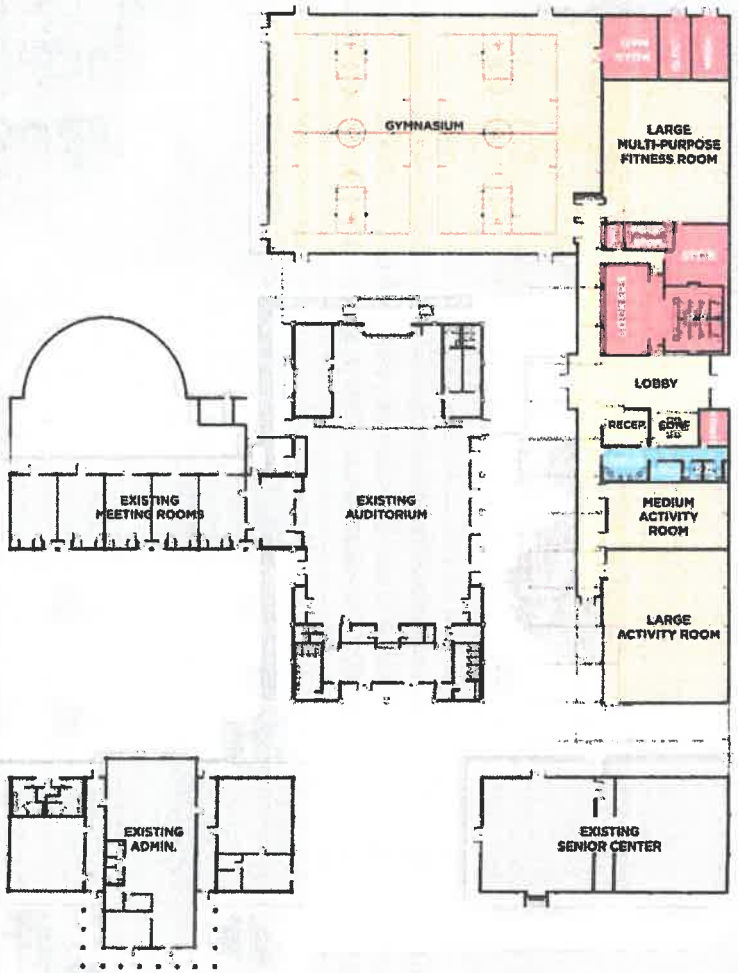
I like Plan A very much!

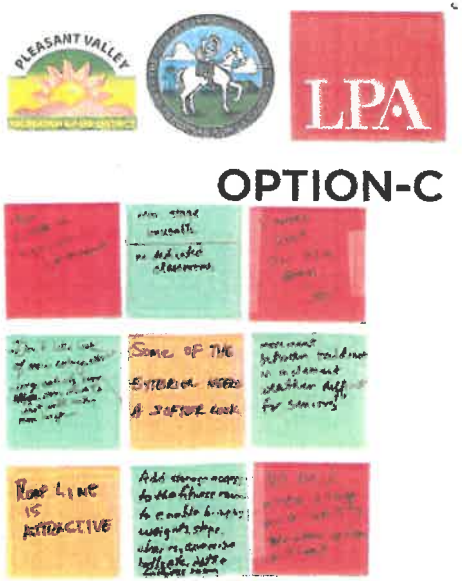
Option B


GYMNASIUM
EXISTING MEETING ROOMS
EXISTING AUDITORIUM
LARGE MULTI-PURPOSE FITNESS ROOM
LARGE ACTIVITY ROOM
LOBBY
RECEP.
EXISTING ADMIN.
MEDIUM ACTIVITY ROOM
EXISTING SENIOR CENTER

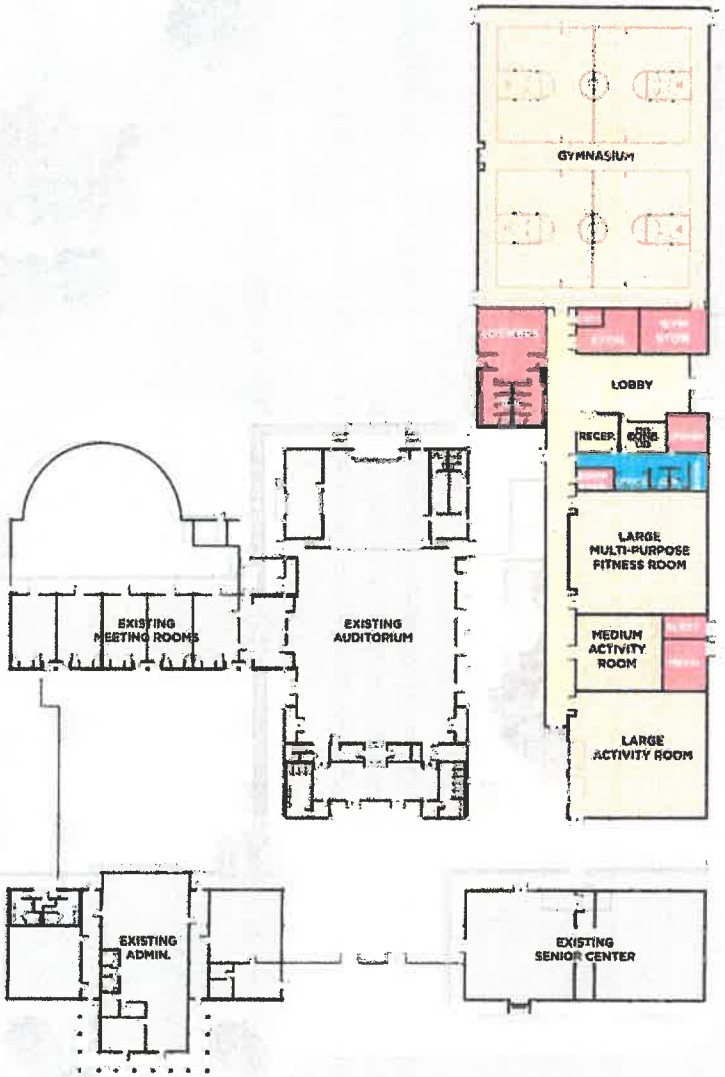

PLEASANT VALLEY
LPA
OPTION-B
like that the back grounds are left intact
Can lockers be there in the gym?
I like Option B Entry

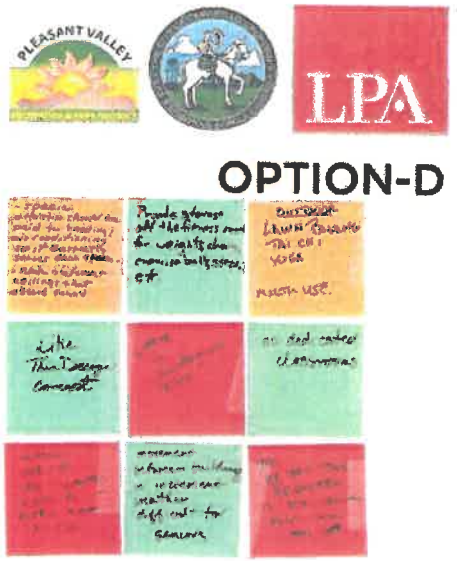
Option C


GYMNASIUM
LARGE MULTI-PURPOSE FITNESS ROOM
LOBBY
RECEP.
EXISTING MEETING ROOMS
EXISTING AUDITORIUM
MEDIUM ACTIVITY ROOM
LARGE ACTIVITY ROOM
EXISTING ADMIN.
EXISTING SENIOR CENTER


PLEASANT VALLEY
LPA
OPTION-C

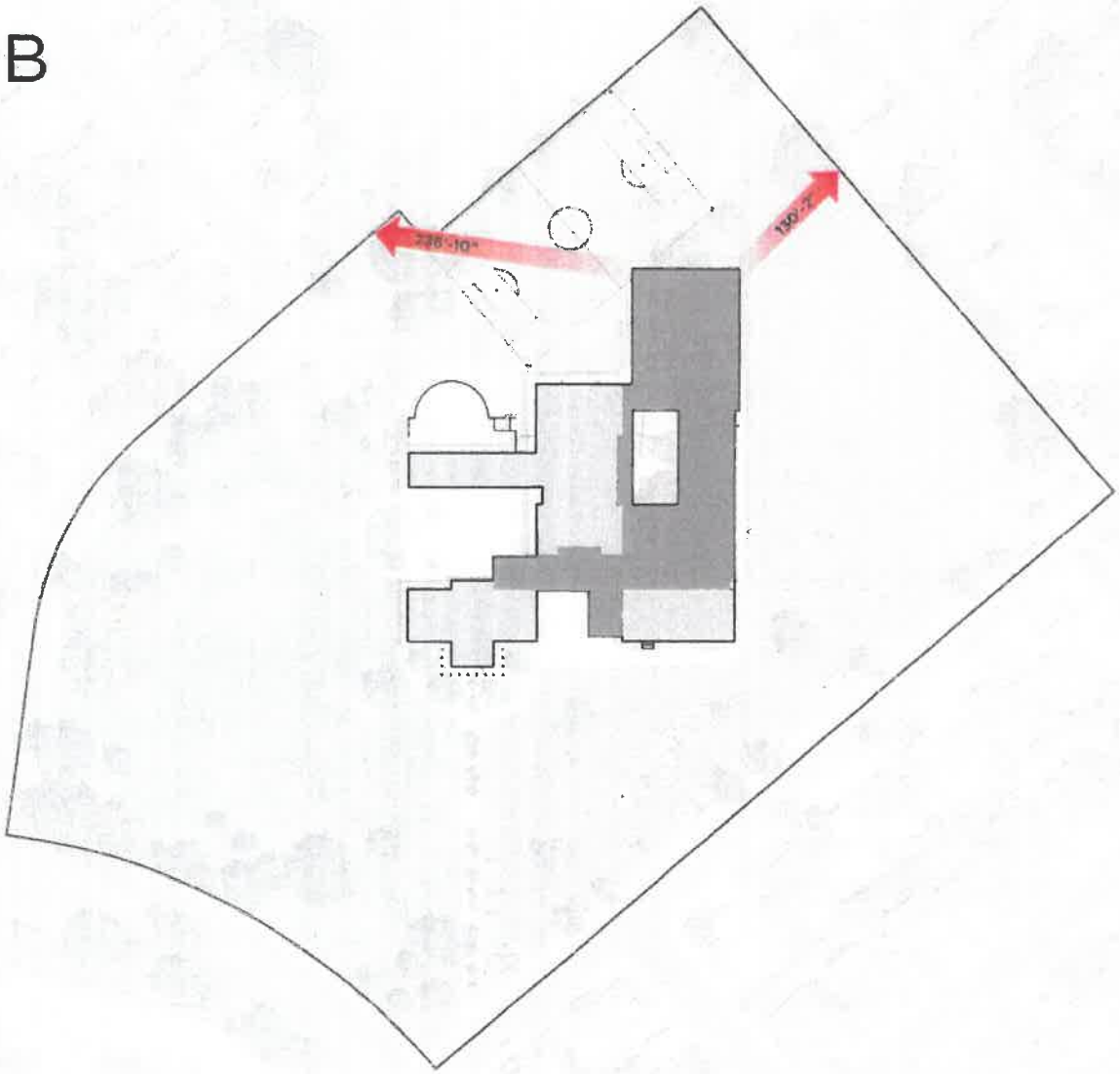
Option D

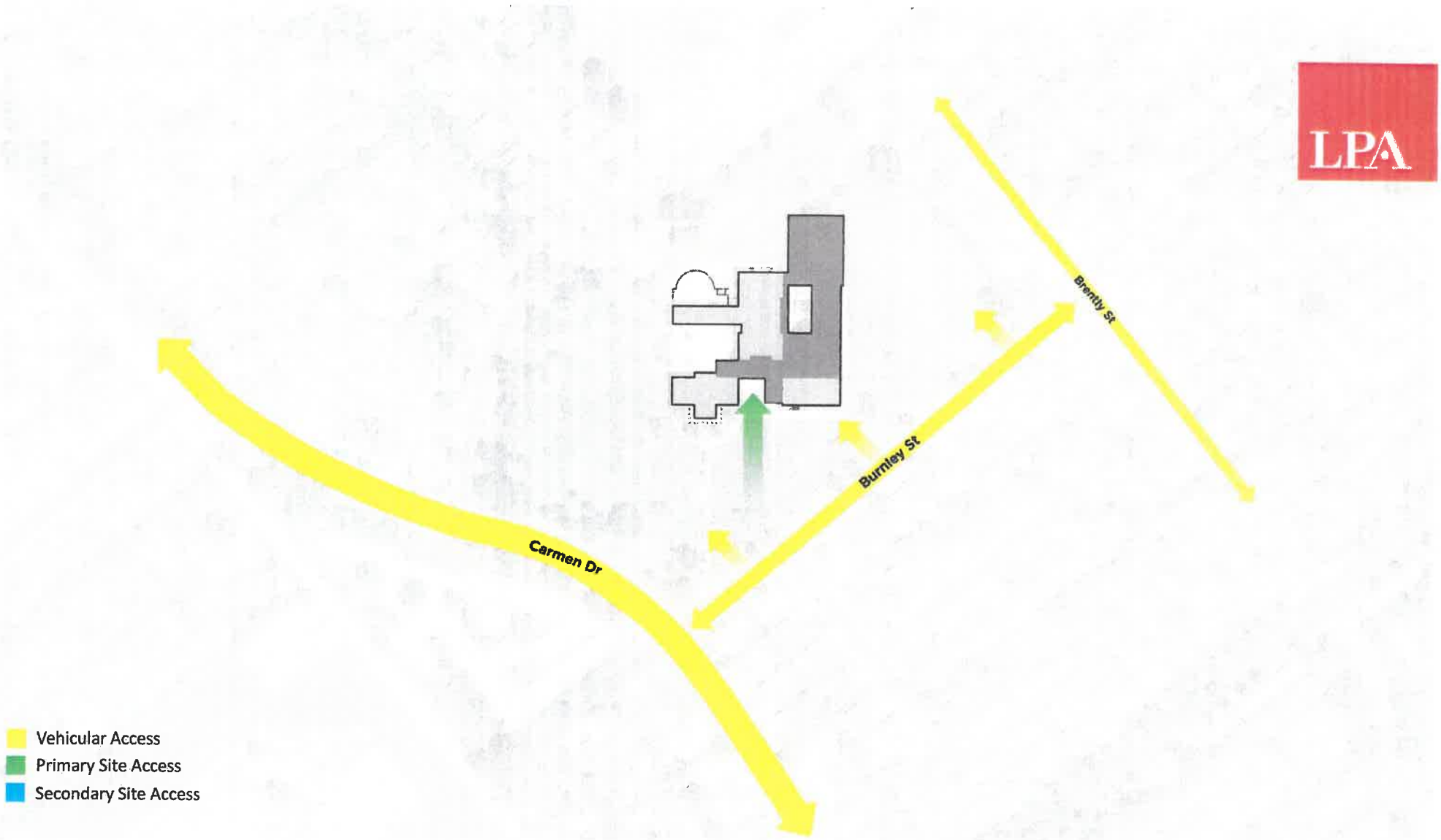

GYMNASIUM
LOBBY
RECEP.
LARGE MULTI-PURPOSE FITNESS ROOM
MEDIUM ACTIVITY ROOM
LARGE ACTIVITY ROOM
EXISTING MEETING ROOMS
EXISTING AUDITORIUM
EXISTING ADMIN.
EXISTING SENIOR CENTER


OPTION-D

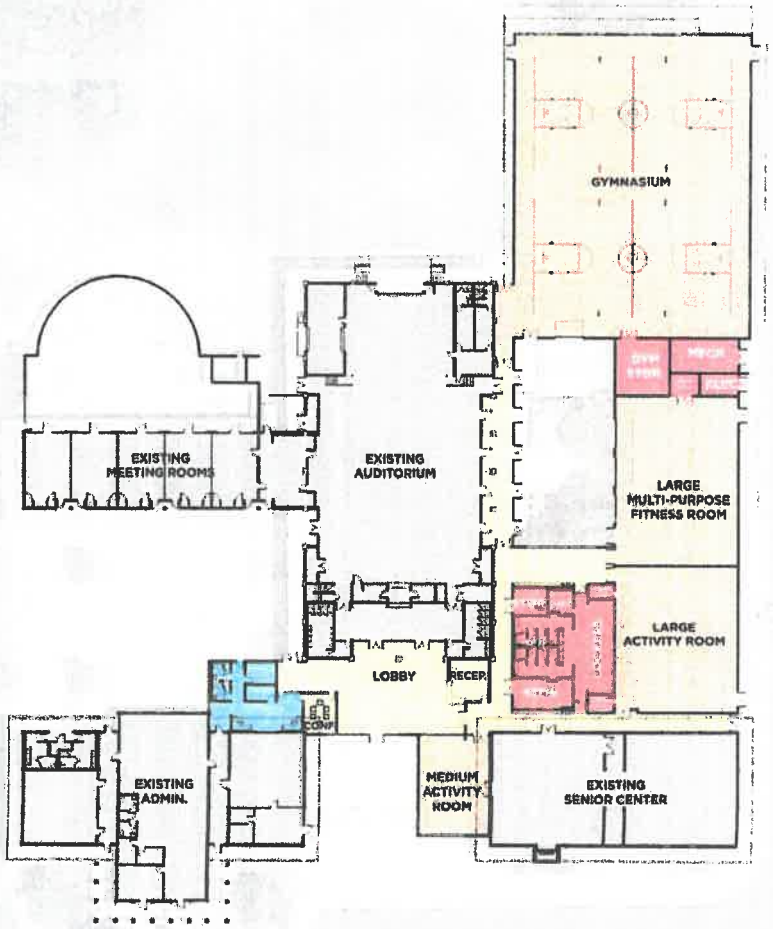
PVRPD & Liaison Committee Recommendations

Option B




LPA
Brentry St
Burnley St
Carmen Dr
Vehicular Access
Primary Site Access
Secondary Site Access

Option B


GYMNASIUM
EXISTING MEETING ROOMS
EXISTING AUDITORIUM
LARGE MULTI-PURPOSE FITNESS ROOM
LARGE ACTIVITY ROOM
LOBBY
RECEP.
CONF.
EXISTING ADMIN.
MEDIUM ACTIVITY ROOM
EXISTING SENIOR CENTER


Option
LPA
PLEASANT VALLEY
COMMUNITY CENTER

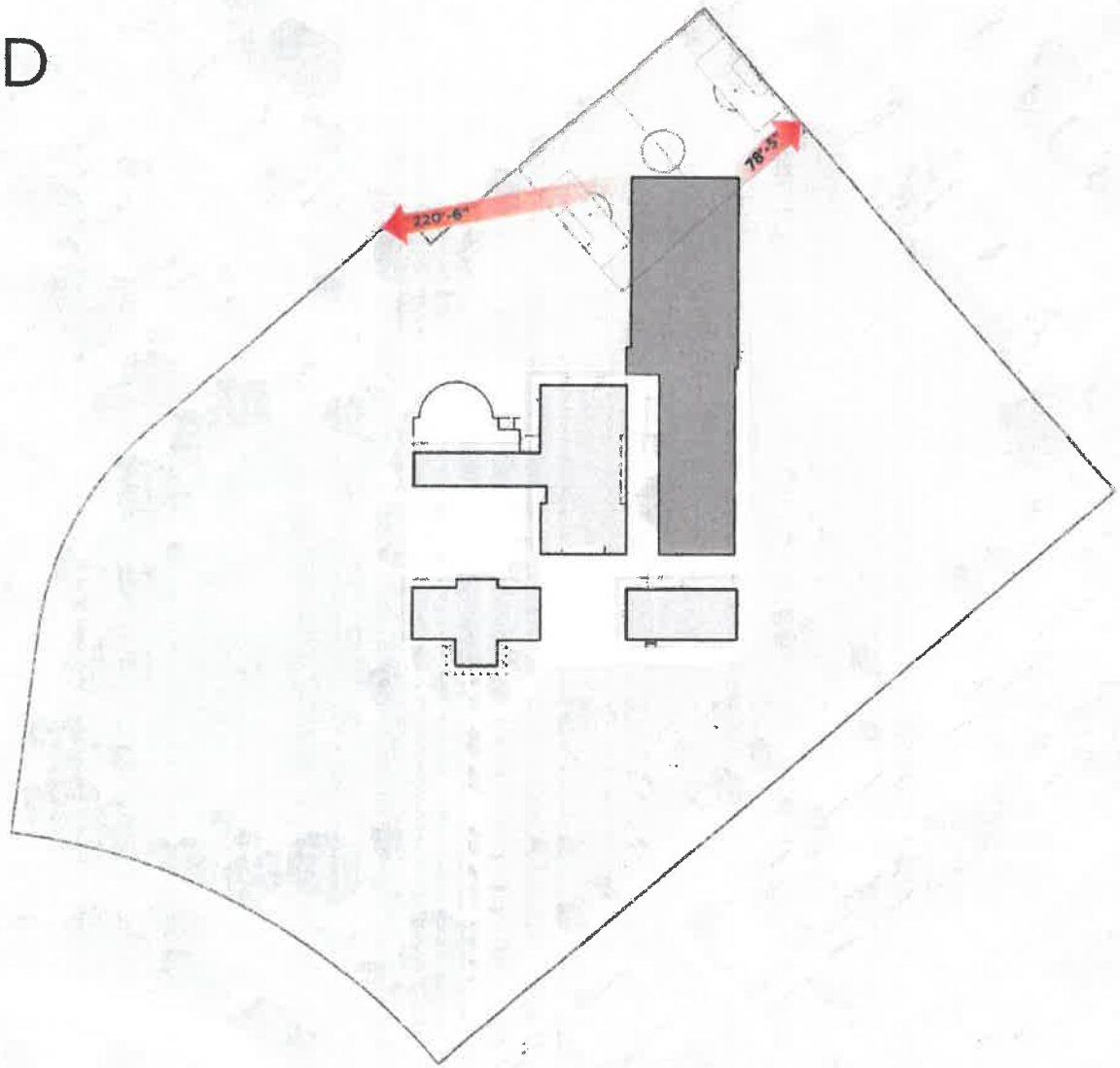

PLEASANT VALLEY
COMMUNITY CENTER
LPA

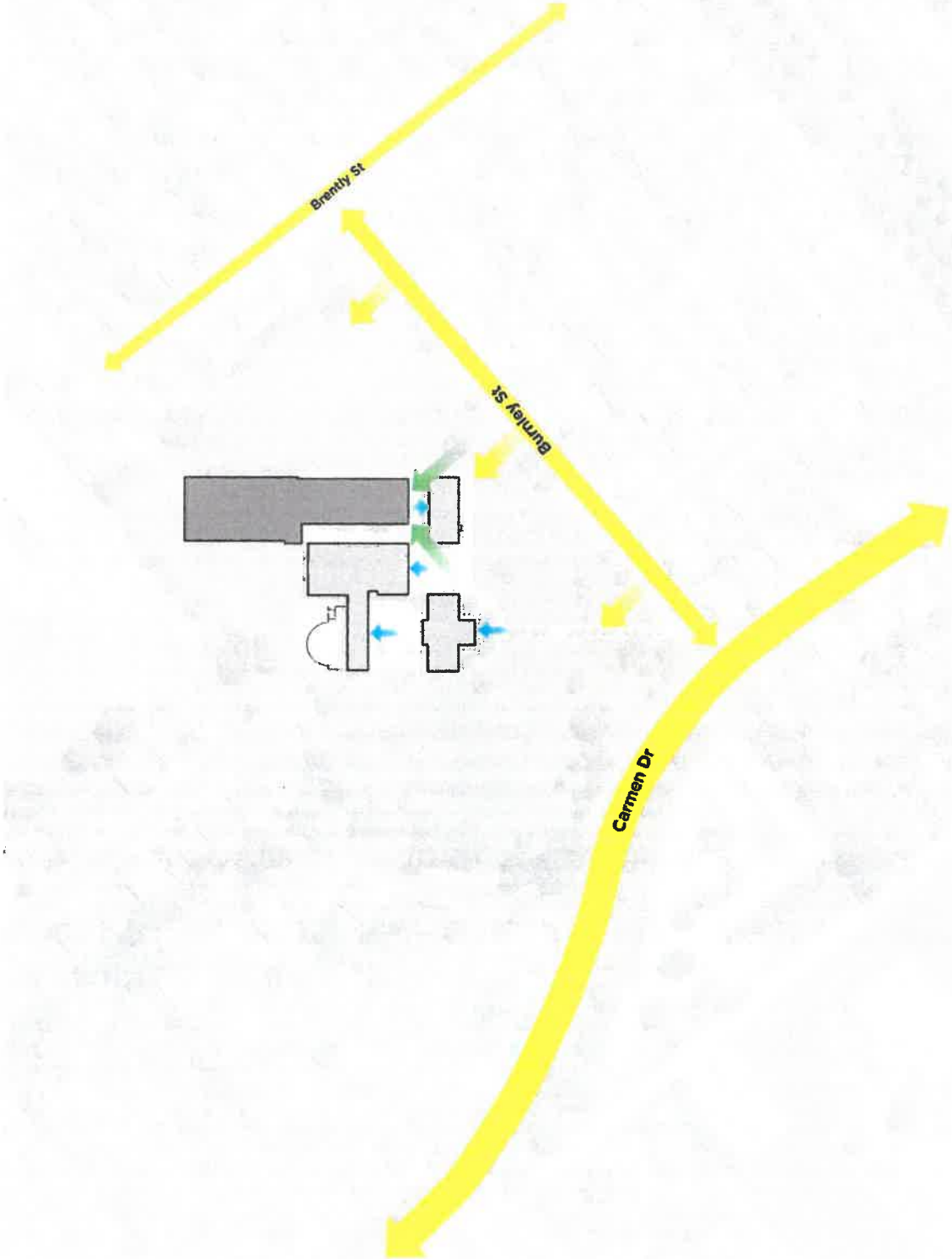

Option 1
East Facade
LPA


+ Facade
LPA


Bird's Eye
LPA

Option D




Brently St
Burnley St
Carmen Dr

Option D


GYMNASIUM
LARGE ACTIVITY ROOM
LARGE - MULTI-PURPOSE FITNESS ROOM
MEDIUM ACTIVITY ROOM
LOBBY
EXISTING MEETING ROOMS
EXISTING AUDITORIUM
EXISTING ADMIN.
EXISTING SENIOR CENTER

Option D

East Facade & Entry

LPA

Option D

Entry


erior Courtyard & Entry
LPA

Option D

North-East Facade


Option D
Bird's Eye
LPA

ROM Construction Costs Summary

ROM Construction Budget Summary

Option B
$41,818,922

Direct/Hard Costs:	**$30,018,291**
Building:	$24,473,247
Site:	$4,120,101
Seismic Retrofit:	$1,424,942
Indirect/Soft Costs (35%):	**$10,506,401**
A&E:	10%
A&E Reimbursable:	2%
Project Management:	5%
Cost Estimating:	1%
Testing & Inspections:	2%
Geotechnical:	1%
Green Building Comm:	1%
Permits & Plan Check:	3%
City Fees	(0-5% range)
School Fees	
Transportation Fees	
Construction Contingency	10%
FF&E ($35/SF):	**$1,294,230**
Furniture Fixtures & Equipment	

Option D
$34,370,215

Direct/Hard Costs:	**$24,662,697**
Building:	$20,336,712
Site:	$4,326,255
Seismic Retrofit:	N/A
Indirect/Soft Costs (35%):	**$8,632,038**
A&E:	10%
A&E Reimbursable:	2%
Project Management:	5%
Cost Estimating:	1%
Testing & Inspections:	2%
Geotechnical:	1%
Green Building Comm:	1%
Permits & Plan Check:	3%
City Fees	(0-5% range)
School Fees	
Transportation Fees	
Construction Contingency	10%
FF&E ($35/SF):	**$1,075,480**
Furniture Fixtures & Equipment	

Program Detail Cost

Program Space	Size	Cost
Lobby	1000 SF	$660,000
Reception	300 SF	$200,000
Locker & Restrooms	1,300 SF	$860,000
Custodial Closet	80 SF	$55,000
General Building Storage	400 SF	$265,000
Offices	150 SF	$100,000
Staff Restroom	200 SF	$135,000
Gymnasium (2 Courts @ 50 x 94)	13,000 SF	$8,600,000
Gym Storage	500 SF	$330,000
Medium Activity Room	1,200 SF	$800,000
Large Activity Room	3,200 SF	$2,200,000
Large Multi-Purpose/Fitness Room	3,200 SF	$2,200,000

Operational Study / Cost Recovery Summary

Operational Study / Cost Recovery Summary

Option B

Anticipated Expenses:
$623,650

Anticipated Revenues:
$168,856

Anticipated Cost Recovery Rate:
27.1%

Option D

Anticipated Expenses:
$707,858

Anticipated Revenues:
$168,856

Anticipated Cost Recovery Rate:
23.9%

Option B

Operational Cost vs. Revenue

** These numbers are reflective of new revenue and do not reflect existing program revenue*

LPA

Operations

Personnel (full & part time staff)	$370,710
Commodities (supplies, uniforms, etc.)	$19,375
Contractual (utilities, training, etc.)	$183,566
Replacement Fund ($$ for improvements)	$50,000
Total Estimated	**$623,650**

Operational Assumptions

- Operating 75 hours a week
- Full-time staff: 1 Recreational Specialists, 1 Ground Maintenance, and 2 Customer Service Representatives
- Part-time staff: Facility Supervisor (40 Hrs), Customer Service (36 Hrs), Ground/Maintenance (48 Hrs)

Revenue

Daily Fees	$4,296
Membership Fees	$36,000
Programs	$79,000
Other (birthdays, vending, & rentals)	$49,560
Total Estimated	**$168,856**

Revenue Assumptions

- 6 non-members will enter a day each paying $2
- 300 Monthly Pass Sold each month at $10 per pass. This represents less than 1% of the projected population
- Program revenue assumes 125 participants paying an average of $50 per month

Option D

Operational Cost vs. Revenue

** These numbers are reflective of new revenue and do not reflect existing program revenue*

Operations

Personnel (full & part time staff)	$460,617
Commodities (supplies, uniforms, etc.)	$21,375
Contractual (utilities, training, etc.)	$175,866
Replacement Fund ($$ for improvements)	$50,000
Total Estimated	**$707,858**

Operational Assumptions

- Operating 75 hours a week
- Full-time staff: 1 Recreational Specialists, 1 Ground Maintenance, and 2.75 Customer Service Representatives
- Part-time staff: Facility Supervisor (40 Hrs), Customer Service (32 Hrs), Customer Service (36 Hrs), Ground/Maintenance (48 Hrs)

Revenue

Daily Fees	$4,296
Membership Fees	$36,000
Programs	$79,000
Other (birthdays, vending, & rentals)	$49,560
Total Estimated	**$168,856**

Revenue Assumptions

- 6 non-members will enter a day each paying $2
- 300 Monthly Pass Sold each month at $10 per pass. This represents less than 1% of the projected population
- Program revenue assumes 125 participants paying an average of $50 per month

5-Year Model

Option B

Projected Recovery Over 5 Years

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	$623,650	$629,887	$636,186	$648,909	$661,888
Revenues	$168,856	$185,742	$195,029	$200,880	$204,897
Difference	$454,794	$444,145	$441,157	$448,030	$456,990
Recovery	27.1%	29.5%	30.7%	31.0%	31.0%
Capital Improvement	$50,000	$100,000	$150,000	$200,000	$250,000

Option D

Projected Recovery Over 5 Years

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	$707,858	$714,937	$722,086	$736,528	$751,259
Revenues	$168,856	$185,742	$195,029	$200,880	$204,897
Difference	$539,002	$529,195	$527,057	$535,648	$546,362
Recovery	23.9%	26.0%	27.0%	27.3%	27.3%
Capital Improvement	$50,000	$100,000	$150,000	$200,000	$250,000

Projected Recovery Beyond 5 Years

Operation Expectations: Estimated short fall of $600,000 each year

Estimated Shortfall After:

Estimated Shortfall	Option B $450,000	Option D $530,000
5 Years	($2.25M)	($2.65M)
10 Years	($4.5M)	($5.3M)
15 Years	($6.75M)	($7.95M)
20 Years	($9.0M)	($10.6M)
25 Years	($11.25M)	($13.25M)
30 Years	($13.5M)	($15.9M)

Total 30 Year Project Cost Summary

Option B

Estimated
Construction Cost:
$41.8M

Estimated 30YR
Revenue/Expenses:
$13.5M

Total Estimated
30YR Cost:
$55.3M

Option D

Estimated
Construction Cost:
$34.4M

Estimated 30YR
Revenue/Expenses:
$15.9M

Total Estimated
30YR Cost:
$50.3M

Changing Lives by Design™

City of Camarillo
Pleasant Valley Recreation Center
Camarillo, CA

ROM Cost Estimate, R4
July 22, 2019

Prepared for LPA Design Studios, Inc.

NOTES

ABBREVIATIONS

CMU	concrete masonry unit
CY	cubic yard
EA	each
GLB	glu-lam beam
GSF	gross square foot
HRS	hours
LF	linear foot
LS	lump sum
MO	month
MOC	midpont of construction
ROM	rough order of magnitude
SF	square feet

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon a ROM drawing prepared by LPA, Inc. along with verbal and written guidance from the design team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

1a)	General Conditions	8.50%	Sitework and Building Expansions
1b)	General Conditions	10.00%	Structural Seismic Retrofit
2)	Overhead and Profit (OH&P)	4.25%	
3a)	Bonds & Insurance	2.25%	Sitework and Building Expansions
3b)	Bonds & Insurance	2.50%	Structural Seismic Retrofit
4a)	Design Contingency	10.00%	Sitework and Building Expansions
4b)	Design Contingency	15.00%	Structural Seismic Retrofit
5)	Escalation to MOC, 06/30/22	15.73%	

EXCLUSIONS

The following items are excluded from this estimate:

1) Professional fees, inspections and testing.
2) Escalation beyond midpoint of construction.
3) Furniture, Fixtures and Equipment (FF&E), unless specifically referenced in this estimate.
4) Plan check fees and building permit fees.
5) Construction/Owner's contingency costs.
6) Construction management fees.
7) Soft costs.
8) Asbestos abatement / hazardous material removal.
9) Off-site work
10) Night time and weekends work.
11) Accelerated construction schedule.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

1) Unforeseen sub-surface condition.
2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
3) Sole source procurement.
4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
2) This estimate assumes the use of prevailing wages. This project does not include a PLA.
3) This estimate assumes design-bid-build procurement method.
4) Prequalification process for General Contractor and Subcontractor has not been included on this estimate. If prequalification will be implemented, it will have a significant cost impact to the project.

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CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
OPTION A			
NEW EXPANSION	34,170 SF	$660.47	$22,568,353
SITEWORK - OPTION A	62,655 SF	$67.32	$4,217,727
STRUCTURAL SEISMIC RETROFIT	36,760 SF	$38.68	$1,422,014
TOTAL ESTIMATED CONSTRUCTION COST - OPTION A			$28,208,093
OPTION B			
NEW EXPANSION	36,978 SF	$660.47	$24,422,960
SITEWORK - OPTION B	59,847 SF	$68.70	$4,111,636
STRUCTURAL SEISMIC RETROFIT	36,760 SF	$38.68	$1,422,014
TOTAL ESTIMATED CONSTRUCTION COST - OPTION B			$29,956,609
OPTION C			
NEW EXPANSION	31,712 SF	$660.47	$20,944,911
SITEWORK - OPTION C	70,113 SF	$66.66	$4,673,915
TOTAL ESTIMATED CONSTRUCTION COST - OPTION C			$25,618,826
OPTION D			
NEW EXPANSION	30,458 SF	$660.47	$20,116,678
SITEWORK - OPTION D	72,367 SF	$59.66	$4,317,336
TOTAL ESTIMATED CONSTRUCTION COST - OPTION D			$24,434,014
ALTERNATE #1A - MODERNIZE EXISTING BUILDINGS (FINISHES)	28,175 SF	$190.00	$5,353,250
ALTERNATE #1B - MODERNIZE EXISTING BUILDINGS (MEP SYSTEMS)	28,175 SF	$170.00	$4,789,750

*Alternates include same markups as base scope

Sitework - Option A

Pleasant Valley Recreation Center
Sitework - Option A
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Sitework - Option A Summary

Element	Gross Site Area: 62,655 SF		Total	Cost/SF
01	**General Requirements**		**Included in General Conditions**	
02	**Existing Conditions**		**$232,856**	$3.72
26	**Electrical**		**$210,880**	$3.37
27	**Communications**		**$15,000**	$0.24
28	**Electronic Safety and Security**			
31	**Earthwork**		**$89,361**	$1.43
32	**Exterior Improvements**		**$1,790,131**	$28.57
33	**Utilities**		**$526,302**	$8.40
	Subtotal		**$2,864,529**	**$45.72**
	General Conditions	8.50%	**$243,485**	**$3.89**
	Subtotal		**$3,108,014**	**$49.61**
	Overhead and Profit (OH&P)	4.25%	**$132,091**	**$2.11**
	Subtotal		**$3,240,105**	**$51.71**
	Bonds & Insurance	2.25%	**$72,902**	**$1.16**
	Subtotal		**$3,313,007**	**$52.88**
	Design Contingency	10.00%	**$331,301**	**$5.29**
	Subtotal		**$3,644,308**	**$58.16**
	Escalation to MOC, 06/30/22	15.73%	**$573,419**	**$9.15**
	TOTAL ESTIMATED CONSTRUCTION COST		**$4,217,727**	**$67.32**

Pleasant Valley Recreation Center
Sitework - Option A
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Sitework - Option A Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition				
Remove landscape, hardscape and fencing including haul-off, allowance	96,825	sf	$2.25	$217,856
Miscellaneous demolition	1	ls	$15,000.00	$15,000
Subtotal - Existing Conditions				***$232,856***
26 Electrical				
Site demolition				
Minimal site electrical demolition	20	hrs	$105.00	$2,100
Service and distribution				
Site distribution equipment	1	ls	$15,000.00	$15,000
Site feeders and trenching allowance	1	ls	$55,000.00	$55,000
Convenience power	1	ls	$30,000.00	$30,000
Site lighting				
Walkway lighting	1	ls	$26,500.00	$26,500
Light poles by synthetic turf	1	ls	$33,000.00	$33,000
Exterior flood lighting	1	ls	$4,668.00	$4,668
Exterior lighting surface mounted	1	ls	$5,572.00	$5,572
Trenching and backfill	1	ls	$20,000.00	$20,000
Feeder, 30 amp underground	1	ls	$5,000.00	$5,000
Feeder, 20 amp overhead	1	ls	$14,040.00	$14,040
Subtotal - Electrical				***$210,880***
27 Communications				
Low voltage, allowance	1	ls	$15,000.00	$15,000
Subtotal - Communications				***$15,000***
28 Electronic Safety and Security				
No scope anticipated				
Subtotal - Electronic Safety and Security				

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Sitework - Option A Detail Elements

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Earthwork				
Field staking / layout	62,655	sf	$0.20	$12,279
Rough grading, cut and fill, based on balanced site	2,553	cy	$5.51	$14,063
Overexcavate and recompact paving area and hardscape area, 2'-0" below	4,220	cy	$6.04	$25,501
Fine grading	62,655	sf	$0.33	$20,465
Erosion control	62,655	sf	$0.27	$17,054
			Subtotal - Earthwork	***$89,361***
32 Exterior Improvements				
Hardscape				
Concrete paving, pedestrian, broom finish	37,009	sf	$12.25	$453,302
Enhanced concrete paving, pedestrian	4,358	sf	$14.70	$64,054
Concrete curbs, ramps and stairs				
Curb-cut type ramp	2	ea	$2,395.25	$4,791
Tactile warning tiles	32	sf	$28.25	$904
Site fence and walls				
CMU site wall, 6'-0" high, including vines, allowance	74	lf	$310.29	$22,962
Tube steel gate, pedestrian, pair	5	ea	$4,246.13	$21,231
Tube steel fence, 6'-0" high, allowance	108	lf	$136.09	$14,698
Site structure				
Fabric shade canopy	804	sf	$55.00	$44,220
Pergola with integral lighting	3,622	sf	$90.00	$325,980
Outdoor kitchen including BBQ, sink and counter, allowance	276	sf	$125.00	$34,500
CMU trash enclosure with metal gates, allowance	1	ls	$45,000.00	$45,000
Site specialties and furnishing				
Relocate fitness equipment, allowance	1	ls	$5,000.00	$5,000
Signage, allowance	1	ls	$30,000.00	$30,000
Site furnishings allowance for trash and recycle container, metal benches and tables, bollards, drinking fountain, bike rack, etc.	62,655	sf	$3.50	$219,293
Landscape and irrigation				
Synthetic turf including base	9,522	sf	$21.78	$207,342
Decomposed granite paving (3") incl. fabric	904	sf	$4.08	$3,691
Trees, 48" box	20	ea	$2,177.50	$43,550

Sitework - Option A Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Planting area, shrub and groundcover, allowance	10,862	sf	$10.89	$118,260
Amend soils	10,862	sf	$0.44	$4,730
Mulch to shrub area	10,862	sf	$1.31	$14,191
Irrigation, shrubs and trees	10,862	sf	$2.72	$29,565
Irrigation and cooling system, synthetic turf at stadium	9,522	sf	$1.09	$10,367
Patch and repair to adjacent irrigation systems and sod, allowance	1	ls	$15,000.00	$15,000
Pump for irrigation, allowance	1	ls	$12,500.00	$12,500
Maintenance for 90 days (3 months)	3	mo	$15,000.00	$45,000
			Subtotal - Exterior Improvements	***$1,790,131***
33 Utilities				
Fire water, allowance	62,655	gsf	$1.50	$93,983
Domestic water, allowance	62,655	gsf	$2.00	$125,310
Sanitary sewer, allowance	62,655	gsf	$1.25	$78,319
Natural gas, allowance	62,655	gsf	$0.65	$40,726
Storm drain, allowance	62,655	gsf	$3.00	$187,965
			Subtotal - Utilities	***$526,302***

Structural Seismic Retrofit

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Structural Seismic Retrofit Summary

Element	Gross Floor Area	SF	Total	Cost/SF
01	**Community Hall Structural Retrofit (Auditorium Space Only)**		**$537,414**	
02	**Administration and Activity Buildings Structural Retrofit**		**$102,548**	
03	**Senior Center Structural Retrofit**		**$269,009**	
	Subtotal		**$908,971**	
	General Conditions	10.00%	**$90,897**	
	Subtotal		**$999,868**	
	Overhead and Profit (OH&P)	4.25%	**$42,494**	
	Subtotal		**$1,042,362**	
	Bonds & Insurance	2.50%	**$26,059**	
	Subtotal		**$1,068,421**	
	Design Contingency	15.00%	**$160,263**	
	Subtotal		**$1,228,685**	
	Escalation to MOC, 06/30/22	15.73%	**$193,329**	
	TOTAL ESTIMATED CONSTRUCTION COST		**$1,422,014**	

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Structural Seismic Retrofit
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Structural Seismic Retrofit Detail Elements

Element	Quantity	Unit	Unit Cost	Total
01 Community Hall Structural Retrofit (Auditorium Space Only)				
Additional shear wall allowance at auditorium area if needed	12,800	sf	$6.50	$83,200
Bent plate connection between GLB and CMU wall, 20" x 1/4" thick	325	lf	$169.80	$55,185
Bent plate connection between CMU wall and new channel, 16" x 1/4" thick with drilled 3/4" expansion anchors at 16" oc	281	lf	$164.89	$46,335
New channel, C15x50 with (4) - 3/4" Ø drilled expansion anchors at concrete pilaster	325	lf	$361.12	$117,365
Concrete column to GLB bracing/kicker connection	18	ea	$1,954.91	$35,188
New GLB, 6-3/4" x 45" including connection to existing GLB	65	lf	$455.29	$29,594
Steel sheet metal caps at end of GLB, allowance	22	ea	$500.00	$11,000
Patch and repair plywood sheathing, provide new nails as needed	7,725	sf	$0.75	$5,794
Termite inspection and control	12,800	sf	$1.13	$14,502
Repair damage wood elements	12,800	sf	$2.50	$32,000
Patch and repair architectural finishes damaged due to structural retrofit	12,800	sf	$7.50	$96,000
Miscellaneous demolition	150	hrs	$75.00	$11,250
Subtotal - Community Hall Structural Retrofit (Auditorium Space Only)				***$537,414***
02 Administration and Activity Buildings Structural Retrofit				
(2) shear transfer steel plate connection between CMU wall and GLB at Activity Buildings only, allowance	3,072	sf	$8.50	$26,112
Fill visible vertical cracks at exterior trellis masonry pilaster support, allowance	1	ls	$8,800.00	$8,800
Steel sheet metal caps at end of GLB, allowance	6,632	sf	$1.00	$6,632
Termite inspection and control	6,632	sf	$1.13	$7,514
Repair damage wood elements	6,632	sf	$2.50	$16,580
Patch and repair architectural finishes damaged due to structural retrofit	6,632	sf	$5.00	$33,160
Miscellaneous demolition	50	hrs	$75.00	$3,750
Subtotal - Administration and Activity Buildings Structural Retrofit				***$102,548***
03 Senior Center Structural Retrofit				
Termite inspection and control	5,472	sf	$1.13	$6,200
Repair damage wood elements	5,472	sf	$2.50	$13,680
Steel sheet metal caps at end of GLB, allowance	5,472	sf	$1.00	$5,472
(2) shear transfer steel plate connection between CMU wall and GLB, allowance	5,472	sf	$8.50	$46,512
Perimeter CMU wall additional support if required	5,472	sf	$30.00	$164,160
Patch and repair architectural finishes damaged due to structural retrofit	5,472	sf	$5.00	$27,360
Miscellaneous demolition	75	hrs	$75.00	$5,625
Subtotal - Senior Center Structural Retrofit				***$269,009***

Sitework - Option B

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Sitework - Option B Summary

Element	Gross Site Area: 59,847 SF		Total	Cost/SF
01	**General Requirements**		**Included in General Conditions**	
02	**Existing Conditions**		**$232,856**	$3.89
26	**Electrical**		**$210,880**	$3.52
27	**Communications**		**$15,000**	$0.25
28	**Electronic Safety and Security**			
31	**Earthwork**		**$85,116**	$1.42
32	**Exterior Improvements**		**$1,745,909**	$29.17
33	**Utilities**		**$502,715**	$8.40
	Subtotal		**$2,792,476**	**$46.66**
	General Conditions	8.50%	**$237,360**	**$3.97**
	Subtotal		**$3,029,836**	**$50.63**
	Overhead and Profit (OH&P)	4.25%	**$128,768**	**$2.15**
	Subtotal		**$3,158,605**	**$52.78**
	Bonds & Insurance	2.25%	**$71,069**	**$1.19**
	Subtotal		**$3,229,673**	**$53.97**
	Design Contingency	10.00%	**$322,967**	**$5.40**
	Subtotal		**$3,552,640**	**$59.36**
	Escalation to MOC, 06/30/22	15.73%	**$558,995**	**$9.34**
	TOTAL ESTIMATED CONSTRUCTION COST		**$4,111,636**	**$68.70**

Pleasant Valley Recreation Center
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Sitework - Option B Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition				
Remove landscape, hardscape and fencing including haul-off, allowance	96,825	sf	$2.25	$217,856
Miscellaneous demolition	1	ls	$15,000.00	$15,000
Subtotal - Existing Conditions				***$232,856***
26 Electrical				
Site demolition				
Minimal site electrical demolition	20	hrs	$105.00	$2,100
Service and distribution				
Site distribution equipment	1	ls	$15,000.00	$15,000
Site feeders and trenching allowance	1	ls	$55,000.00	$55,000
Convenience power	1	ls	$30,000.00	$30,000
Site lighting				
Walkway lighting	1	ls	$26,500.00	$26,500
Light poles by synthetic turf	1	ls	$33,000.00	$33,000
Exterior flood lighting	1	ls	$4,668.00	$4,668
Exterior lighting surface mounted	1	ls	$5,572.00	$5,572
Trenching and backfill	1	ls	$20,000.00	$20,000
Feeder, 30 amp underground	1	ls	$5,000.00	$5,000
Feeder, 20 amp overhead	1	ls	$14,040.00	$14,040
Subtotal - Electrical				***$210,880***
27 Communications				
Low voltage, allowance	1	ls	$15,000.00	$15,000
Subtotal - Communications				***$15,000***
28 Electronic Safety and Security				
No scope anticipated				
Subtotal - Electronic Safety and Security				

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Sitework - Option B Detail Elements

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Earthwork				
Field staking / layout	59,847	sf	$0.20	$11,729
Rough grading, cut and fill, based on balanced site	2,438	cy	$5.51	$13,432
Overexcavate and recompact paving area and hardscape area, 2'-0" below	3,991	cy	$6.04	$24,118
Fine grading	59,847	sf	$0.33	$19,548
Erosion control	59,847	sf	$0.27	$16,290
			Subtotal - Earthwork	***$85,116***
32 Exterior Improvements				
Hardscape				
Concrete paving, pedestrian, broom finish	34,201	sf	$12.25	$418,909
Enhanced concrete paving, pedestrian	4,358	sf	$14.70	$64,054
Concrete curbs, ramps and stairs				
Curb-cut type ramp	2	ea	$2,395.25	$4,791
Tactile warning tiles	32	sf	$28.25	$904
Site fence and walls				
CMU site wall, 6'-0" high, including vines, allowance	74	lf	$310.29	$22,962
Tube steel gate, pedestrian, pair	5	ea	$4,246.13	$21,231
Tube steel fence, 6'-0" high, allowance	108	lf	$136.09	$14,698
Site structure				
Fabric shade canopy	804	sf	$55.00	$44,220
Pergola with integral lighting	3,622	sf	$90.00	$325,980
Outdoor kitchen including BBQ, sink and counter, allowance	276	sf	$125.00	$34,500
CMU trash enclosure with metal gates, allowance	1	ls	$45,000.00	$45,000
Site specialties and furnishing				
Relocate fitness equipment, allowance	1	ls	$5,000.00	$5,000
Signage, allowance	1	ls	$30,000.00	$30,000
Site furnishings allowance for trash and recycle container, metal benches and tables, bollards, drinking fountain, bike rack, etc.	59,847	sf	$3.50	$209,465
Landscape and irrigation				
Synthetic turf including base	9,522	sf	$21.78	$207,342
Decomposed granite paving (3") incl. fabric	904	sf	$4.08	$3,691
Trees, 48" box	20	ea	$2,177.50	$43,550

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Sitework - Option B Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Planting area, shrub and groundcover, allowance	10,862	sf	$10.89	$118,260
Amend soils	10,862	sf	$0.44	$4,730
Mulch to shrub area	10,862	sf	$1.31	$14,191
Irrigation, shrubs and trees	10,862	sf	$2.72	$29,565
Irrigation and cooling system, synthetic turf at stadium	9,522	sf	$1.09	$10,367
Patch and repair to adjacent irrigation systems and sod, allowance	1	ls	$15,000.00	$15,000
Pump for irrigation, allowance	1	ls	$12,500.00	$12,500
Maintenance for 90 days (3 months)	3	mo	$15,000.00	$45,000
			Subtotal - Exterior Improvements	***$1,745,909***
33 Utilities				
Fire water, allowance	59,847	gsf	$1.50	$89,771
Domestic water, allowance	59,847	gsf	$2.00	$119,694
Sanitary sewer, allowance	59,847	gsf	$1.25	$74,809
Natural gas, allowance	59,847	gsf	$0.65	$38,901
Storm drain, allowance	59,847	gsf	$3.00	$179,541
			Subtotal - Utilities	***$502,715***

Sitework - Option C

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Sitework - Option C Summary

Element	Gross Site Area: 70,113 SF		Total	Cost/SF
01	**General Requirements**		**Included in General Conditions**	
02	**Existing Conditions**		**$244,106**	$3.48
26	**Electrical**		**$247,098**	$3.52
27	**Communications**		**$15,000**	$0.21
28	**Electronic Safety and Security**			
31	**Earthwork**		**$97,455**	$1.39
32	**Exterior Improvements**		**$1,981,747**	$28.27
33	**Utilities**		**$588,949**	$8.40
	Subtotal		**$3,174,356**	**$45.27**
	General Conditions	8.50%	**$269,820**	**$3.85**
	Subtotal		**$3,444,176**	**$49.12**
	Overhead and Profit (OH&P)	4.25%	**$146,377**	**$2.09**
	Subtotal		**$3,590,554**	**$51.21**
	Bonds & Insurance	2.25%	**$80,787**	**$1.15**
	Subtotal		**$3,671,341**	**$52.36**
	Design Contingency	10.00%	**$367,134**	**$5.24**
	Subtotal		**$4,038,476**	**$57.60**
	Escalation to MOC, 06/30/22	15.73%	**$635,439**	**$9.06**
	TOTAL ESTIMATED CONSTRUCTION COST		**$4,673,915**	**$66.66**

Sitework - Option C Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition				
Remove landscape, hardscape and fencing including haul-off, allowance	101,825	sf	$2.25	$229,106
Miscellaneous demolition	1	ls	$15,000.00	$15,000
Subtotal - Existing Conditions				***$244,106***
26 Electrical				
Site demolition				
Minimal site electrical demolition	20	hrs	$105.00	$2,100
Service and distribution				
Site distribution equipment	1	ls	$15,000.00	$15,000
Site feeders and trenching allowance	1	ls	$55,000.00	$55,000
Convenience power	1	ls	$38,000.00	$38,000
Site lighting				
Walkway lighting	1	ls	$39,750.00	$39,750
Light poles by synthetic turf	1	ls	$33,000.00	$33,000
Exterior flood lighting	1	ls	$6,224.00	$6,224
Exterior lighting surface mounted	1	ls	$7,164.00	$7,164
Trenching and backfill	1	ls	$26,000.00	$26,000
Feeder, 30 amp underground	1	ls	$6,500.00	$6,500
Feeder, 20 amp overhead	1	ls	$18,360.00	$18,360
Subtotal - Electrical				***$247,098***
27 Communications				
Low voltage, allowance	1	ls	$15,000.00	$15,000
Subtotal - Communications				***$15,000***
28 Electronic Safety and Security				
No scope anticipated				
Subtotal - Electronic Safety and Security				

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Sitework - Option C Detail Elements

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Earthwork				
Field staking / layout	70,113	sf	$0.20	$13,740
Rough grading, cut and fill, based on balanced site	2,856	cy	$5.51	$15,736
Overexcavate and recompact paving area and hardscape area, 2'-0" below	4,302	cy	$6.04	$25,994
Fine grading	70,113	sf	$0.33	$22,901
Erosion control	70,113	sf	$0.27	$19,084
			Subtotal - Earthwork	***$97,455***
32 Exterior Improvements				
Hardscape				
Concrete paving, pedestrian, broom finish	36,383	sf	$12.25	$445,635
Enhanced concrete paving, pedestrian	4,358	sf	$14.70	$64,054
Site fence and walls				
CMU site wall, 6'-0" high, including vines, allowance	195	lf	$310.29	$60,507
Tube steel gate, pedestrian, single	3	ea	$2,014.19	$6,043
Tube steel gate, pedestrian, pair	3	ea	$4,246.13	$12,738
Tube steel fence, 6'-0" high, allowance	110	lf	$136.09	$14,970
Site structure				
Fabric shade canopy	6,428	sf	$55.00	$353,540
Outdoor kitchen including BBQ, sink and counter, allowance	212	sf	$125.00	$26,500
CMU trash enclosure with metal gates, allowance	1	ls	$45,000.00	$45,000
Site specialties and furnishing				
Relocate fitness equipment, allowance	1	ls	$5,000.00	$5,000
Signage, allowance	1	ls	$30,000.00	$30,000
Site furnishings allowance for trash and recycle container, metal benches and tables, bollards, drinking fountain, bike rack, etc.	70,113	sf	$3.50	$245,396
Landscape and irrigation				
Synthetic turf including base	11,222	sf	$21.78	$244,359
Decomposed granite paving (3") incl. fabric	832	sf	$4.08	$3,397
Trees, 48" box	34	ea	$2,177.50	$74,035
Planting area, shrub and groundcover, allowance	17,318	sf	$10.89	$188,550
Amend soils	17,318	sf	$0.44	$7,542
Mulch to shrub area	17,318	sf	$1.31	$22,626
Irrigation, shrubs and trees	17,318	sf	$2.72	$47,137
Irrigation and cooling system, synthetic turf at stadium	11,222	sf	$1.09	$12,218

Sitework - Option C Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Patch and repair to adjacent irrigation systems and sod, allowance	1	ls	$15,000.00	$15,000
Pump for irrigation, allowance	1	ls	$12,500.00	$12,500
Maintenance for 90 days (3 months)	3	mo	$15,000.00	$45,000
			Subtotal - Exterior Improvements	***$1,981,747***
33 Utilities				
Fire water, allowance	70,113	gsf	$1.50	$105,170
Domestic water, allowance	70,113	gsf	$2.00	$140,226
Sanitary sewer, allowance	70,113	gsf	$1.25	$87,641
Natural gas, allowance	70,113	gsf	$0.65	$45,573
Storm drain, allowance	70,113	gsf	$3.00	$210,339
			Subtotal - Utilities	***$588,949***

Sitework - Option D

Pleasant Valley Recreation Center
Sitework - Option D
Camarillo, CA
ROM Cost Estimate, R4

07/22/19

Sitework - Option D Summary

Element		Gross Site Area: 72,367 SF	Total	Cost/SF
01	**General Requirements**		**Included in General Conditions**	
02	**Existing Conditions**		**$246,356**	$3.40
26	**Electrical**		**$270,634**	$3.74
27	**Communications**		**$15,000**	$0.21
28	**Electronic Safety and Security**			
31	**Earthwork**		**$100,463**	$1.39
32	**Exterior Improvements**		**$1,702,700**	$23.53
33	**Utilities**		**$597,028**	$8.25
	Subtotal		**$2,932,180**	**$40.52**
	General Conditions	8.50%	**$249,235**	**$3.44**
	Subtotal		**$3,181,416**	**$43.96**
	Overhead and Profit (OH&P)	4.25%	**$135,210**	**$1.87**
	Subtotal		**$3,316,626**	**$45.83**
	Bonds & Insurance	2.25%	**$74,624**	**$1.03**
	Subtotal		**$3,391,250**	**$46.86**
	Design Contingency	10.00%	**$339,125**	**$4.69**
	Subtotal		**$3,730,375**	**$51.55**
	Escalation to MOC, 06/30/22	15.73%	**$586,961**	**$8.11**
	TOTAL ESTIMATED CONSTRUCTION COST		**$4,317,336**	**$59.66**

Pleasant Valley Recreation Center
Sitework - Option D
Camarillo, CA
ROM Cost Estimate, R4

07/22/19

Sitework - Option D Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition				
Remove landscape, hardscape and fencing including haul-off, allowance	102,825	sf	$2.25	$231,356
Miscellaneous demolition	1	ls	$15,000.00	$15,000
Subtotal - Existing Conditions				***$246,356***
26 Electrical				
Site demolition				
Minimal site electrical demolition	20	hrs	$105.00	$2,100
Service and distribution				
Site distribution equipment	1	ls	$15,000.00	$15,000
Site feeders and trenching allowance	1	ls	$55,000.00	$55,000
Convenience power	1	ls	$38,000.00	$38,000
Site lighting				
Walkway lighting	1	ls	$39,750.00	$39,750
Light poles by synthetic turf and fitness area	1	ls	$44,000.00	$44,000
LED uplights	1	ls	$2,850.00	$2,850
Exterior flood lighting	1	ls	$6,224.00	$6,224
Exterior lighting surface mounted	1	ls	$5,970.00	$5,970
Trenching and backfill	1	ls	$36,000.00	$36,000
Feeder, 30 amp underground	1	ls	$9,000.00	$9,000
Feeder, 20 amp overhead	1	ls	$16,740.00	$16,740
Subtotal - Electrical				***$270,634***
27 Communications				
Low voltage, allowance	1	ls	$15,000.00	$15,000
Subtotal - Communications				***$15,000***
28 Electronic Safety and Security				
No scope anticipated				
Subtotal - Electronic Safety and Security				

Pleasant Valley Recreation Center
Sitework - Option D
Camarillo, CA
ROM Cost Estimate, R4

07/22/19

Sitework - Option D Detail Elements

Element	Quantity	Unit	Unit Cost	Total
31 Earthwork				
Earthwork				
Field staking / layout	72,367	sf	$0.20	$14,182
Rough grading, cut and fill, based on balanced site	2,948	cy	$5.51	$16,242
Overexcavate and recompact paving area and hardscape area, 2'-0" below	4,419	cy	$6.04	$26,704
Fine grading	72,367	sf	$0.33	$23,637
Erosion control	72,367	sf	$0.27	$19,697
			Subtotal - Earthwork	***$100,463***
32 Exterior Improvements				
Hardscape				
Concrete paving, pedestrian, broom finish	25,005	sf	$12.25	$306,272
Enhanced concrete paving, pedestrian	16,450	sf	$14.70	$241,784
Site fence and walls				
Tube steel gate, pedestrian, single	3	ea	$2,014.19	$6,043
Tube steel gate, pedestrian, pair	3	ea	$4,246.13	$12,738
Tube steel fence, 6'-0" high, allowance	208	lf	$136.09	$28,308
Site structure				
Concrete stepped seating at exterior stage	350	sf	$75.00	$26,250
CMU trash enclosure with metal gates, allowance	1	ls	$45,000.00	$45,000
Site specialties and furnishing				
Relocate fitness equipment, allowance	1	ls	$5,000.00	$5,000
Signage, allowance	1	ls	$30,000.00	$30,000
Site furnishings allowance for trash and recycle container, metal benches and tables, bollards, drinking fountain, bike rack, etc.	72,367	sf	$3.50	$253,285
Landscape and irrigation				
Synthetic turf including base	12,782	sf	$21.78	$278,328
Trees, 48" box	41	ea	$2,177.50	$89,278
Tree grate	9	ea	$1,742.00	$15,678
Planting area, shrub and groundcover, allowance	18,130	sf	$10.89	$197,390
Amend soils	18,130	sf	$0.44	$7,896
Mulch to shrub area	18,130	sf	$1.31	$23,687
Irrigation, shrubs and trees	18,130	sf	$2.72	$49,348
Irrigation and cooling system, synthetic turf at stadium	12,782	sf	$1.09	$13,916

Sitework - Option D Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Patch and repair to adjacent irrigation systems and sod, allowance	1	ls	$15,000.00	$15,000
Pump for irrigation, allowance	1	ls	$12,500.00	$12,500
Maintenance for 90 days (3 months)	3	mo	$15,000.00	$45,000
Subtotal - Exterior Improvements				***$1,702,700***
33 Utilities				
Fire water, allowance	72,367	gsf	$1.50	$108,551
Domestic water, allowance	72,367	gsf	$2.00	$144,734
Sanitary sewer, allowance	72,367	gsf	$1.25	$90,459
Natural gas, allowance	72,367	gsf	$0.50	$36,184
Storm drain, allowance	72,367	gsf	$3.00	$217,101
Subtotal - Utilities				***$597,028***

BALLARD*KING
& ASSOCIATES LTD
Recreation Facility Planning and Operation Consultants

Pleasant Valley Recreation & Park District Operational Assumption

The following assumptions have been made in the development of the operations plans for layouts B & D as provided by LPA

- The market will not drastically change over the next 3-5 years as the facility is being developed.
- The department will continue to provide the bulk of their programs through contract instructors using a 65/35 split of revenue.
- The full-time staffing models, salaries, and percentage used for benefits will not change dramatically in the next 3-5 years.
- The part-time staffing models, hourly wages, and percentage used for benefits will not change dramatically in the next 3-5 years.
- The revenue generation through programming and rentals are not shown at 100% capacity, as such the staff should be able to meet revenue projections and potentially exceed those numbers.
- Operating Hours for Full-Day Operation
  - Monday-Friday 8:00A-9:00P
  - Saturday 8:00A-6:00P
  - 75 Hours Per Week

The following expenses have been developed by B*K using previous report documents and conversation with Department staff in July. The information used to develop the plans also includes B*K's familiarity with similar operations. As the revenue models are developed there could be an increase in the expenses associated vending and other items as the revenue models and attendance are further refined.

Expenses

Personnel	**Model B**	**Model D**
Full-Time	234,166	336,612
Part-Time	87,793	136,249
Contract Instruction	48,750	48,750
Sub-Total	$370,710	$521,620
	59.4%	67.8%

Commodities/Service & Supplies	**Model B**	**Model D**
Office Supplies	1,500	2,500
Chemicals	-	-
Maintenance/Repair/Materials	2,500	2,500
Janitor Supplies	7,500	7,500
Recreation Supplies	3,500	3,500
Uniforms	1,000	1,000
Printing/Postage	2,000	3,000
Vending[1]	375	375
Other Misc Exp.	1,000	1,000
Sub-Total	$19,375	$21,375
	3.1%	$2.8%

[1] Reflects 25% of total revenue generation via vending.

Contractual	Model B	Model D
Utilities (electric/gas)[2]	107,500	99,500
Water/Sewer	5,000	5,000
Insurance[3]	34,400	31,700
Communications	1,500	1,500
Contract Services	12,500	12,500
Rental Equipment	5,000	5,000
Advertising	-	-
Training	2,000	2,000
Conference	-	2,000
Trash Pick-Up	9,600	9,600
Dues/Subscriptions	-	1,000
Bank Charges[4]	5,066	5,066
Other	1,000	1,000
Sub-Total	$183,556	$175,866
	29.5%	22.9%

Replacement Fund[5]	Model B	Model D
Annual Allocation	50,000	50,000
Sub-Total	$50,000	$50,000
	8.0%	6.5%

Replacement Fund	Model B	Model D
Staffing	370,710	460,617
Commodities	19,375	21,375
Contractual	183,566	175,866
Replacement Fund	50,000	50,000
Total	**$623,650**	**$707,858**

[2] Factored at $3.25 per square foot for the larger of the 2 models.
[3] Factored at $1.00 per square foot for the larger of the 2 models.
[4] Factored at 3% of total revenue generation.
[5] B*K recommends allocating $50,000 annually into a sinking fund that the department can access for capital improvements to building.

Full-Time Staffing Detail Models B[6]:

Position	Salary	Number	Total
Recreation Specialist	$46,925	1	46,925
Customer Service/Office Asst.	$42,515	2	85,030
Ground/Maintenance	$48,173	1	48,173
Positions		4	
Sub-Total			180,128
Benefits[7]	30%		54,038
Total			**$234,116**

Full-Time Staffing Detail Models D[8]:

Position	Salary	Number	Total
Recreation Specialist	$46,925	1	46,925
Customer Service/Office Asst.	$42,515	2.75	116,916
Ground/Maintenance	$55,133	1	48,173
Positions		4.75	
Sub-Total			212,014
Benefits[9]	30%		63,604
Total			**$275,618**

It is the understanding of B*K that the Maintenance position will handle both custodial and maintenance responsibilities in the facility. Because of the extended hours of operation on evenings and Saturdays, B*K has included an hourly custodial position to supplement these efforts. A typical factor that B*K uses when assessing custodial responsibilities is 15,000-20,000 square feet per custodian. This number can also contract or expand depending on the spaces and level of cleanliness expected.

Full-Time Staffing: The staffing levels above are based on the initial study. For models B, the staffing is sufficient to serve the needs of the facilities, but also assumes that current departmental staff will assist with things like front desk operations as they will be in the same building. For models D the same staffing levels are reflected. However, as the building is projected to be a stand-alone building, the department may find the need for an additional full-time position, specifically as it relates to front desk operations.

[6] Reflects the previous report model and discussions with department staff.
[7] Reflects discussion with department staff.
[8] Reflects the previous report model and discussions with department staff.
[9] Reflects discussion with department staff.

Part-Time Staffing Detail Models B:

Position	Rate/Hr	Hours/Wk	Weeks	Total
Facility Supervisor	$18.00	40.0	51	36,720
Customer Service	$17.71	36.0	51	32,516
Ground/Maintenance	$18.15	48.0	51	44,431
Sub-Total				*$76,947*
Private Party Guide				1,440
Sub-Total				*$78,387*
Benefits	12.0%			9,406
Total				**$87,793**
Contract Instruction[10]				**$48,750**

The part-time staff model is reflective of discussion with District staff. B*K has included a Facility Supervisor position that would assist with room set-up and take-down and provide general supervision to the facility in non-traditional workday times; evenings and weekend.

[10] Reflective of the current model the District employs splitting revenue 65/35 with contract staff.

Part-Time Staffing Detail Models D:

Position	Rate/Hr	Hours/Wk	Weeks	Total
Facility Supervisor	$18.00	40.0	51	36,720
Customer Service	$26,51	32	51	43,264
Customer Service	$17.71	36.0	51	32,516
Ground/Maintenance	$18.15	48.0	51	44,31
Sub-Total				*$120,211*
Private Party Guide				1,440
Sub-Total				*$121,651*
Benefits	12.0%			14,598
Total				**$136,249**
Contract Instruction[11]				**$48,750**

The part-time staff model is reflective of discussion with District staff. B*K has included a Facility Supervisor position that would assist with room set-up and take-down and provide general supervision to the facility in non-traditional workday times; evenings and weekend.

[11] Reflective of the current model the District employs splitting revenue 65/35 with contract staff.

Benchmarking

A significant concern of the District is addressing how they will afford the additional operational costs associated with the expansion of the facility. As illustrated to this point, a facility that is independent from the current operation will be more expensive, in contrast to one that is connected to existing structures. This comes primarily in the way of staffing, but there are other nominal costs that will increase as well.

Irrespective of which option the District would choose to pursue the next conversation is regarding revenue generation. The following pages illustrate the concept of charging a membership or monthly fee to use the facility, versus the idea of the facility being free to use with revenue derived strictly from NEW program efforts in the facility.

Based on the work that B*K and LPA have done across the state of California, and the work that they have completed on a national level, there is a clear distinction between a membership-based facility and a non-membership-based facility.

- Membership-Based Facility. Most of these facilities have components within them that individuals and families are willing to pay a monthly, seasonal, or annual fee to use. Facility components that often drive membership are fitness components and pools. It is also important to note that many of the components that drive membership are incorporated into a facility with a variety of spaces such as; gymnasium, indoor walking/jogging track, fitness, indoor/outdoor pool, meeting rooms, etc. The team of B*K & LPA is currently completing a feasibility study in Manteca, CA and if the facility were to move forward, they will adopt the concept of charging a membership. That membership would gain individuals access to the facility when it is open so that individuals could participate in a variety of self-directed activities, and limited group exercise opportunities. All other programs and leagues that would take place in the facility would be fee based.

- Non-Membership-Based Facility. This type of facility typically doesn't contain the exact same variety of components. Typically, these facilities will include meeting rooms (able to accommodate a variety or programs and/or rentals), warming kitchen, potentially childcare, a gymnasium, group exercise space, and potentially a traditional senior center. These facilities typically do not charge a membership to access the facility, as most spaces are conducive to programming, not drop-in use. The exception to that is use of the gymnasium which can be addressed via a monthly access fee and/or a daily admission fee. All other programs in that space are fee based, with a wide variety of cost recovery models dependent on who is administering the program and departmental philosophy.

In the area of the Pleasant Valley Recreation District, B*K was able to access the following information.

- City of Oxnard – Recreation & Community Services
  - Provide a wide variety of programs to the community.
  - Identify one facility as a community space, Oxnard Performing Arts & Convention Center. Primary components include:
    - Auditorium
    - Banquet Facilities
    - Meeting Rooms
  - Meeting Room Rental Rates:
    - Monday-Thursday $45 Partial Day $68 Full Day
    - Saturday-Sunday $65 Partial Day $100 Full Day

- Solana Beach Parks & Recreation
  - Provide a wide variety of programs to the community.
  - Identify two Community Centers in their inventory:
    - La Colonia Community Center
      - No rental information could be located.
    - Fletcher Cove Community Center
      - Hourly Rate (2 hr. min.) $50 Resident $150 Non-Resident
      - Cleaning Fee $70
      - Deposit $500
      - Staffing Fee
      - Insurance (purchased through City)
      - Availability; Friday 5:00-10:00P, Saturday & Sunday 11:00A-10:00P.
      - Total square feet: 1,000

- Conejo Recreation & Park District
  - Provide a wide variety of programs to the community.
  - They do have a facility that houses a full-size gymnasium and racquetball courts.
    - These spaces accommodate:
      - Open Badminton
      - Open Basketball
      - Open Pickleball
      - Open Volleyball
      - Open Racquetball
    - Times for these uses were clearly identified on the District's website, however no associated fees were identified.

- Rancho Simi Recreation & Park District
  - Provide a wide variety of programs to the community.
  - Of the agencies B*K investigated have the widest variety of indoor/recreation facilities in their inventory.

  - Oak Park Community Center
    - Rec Room/Gymnasium
      - $46/hr Non-Resident $37/hr Resident
      - $37/hr Non-Profit/Non-Res. $21/hr Non-Profit/Resident
    - Buena Vista Room (w/ alcohol)
      - Friday + Sunday (6 hours)
      - Saturday (8 hours)
      - Fees Ranging From:
        - $872-$1,258 Non-Resident
        - $730-$1,082 Resident

  - RSRPD Offices & Activity Center
    - Location of significant programming.

  - Rancho Santa Susana Community Center
    - $15/Month Open Gym Pass
    - $2.00 Daily Fee
      - Both fees allow access to: Basketball, Volleyball, Indoor Soccer, Badminton
    - $30/Month Unlimited Group Exercise Classes (requires monthly registration)

  - As a side note, B*K also included information on Rancho Simi Community Pool.
    - $50 – 20 individual visits
    - $25 – 10 individual visits
    - $13 – 5 individuals visits
    - $250 – household of 6, unlimited visits during season

In options B & D that have been presented to the Pleasant Valley District the primary components included in the expansion and renovation include:

- Multi-Purpose Gymnasium (2 courts)
- Large Multi-Purpose Fitness Room
- Large Activity Room
- Medium Activity Room
- Locker Rooms

Collectively, the facility components would not drive a traditional membership model where the District would have individual, couple, household, senior, etc. membership options. B*K is not a proponent of free use of these facilities. The research that B*K has conducted, and our in-field experience suggests that individuals who pay a fee to use a facility will take better care and express more ownership (in a positive way) of the facility.

Based on the research, and the proposed facility components, B*K would recommend that the Pleasant Valley District adopt a model like the Rancho Simi Recreation & Park District.

Proposed Model:

- Monthly Gymnasium Fee: $10
- Daily Gymnasium Fee: $2.00

  Allow for access to the gymnasium (at least 1 court) when it is available for open gym, primarily on weekday evenings, Saturday afternoons, and designated during day times to accommodate programs like drop-in pickleball. This allows for the District to program the facility during the daytime and evening using at least 1 court.

The following revenue opportunities are based on information B*K has developed based on information provided, familiarity with the market and experience as facility operators.

The projections are what B*K feels the department could anticipate achieving in year 1 of the operation. It is important to note that these numbers are reflective of new revenue and do not reflect existing program revenue.

Revenues:

Category	Models B & D
Fees	
Daily	4,296
Membership	36,000
Sub-Total	$40,296
Programs[12]	79,000
Sub-Total	$79,000
Other	
Vending	1,500
Rentals	48,060
Sub-Total	$49,560
Total	**$168,856**

A significant challenge for the department is that there is not a clear cost recovery policy for their operations. It is also important to note that programs and rentals are not factored at capacity.

[12] Reflects an average of 125 participants per month, paying an average of $50 per month.

Revenue/Expense Comparison Model B:

Year #1	
Expenses	$623,650
Revenues	$168,856
Difference	($454,794)
Cost Recovery Percentage	27.1%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 10% increase in revenues from year 1-2, a 5% increase in year 2-3, a 3% increase in year 3-4, and a 2% increase in year 4-5.

Category	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Expenses	$623,650	$629,887	$636,186	$648,909	$661,888
Revenues	$168,856	$185,742	$195,029	$200,880	$204,897
Difference	($454,794)	($444,145)	($441,157)	($448,030)	($456,990)
Recovery %	27.1%	29.5%	30.7%	31.0%	31.0%
Capital Imp.[13]	$50,000	$100,000	$150,000	$200,000	$250,000

[13] Capital improvement assumes that $50,000 is placed in a sinking fund annually so that by Year 5, there is a balance of $250,000 to make facility improvements/renovations.

Revenue/Expense Comparison Model D:

Year #1	
Expenses	$707,858
Revenues	$168,856
Difference	($539,002)
Cost Recovery Percentage	23.9%

The following provides a 5-year comparison for the operation of the facility and is based on the best information available at the time of the report. It is important to note that the operational expenses are anticipated to increase at a rate of 1-2% per year over this 5-year span. It is also important to note that this 5-year span projects a 5% increase in revenues from year 1-2, a 4% increase in year 2-3, a 2% increase in year 3-4, and a 2% increase in year 4-5.

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	$707,858	$714,937	$722,086	$736,528	$751,259
Revenues	$168,856	$185,742	$195,029	$200,880	$204,897
Difference	($539,002)	($529,195)	($527,057)	($535,648)	($546,362)
Recovery %	23.9%	26.0%	27.0%	27.3%	27.3%
Capital Imp.[14]	$50,000	$100,000	$150,000	$200,000	$250,000

[14] Capital improvement assumes that $50,000 is placed in a sinking fund annually so that by Year 5, there is a balance of $250,000 to make facility improvements/renovations.

Admissions

Daily Fees	Fees	Number	Revenue
Youth	$2.00	4	$8.00
Adult	$2.00	1	$2.00
Senior (65+)	$2.00	1	$2.00
Total		6	$12.00
Days	358		
Total Daily			**$4,296**

Assumes that there will be 6 individuals per day paying admission to use the facility.

Annual Passes	Monthly Pass	Passes/Month	Months	Revenue
Individual	$10	300	12	$36,000
Total Daily				**$36,000**

This calculation assumes that an average of 300 individuals per month will pay the monthly fee to access the gymnasiums for drop-in use of the facility. This is less than 1% of the 2019 projected population of 70,210

Program Revenue & Expenses

Contract Instruction

Revenue Generation	Participants	Months	Total Participation
	125	12	1,500
Average Monthly Fee	$50		**$75,000**

Contract Instruction Expense

Total Revenue Generation	35% District	65% Contractor
$75,000	$26,250	**$48,750**

As the District moves forward, they may want to consider a monthly fee that individuals can pay to access group exercise classes on an ala carte basis. Group exercise is an area where agencies can generate significant revenue if they employ the instructors vs. contracting. It could be possible for the Department to have a blend of employee run and contract run group exercise classes w/ variations in the types of classes offered.

Volleyball or Pickleball Drop-In League Play

Days	Weeks	Participation	Total
4	25	20	2,000
Cost Per Visit	$2.00		**$4,000**

Rental Revenue

Activity Room Lrg	Rate	Hours	Weeks
	$25.00/hr	8	51
			$10,200

Activity Room Md.	Rate	Hours	Weeks
	$15.00/hr	2	51
			$1,530

Half Court	Rate	Hours	Weeks
	$25.00/hr	2	51
			$2,550

Full Court	Rate	Hours	Weeks
	$35.00/hr	8	51
			$14,280

2 Court	Rate	Hours	Weeks
	$50.00/hr	2	51
			$5,100

Private Party Rental Revenue Generation

Private Parties	Months	Parties/Month	Total Parties
	12	4	96
Fee per Party	$200		**$14,400**

Party Rental Host Expense

Hours	Parties	Months	Staff	Hours
2	4	12	1	96
Per Hour Rate	$15.00			**$1,440**

May 20, 2019

Mary Otten
PLEASANT VALLEY RECREATION & PARK DISTRICT
1605 E. Burnley Street
Camarillo, CA 93010

Re: Structural Seismic Evaluation Report
LPA Project No. 19060.10

Dear Ms. Otten:

The purpose of this report is to provide a structural evaluation of the existing buildings and to provide a preliminary inventory of structural concerns and recommendations. The evaluation is based upon a visual tour of the buildings, review of record drawings and Tier 1 checklist according to ASCE 41-13 Seismic Evaluation and Retrofit of Existing Building. In some location, ceiling tiles or covering removed to expose the structural elements in a non-destructive manner. No destructive testing was performed at the site during the visit. Evaluation of other items such as items related to architectural, civil, mechanical, electrical and geotechnical aspects of the building is not part of the scope of this report.

On April 30, 2019, we visited the site located at 1605 E. Burnley Street, Camarillo, CA.
The following documents are available for review.

1. Camarillo Community Center by James Ticer Associates Architects dated April 15, 1968. Sheets A-1 thru A-30.
2. Pleasant Valley Recreation and Parks Administration Building by Ventura Group Architects dated August 18, 1989. Sheets G1, A1 thru A10, S1 thru S4, M1 thru M2, P1 thru P3, E1 thru E3 and L1 thru L3.

Structural drawings are not available in most of the building, the structural information is deduced from architectural drawings and site observation. Due to the lack of record structural drawings, the ASCE 41-13 Tier 1 checklists have many items listed as unknown. Some structural elements are analyzed using ASCE 41-13 Tier 2 approach to determine structural performance and establish recommendations.

Building Description

Constructed circa 1968, the Recreation center comprises of 3 buildings: Community Hall, Senior Center and Administration Building. Circa 1989, the Administration building is expanded by wedging a new building between 2 existing building built in 1968.

Community Hall

The Community Hall building is a 1-story T-shape building with auditorium and meeting room/kitchen wing. The meeting room/kitchen wing ties into the center of the west wall of the auditorium building. The auditorium building includes stage and mezzanine that house sound and lighting control room. The building footprint is approximately 16640square feet with 80 feet by 160 feet auditorium wing and 32 feet by 120 feet meeting room spaces. The theater wing has a structure height of approximately 21 feet while the meeting room wind, the structure height is only 10 feet.

The roof structure is constructed of 2x10 rafters spanning between glue laminate wood (glulam) girders space 16 feet apart. These glulam girders span approximately 80 feet and cantilever 5 feet each ends from the supporting concrete columns. Glulam beams span between the girders at column supports along perimeter of the auditorium building. Mezzanine floor is constructed of wood framing members.

8" nominal thickness concrete masonry block walls located at all 4 corners of the building provided lateral / earthquake load resistance of the building. These walls connected to concrete pilasters along the perimeter of the building. Foundation information is unknown and assumed to be shallow pad footing at pilasters and continuous footing below masonry shear walls.

For the meeting room / kitchen wing, same wood framing and concrete masonry block walls made up the structural system for the meeting room / kitchen wing. Roof rafters span 20 feet between Glulam girders which are 16 feet apart. Glulam beams along perimeter of the building and supported at masonry pilasters. Concrete masonry walls infilled between masonry pilasters below the glulam beams. Footing information is unknown.

Administration Building

Administration Building is constructed circa 1989 sandwiched in between 2 activity buildings constructed at the same time as the Community Hall buildings circa 1968. The footprint of the Administration building is approximately 40 feet by 89 feet and the two activity buildings are approximately 32 feet by 48 feet each.
Roof framing consisted of open web truss-joists at 32" o.c. spanning 40 feet each end of the building. Concrete masonry walls support the roof joists and provide lateral support to the structure. Continuous footing supports the concrete masonry walls.
The two activity buildings were constructed the same way as the meeting / kitchen wing of the abovementioned Community Hall building.

Senior Center

The Senior Center is a 1-story building approximately 114 feet by 48 feet. The west half of the building is constructed circa 1968 whereas the east half is added at an unknown time. No record drawings are available for the east half, however, the construction is identical to the west half approximately 48 feet by 48 feet each with a . The roof of each halves are centered with approximately 15 feet by 15 feet light well that top with skylight approximately 20 feet above ground. Roof framing consists of 2x rafters sloped from approximately 10 feet to the top of the skylight light well. Glulam girders span 48 feet at 16 feet on center supports the roof as well as the light well structure. Like the Community Hall meeting / kitchen wing, glulam girders are supported by concrete masonry pilasters and concrete masonry shear walls provide lateral resistance. Glulam beams rest on top of the masonry walls and pilasters. Foundation information is unknown and assumed to be continuous footing below masonry shear walls.

Findings and Recommendations

Due to the lack of record structural drawings, the ASCE 41-13 Tier 1 checklist has many items listed as unknown. Some structural elements are analyzed using ASCE 41-13 Tier 2 approach to determine structural performance and establish recommendations. The followings are the noted deficiency and recommendation of the buildings,

Community Hall

1. There are enough shear walls to resist in-plane seismic load based on "Life Safety" (LS) design goal. More shear wall requires for "Immediate Occupant" (IO)design goal. For auditorium of this type, the design goal is somewhere between LS & IO, further analysis is required to determine shear wall adequacy.
2. Top of concrete masonry wall lacks connection to glulam beam for in-plane shear transfer. Shear transfer plates and attachments are recommended. See attached sketches.
3. The auditorium building lack adequate collector to deliver seismic forces to the masonry walls. New continuous collector recommended. See attached sketches.
4. The 8" cmu walls span horizontally between concrete columns at 16 feet on center. Further analysis and investigation required to determine adequacy.

5. Due to lack of structural drawing, concrete columns may not have enough capacity to resist the out of plane loads. Recommend adding kickers to reduce the column unbraced height. See attached sketches. If larger capacity is required, carbon fiber reinforcement may be added to face of columns.
6. Glulam beam to concrete column connections may not have adequate capacity to transfer in plane shear nor anchor out of plane loads. Same recommendation as item 5 above.
7. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.

Administration and Activity buildings

8. There are enough shear walls to resist in-plane seismic load for all 3 buildings.
9. For the older activity buildings, glulam beams connection may not have adequate capacity to transfer in-plane shear forces as well as out-of-plane anchorage forces to the concrete masonry wall below. Recommend adding 2 shear transfer steel plates connecting glulam beam to masonry wall between adjacent pilasters. Alternately, provide exploration destructive or non-destructive to determine existing connection assembly to justify adequacy.
10. Vertical cracks are found at all the exterior trellis support concrete masonry pilasters along the exterior walkway around the administration building. These cracks are not detrimental to integrity of the structural system, optional to fill cracks.
11. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.

Senior Center

12. Termite damage appears at a lot of the exposed end of glulam girders. Recommend conducting termite inspection by termite specialist and repair all damaged wood elements. Also recommend adding steel sheet metal caps at end of glulam.
13. glulam beams connection may not have adequate capacity to transfer in-plane shear forces to concrete masonry shear wall below. Recommend adding 2 shear transfer steel plates connecting glulam beam to masonry wall between adjacent pilasters. Alternately, provide exploration destructive or non-destructive to determine existing connection assembly to justify adequacy.
14. Perimeter CMU wall cantilever 8' from ground for out-of-plane support. Further exploration and analysis of the rebar in the wall and footing size to determine adequacy of the structure.
15. Wood stud wall with plywood sheathing extended above glulam beams to transfer loads from roof diaphragm appears to be adequately installed.

In general, the buildings are in overall good conditions with deficiency stated above.

Sincerely,

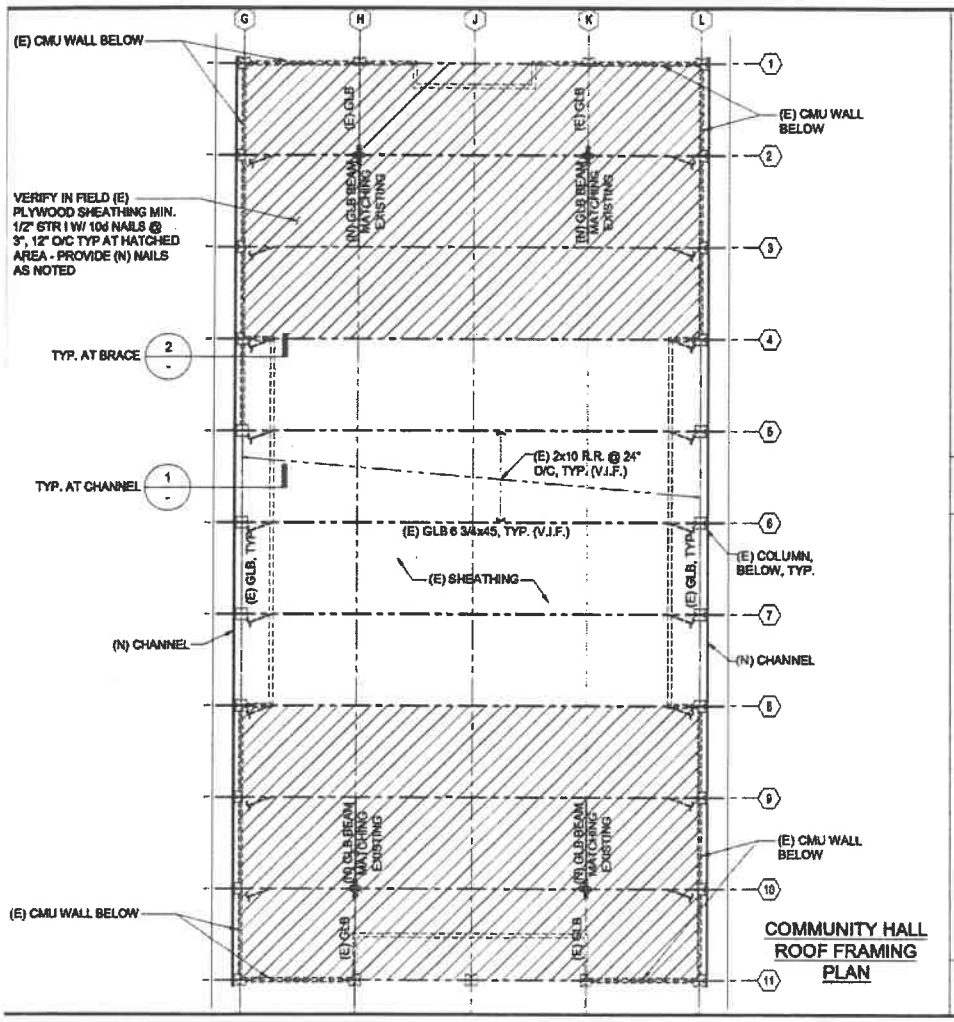
LPA, Inc.

Daniel Wang, S.E.
Associate, Director for Structural

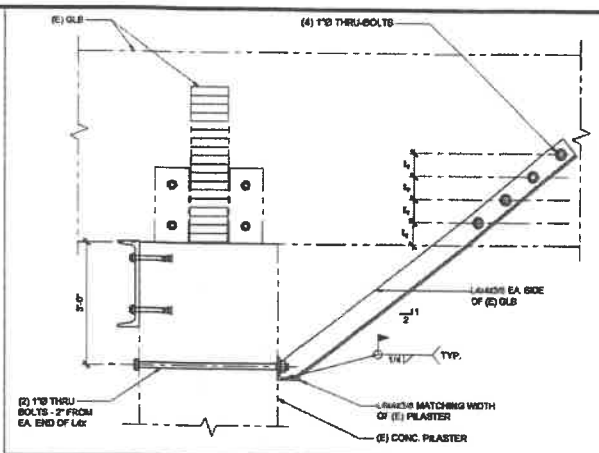
cc:
Jeremy Hart, AIA

Attachments

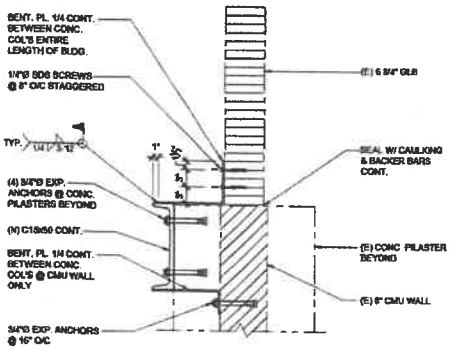
J:\2019\1906010\DESIGN\Analysis\Structure\Report\Pleasant Valley Recreation Center seismic report.docx



COMMUNITY HALL
ROOF FRAMING
PLAN



BRACING AT (E) WALL | 2



CHANNEL TO (E) WALL | 1

Phase I Environmental Site Assessment

1605 E Burnley Street
Camarillo, CA

prepared for
Pleasant Valley Recreation and Park District

prepared by
Rincon Consultants, Inc.

August 15, 2019

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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August 15, 2019
Project 19-08241

Mary Otten, General Manager
Pleasant Valley Recreation and Park District
1605 E Burnley Street
Camarillo, California, 93010
Via email: motten@pvrpd.org

Subject: **Phase I Environmental Site Assessment**
1605 E. Burnley Street
Camarillo, California

Dear Ms. Otten:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the property located at 1605 E. Burnley Street in Camarillo, California. The Phase I ESA was performed in accordance with our proposal and contract dated July 29, 2019.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high-voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
Rincon Consultants, Inc.

Sarah A. Larese
Senior Environmental Scientist

Walt Hamann, PG, CEG, CHG
Vice President, Environmental Services

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Figures

Appendices

Executive Summary

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at 1605 E. Burnley Street in Camarillo, California (Figure 1, Vicinity Map). The Phase I ESA was performed for Pleasant Valley Recreation and Park District by Rincon Consultants, Inc. (Rincon). Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. The subject property is currently developed with the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park.

The subject property is located in an area that is primarily composed of residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility.

Rincon performed a reconnaissance of the subject property on August 9, 2019. The purpose of the reconnaissance was to observe existing conditions and to obtain information indicating the presence of recognized environmental conditions (RECs) in connection with the subject property. During the site reconnaissance, cleaning supplies (disinfectant, steel polish, bleach, drain cleaner, insect killer) and maintenance supplies (paints, driveway and roof sealant, and small portable fuel canisters) were observed on the subject property. These materials were identified to be in connection with current upkeep and maintenance of the subject property. Rincon did not observe indications of releases from these containers.

A regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property and adjacent properties were not listed in any of the databases searched by EDR.

Historical sources reviewed as part of the Phase I ESA include aerial photographs, topographic maps and city directories. The photos, maps and city directories reviewed indicate the following historical uses of the subject property:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land
- 1967: Vacant land
- 1969 to present day: Pleasant Valley Recreation and Park District park, administration/ community center structures, and associated parking lot

Based on the findings of this Phase I ESA, it is our opinion one potential recognized REC has been identified for the subject property:

- The former agricultural use of the subject property

Former agricultural use of the subject property. According to the historical resources reviewed, the subject property appears to have been used for agricultural purposes from at least 1927 through at least 1959. By 1967 the site appears to be vacant land, and in 1969 the site is developed with the existing structures and park. Agricultural land use is typically associated with the use of pesticides,

or other chemicals used routinely in agricultural production. Because the subject property has not been in agricultural use since at least 1967 (52 years), and due to the earth moving involved during the grading of the subject property during the development of the site, it is likely that pesticides in the soil (if any) have been mixed up and dispersed throughout the site, and may have been diluted and diminished over time. If Pleasant Valley Recreation District wishes to determine if shallow soils contain agricultural related chemicals, then shallow soil samples should be collected and analyzed.

Introduction

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted for the property located at 1605 E. Burnley Street in Camarillo, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for Pleasant Valley Recreation and Park District (Client) in general conformance with ASTM E 1527-13, our proposal and our contract dated July 22, 2019. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions on the subject property.

Purpose

Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. The purpose of this Phase I ESA was to determine if there are recognized environmental conditions (RECs) on the subject property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A REC is defined pursuant to ASTM E 1527-13 as,

> "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; 3) under conditions that pose a material threat of a future release to the environment".

A Controlled REC is defined pursuant to ASTM E 1527-13 as,

> "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report".

A Historical REC is defined pursuant to ASTM E 1527-13 as,

> "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in

> the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition".

A *de minimis* condition is defined pursuant to ASTM E 1527-13 as,

> "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions".

Scope of Services

The scope of services conducted during this study is outlined below:

- Performed a reconnaissance of the subject property to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtained and reviewed an environmental records database search to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Reviewed files for the subject property and immediately adjacent properties as identified in the database report, as applicable.
- Reviewed the current United States Geological Survey (USGS) topographic map to obtain information about the subject property and regional topography and uses of the subject property and surrounding sites.
- Reviewed additional pertinent record sources (e.g., California Division of Oil, Gas, and Geothermal Resources records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provided a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Provided a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Conducted interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Reviewed available client-provided information (e.g., previous environmental reports, title documentation).

Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research.

Rincon has not found evidence that hazardous materials or petroleum products exist at the subject property at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the subject property. Additional research, including surface or subsurface sampling and analysis, can reduce Client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E 1527-13 practice, our scope of services did not include any inquiries with respect to asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high-voltage power lines.

User Reliance

Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. This Phase I ESA was prepared for use solely and exclusively by Pleasant Valley Recreation and Park District and the City of Camarillo. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

Site Description

Location

The subject property is a 11.48 -acre parcel located east of Carmen Drive, north of Burnley Street and south of E. Modesto Avenue in Camarillo, California (Figure 2, Site Map). The property is identified as 1605 E. Burnley Street and Assessor's Parcel Number (APN) 165-001-059.

Subject Property and Vicinity General Characteristics

The subject property is currently developed with the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park.

The subject property is located in an area that is primarily composed of residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 Current Uses of Adjacent Properties

Area	Use
Northern Properties	E. Modesto Avenue followed by single-family residences and University Preparation Charter School at CSU Channel Islands
Eastern Properties	Single-family residences
Southern Properties	Burnley Street followed by single-family residences
Western Properties	Carmen Drive followed by Royal Gardens of Camarillo Assisted Living

Descriptions of Structures, Roads, Other Improvements on the Subject Property

During the site reconnaissance, four single-story buildings (an administration building, a community center, classrooms and a senior center), a large parking lot, a large grass area and a playground structure area were observed on the subject property.

Access to the subject property is available from a driveway on Burnley Street and Hayden Street.

The following utility providers service the subject property:

- Electrical Service – Southern California Edison
- Natural Gas Service – Southern California Gas Company
- Water Service – City of Camarillo
- Sewer Service – City of Camarillo
- Solid Waste Service – E.J. Harrison

User-Provided Information

As described in ASTM E 1527-13 Section 6, Pleasant Valley Recreation and Park District was interviewed for actual knowledge pertaining to the subject property to help identify recognized environmental conditions. Bob Cerasuolo, Parks Service Manager of Pleasant Valley Recreation and Park District completed the User Questionnaire as provided by ASTM Appendix X3 prior to completion of the site reconnaissance. A copy of the completed questionnaire is included as Appendix A.

Based on our review of the completed questionnaire, Mr. Cerasuolo did not review the following sources of information and is unaware of information regarding the following:

- Recorded land title records (or judicial records, where appropriate) that identify any environmental liens filed or recorded against the subject property
- Recorded land title records (or judicial records, where appropriate) that identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the subject property under federal, tribal, state or local law
- Title Report that identifies information pertaining to environmental cleanup liens or AULs for the subject property

Based on our review of the completed questionnaire, Mr. Cerasuolo is unaware of information regarding the following:

- Specialized knowledge or experience related to the subject property or nearby properties
- Reduction in value for the subject property relative to any known environmental issues
- Obvious indicators that point to the presence or likely presence of releases at the subject property
- Pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the subject property
- Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property
- Notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

Mr. Cerasuolo did indicate that the subject property may have been formerly in use as farm land.

Records Review

Physical Setting Sources

Topography

The current USGS topographic map (Camarillo Quadrangle, 2012) indicates that the subject property is situated at an elevation of about 140 feet above mean sea level with topography gradually sloping down to the southeast. The adjacent topography consists of relatively flat land gradually sloping down to the southeast.

Geology and Hydrogeology

According to the California Geological Survey (CGS), *California Geomorphic Provinces, Note 36*[1], the subject property is located within the Transverse Ranges Geomorphic Province. The Transverse Ranges are an east-west trending series of steep mountain ranges and valleys. The east-west structure of the Transverse Ranges is oblique to the normal northwest trend of coastal California, hence the name "Transverse." The province extends offshore to include San Miguel, Santa Rosa, and Santa Cruz islands. Its eastern extension, the San Bernardino Mountains, has been displaced to the south along the San Andreas Fault. Intense north-south compression is squeezing the Transverse Ranges. As a result, this is one of the most rapidly rising regions on earth. Great thicknesses of Cenozoic petroleum-rich sedimentary rocks have been folded and faulted, making this one of the important oil-producing areas in the United States.

Site Geology

According to the Geologic Map of the Camarillo and Newbury Park Quadrangles (Dibblee, 1990), the subject property is underlain by Quaternary age surficial sediments which are described as alluvium of gravel, sand and clay of flatlands.

Regional Groundwater Occurrence and Quality

The subject property is located within the Pleasant Valley groundwater basin. This basin underlies Pleasant Valley in southern Ventura County. The basin is bounded on the north by the Camarillo and Las Posas Hills and on the south by the Santa Monica Mountains. The eastern boundary is formed by a constriction in Arroyo Santa Rosa. The basin is bounded on the west by the Oxnard subbasin of the Santa Clara River Groundwater Basin. Calleguas Creek and other tributary creeks drain the surface waters of the area westward toward the Pacific Ocean. The basin is designed for existing beneficial uses that include municipal and domestic water supply, industrial service and process supply and agricultural supply. The upper, unconfined and perched aquifers of the Pleasant Valley Groundwater Basin have the same identified beneficial uses, except that municipal and domestic water supply is identified as a potential rather than existing use. The basin plan contains narrative and specific numerical objectives for a variety of parameters and potential pollutants based on these beneficial use designations. The upper zone aquifer consists of 25 to 50-foot-thick layers of alternating clay and sand/gravel and exists from surface to approximately 500 feet. Below

[1] https://www.conservation.ca.gov/cgs/Documents/Publications/Note_36.pdf

this is the lower aquifer system (Fox Canyon), which has a low permeability and receives little recharge. Groundwater within this basin is of good quality and is being produced for agricultural and domestic uses.

During the preparation of this Phase I ESA, we reviewed the California State Water Resources Control Board's (SWRCB's) online GeoTracker database to determine groundwater flow direction in the vicinity of the subject property. According to the Second Half 2012 Semi-Annual Groundwater Monitoring Report, 700 North Arneill Road, Camarillo, California prepared by Antea Group and dated January 30, 2013, groundwater is reported to be between 41.87 to and 56.60 feet below ground surface and flows toward the south. This property is located approximately 0.50 mile to the southeast of the subject property.

Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix B. As shown on the attached EDR report, federal, state, and county lists were reviewed as part of the research effort. Please refer to Appendix B for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.

Subject Property

The subject property was not listed on any of the regulatory databases reviewed.

Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., Leaking Underground Storage Tank [LUST], National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property;
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes;
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only);
- Reported substance released (e.g., chlorinated solvents, gasoline, metals);
- Reported regulatory agency status (e.g., case closed, "no further action"); and,

- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

None of the adjacent properties are listed in any of the databases searched by EDR. One upgradient unauthorized release site within one-quarter mile of the subject property was identified by EDR. However, based on our review of the information provided, this property appears to be a misplot and is not expected to impact the subject property. The nearby surrounding properties listed by EDR within a one-quarter mile radius of the subject property are listed in the RCRA NonGen/NLR database and are not listed in any databases that are indicative of a hazardous materials release on the specified properties. Based on the distances of the nearby sites from the subject property and the nature of the RCRA NonGen/NLR database (not indicative of a hazardous materials release), none of these nearby sites are expected to be adversely affecting the subject property.

Orphan Listings

No orphan or unmapped site listings were reported by EDR.

Additional Environmental Record Sources

Review of Agency Files

Because no EDR database-listed sites were interpreted to be of potential environmental concern to the subject property, no agency files were reviewed as part of this research effort.

Review of State of California Division of Oil, Gas, and Geothermal Resources Records

A review of the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System[2] indicates that no oil wells are located on the subject property or adjacent properties, or within one-quarter mile of the subject property.

Review of National Pipeline Mapping System Records

A review of the National Pipeline Mapping System (NPMS) online Public Map Viewer[3] indicates that no gas transmission pipelines or hazardous liquid pipelines are located on the subject property or adjacent properties.

Known or Suspect Contaminated Release Sites with Potential Vapor Migration

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were

[2] https://maps.conservation.ca.gov/doggr/wellfinder/
[3] https://www.npms.phmsa.dot.gov/PublicViewer/

initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons (30 feet from the subject property) and other COCs (100 feet from the subject property). Per ASTM E 2600-15, vapors associated with impacted soil or groundwater present within these distances have the potential to migrate beneath the subject property.

Petroleum Hydrocarbons and Other COCs

Based on our review of the EDR report, no hazardous materials releases have occurred on the subject property, adjacent properties or nearby properties. Therefore petroleum hydrocarbon or other COC-impacted soil vapor is not expected to be present or migrating beneath the subject property.

Historical Use Information on the Property and the Adjoining Properties

The historical records review completed for this Phase I ESA includes aerial photographs, topographic maps, and city directories as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix C. Table 3 provides a summary of the historical use information available for the subject property.

Review of Aerial Photographs

Aerial photographs from EDR's aerial photograph collection were obtained. In addition, a current aerial from Google Earth was reviewed. The aerial photographs were reviewed on August 5, 2019.

Review of Historical Topographic Maps

Historical topographic maps from EDR's map collection were obtained. The historical topographic maps were reviewed on August 5, 2019.

Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the subject property. The city directory listings were reviewed on August 5, 2019.

Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps (i.e. Sanborns) for the subject property. As indicated in the attached report, fire insurance maps were not available for the subject property or adjacent properties.

Review of Building Permit Records

Based on the sufficient amount of information obtained from the above sources, building permit records were not reviewed.

Other Historical Sources

Based on the historical information obtained, no additional historical sources were reviewed.

Summary of Historical Uses

Subject Property

Table 2 Historical Use of the Subject Property

Year	Use	Source
Subject Property (1605 E. Burnley Street)		
1904	The subject property is depicted as undeveloped.	Topographic Map (TM)
1927	The subject property appears to be in agricultural use (row crops).	Aerial Photograph (AP)
1938	Similar to the 1927 AP.	AP
1943	Similar to the 1904 TM.	TM
1947	Similar to the 1943 TM. Similar to the 1938 AP.	TM, AP
1950, 1951	Similar to the 1947 TM.	TM
1952	Similar to the 1947 AP.	AP
1959	Similar to the 1952 AP.	AP
1967	Similar to the 1951 TM. The subject property appears to be vacant land.	TM, AP
1969	Development of the Camarillo Community Center by the Pleasant Valley Recreation and Park District	Interview (Owner Questionnaire)
1975	*Camarillo Community Center* *Pleasant Valley Cooperative Preschool* *Pleasant Valley Recreation and Park District*	City Directory (CD)
1978	The subject property appears to be developed with the existing park, community center and associated parking lot.	AP
1980	*Camarillo Community Center*	CD
1985	Similar to the 1975 CD.	CD
1986	Similar to the 1978 AP.	AP
1993	*Camarillo Senior Center* *Camarillo Community Center*	CD
1994	Similar to the 1986 AP.	AP
2002	*Camarillo Senior Center*	CD

Year	Use	Source
	Camarillo Community Center *Pleasant Valley Cooperative Preschool* *Pleasant Valley Recreation and Park District*	
2005	Similar to the 1994 AP. *Camarillo Pageant Association* *Pleasant Valley Preschool* *Pleasant Valley Recreation Park District*	AP, CD
2009	Similar to the 2005 AP.	AP
2010	*Camarillo Baseball Softball* *Camarillo Girls Softball* *Pleasant Valley Preschool* *Pleasant Valley Recreation Park District*	CD
2012	The surrounding areas are developed however, individual structures are not depicted. Similar to the 2009 AP.	TM, AP
2014	*Camarillo Girls Softball* *Pleasant Valley Recreation Park District*	CD
2016	Similar to the 2012 AP.	AP

Based on our review of the documents listed above, it appears that the subject property was developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land
- 1975 to present day: park, community center structures, and associated parking lot

Northern Adjacent Properties (across E. Modesto Avenue)

Based on our review of the documents listed above, it appears that the northern adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land and three educational structures (existing)
- 1978 to present day: Single-family residential structures and educational structures and associated grass field and play area

Eastern Adjacent Properties

Based on our review of the documents listed above, it appears that the eastern adjacent properties were developed with the following:

- 1904: Undeveloped land

- 1927 to 1959: Orchards
- 1967 to present day: Single-family residences

Southern Adjacent Properties (across Burnley Street)

Based on our review of the documents listed above, it appears that the southern adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Orchards
- 1967: Graded land
- 1978 to present day: Single-family residences

Western Adjacent Properties (across Carmen Drive)

Based on our review of the documents listed above, it appears that the western adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land
- 1978 to present day: Commercial facility

Gaps in Historical Sources

Several gaps of greater than five years were identified in the historical records reviewed from 1904 to 1927, 1927 to 1938, 1952 to 1959, 1959 to 1967, 1969 to 1975, 1986 to 1993, and 1994 to 2002. These gaps are considered insignificant because the subject property use appears to be prior to and following the gaps.

Interviews

Rincon performed interviews regarding the subject property and surrounding areas. The purpose of the interviews was to discuss current and historical conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the subject property.

Interview with Owner/ Site Manager/ Occupant

An interview questionnaire was provided to the Pleasant Valley Recreation and Park District prior to the site reconnaissance. The Parks Services Manager, Bob Cerasuolo, completed the Owner Questionnaire on July 31, 2019. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Cerasuolo indicated the following:

- The subject property is currently developed with a park with office buildings.
- The subject property may have been formerly in use as farm land.
- The structures on the subject property were built in about 1969.
- Pleasant Valley Recreation and Park District obtained ownership of the subject property over 50 years ago.
- There are no hazardous materials or petroleum products stored or used on the subject property.
- No hazardous wastes are generated at the subject property.

The property owner indicated that he is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, records indicating the presence of polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the subject property.

The property owner indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property.

Interviews with Local Government Officials

Rincon contacted the following agencies for records pertaining to the subject property and/or adjacent properties:

- **Ventura County Environmental Health Division (VCEHD)-** No public records were identified for the subject property or adjacent properties on the VCEHD online database.

Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this Phase I ESA.

Site Reconnaissance

Rincon performed a reconnaissance of the subject property on August 9, 2019 accompanied by Bob Cerasuolo, Parks Service Manager. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

Methodology and Limiting Conditions

The site reconnaissance was conducted by:

1. Observing the subject property from public thoroughfares,
2. Observing the adjacent properties from public thoroughfares,
3. Observing the interior of the onsite structures,
4. Observing the exterior of the structures,
5. Backtracking to correlate exterior features with interior features, as necessary, and
6. Observing the subject property from driveways, paved roads, and sidewalks.

Current Use of the Property and Adjacent Properties

The subject property is currently in use as the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park. Adjacent businesses/properties include residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility.

Past Use of the Property and Adjacent Properties

Based on our site reconnaissance, past uses at the subject property and adjacent properties are not readily apparent.

Current or Past Uses in the Surrounding Areas

The subject property is surrounded by residential and educational land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic, hydrogeologic, hydrologic, and topographic information are as previously stated in the Physical Settings Section of this report.

General Description of Structures

During the site reconnaissance, four single-story buildings (an administration building, a community center, classrooms and a senior center), a large parking lot, a large grass area and playground structure area were observed on the subject property.

Roads

Access to the subject property is available from a driveway on Burnley Street and Hayden Street.

Potable Water Supply

The City of Camarillo currently supplies potable water to the subject property.

Sewage Disposal System

The City of Camarillo is the sewer service provider for the subject property.

Interior and/or Exterior Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Small quantities of various hazardous substances and petroleum products observed during the site reconnaissance are as follows:

- The kitchen areas contain small quantities of household cleaning supplies.
- Multiple storage rooms on the subject property contain small quantities of disinfectant, steel polish, bleach, drain cleaner, and insect killer.
- An outdoor storage shed contains large quantities of paint buckets, paint cans and spray cans.
- An outdoor metal storage container contains 5-gallon buckets of driveway sealer, roof leak repair sealant, and a flammable storage cabinet containing two small portable fuel canisters.

These materials were identified to be in connection with current upkeep and maintenance of the subject property. Rincon did not observe indications of releases from these containers.

Storage Tanks

During the site reconnaissance, no above- or below-ground storage tanks or evidence of underground storage tanks were observed on the subject property.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, no pools of liquid were observed.

Drums

During the site reconnaissance, we observed various empty plastic drums on the subject property. Mr. Cerasuolo indicated that all the drums observed on the subject property are in use as trash cans. No other drums were reported by the site representative or observed during the site reconnaissance. Rincon did not observe indications of releases from the drums on the subject property.

Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses

No hazardous substances or petroleum products not in connection with identified uses were observed at the subject property.

Unidentified Substance Containers

No unidentified substance containers or unidentified containers that might contain hazardous substances were observed during the site reconnaissance.

Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, Rincon did not observe any indications of PCBs on the subject property.

Other Conditions of Concern

During the site reconnaissance, Rincon did not note any of the following:

- Corrosion
- Clarifiers and sumps
- Degreasers/parts washers
- Pools of liquid
- Pits, ponds, and lagoons
- Stained soil
- Stressed vegetation
- Solid waste/debris
- Wastewater
- Wells
- Septic systems/effluent disposal system

Stained Pavement. During the site reconnaissance, surficial motor oil staining (from parked vehicles) was observed within the asphalt-paved parking lot area on the subject property.

Evaluation

Findings

Known or suspect RECs associated with the subject property include the following:

- Former agricultural use of the subject property.

Opinions

A. **Former agricultural use of the subject property.** According to the historical resources reviewed, the subject property appears to have been used for agricultural purposes from at least 1927 through at least 1959. By 1967 the site appears to be vacant land, and in 1969 the site is developed with the existing structures and park. Agricultural land use is typically associated with the use of pesticides, or other chemicals used routinely in agricultural production. Because the subject property has not been in agricultural use since at least 1967 (52 years), and due to the earth moving involved during the grading of the subject property during the development of the site, it is likely that pesticides in the soil (if any) have been mixed up and dispersed throughout the site, and may have been diluted and diminished over time.

Conclusions

Rincon has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 for the subject property located at 1605 E. Burnley Street in Camarillo, California. Any exceptions to, or deletions from, this practice are described in the Deviations section of this report. This assessment has revealed evidence of one potential REC in connection with the property:

- The former agricultural use of the subject property

Recommendations

If Pleasant Valley Recreation District wishes to determine if shallow soils contain agricultural related chemicals, then shallow soil samples should be collected and analyzed.

Deviations

Deviations from ASTM E1527-13 practice were not encountered during the completion of this Phase I ESA.

In addition, a lien search and chain of title review were not completed as part of this assessment.

References

The following reference materials were used in preparation of this Phase I ESA:

Aerial Photographs

Photos provided by Environmental Data Resources, Inc. (EDR) on July 31, 2019.

City Directory Listings

Listings provided by EDR on July 31, 2019.

Environmental Database

EDR report dated July 31, 2019.

Geology

California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December 2002. Accessed August 5, 2019;

United States Geographical Survey (USGS), Geologic Map of the Camarillo and Newbury Park Quadrangles (Dibblee, 1990): https://ngmdb.usgs.gov/mapview/ . Accessed August 8, 2019.

Groundwater

California Department of Water Resources (DWR), *California's Groundwater Bulletin 118*, 2003, http://www.water.ca.gov/groundwater/bulletin118/publications.cfm. Accessed August 5, 2019;

RWQCB online database (GeoTracker), http://geotracker.waterboards.ca.gov/. Accessed August 5, 2019.

Historical Topographic Maps

Maps provided by EDR on July 31, 2019.

Oil and Gas Records

State of California, Division of Oil, Gas, and Geothermal Resources (DOGGR) website: http://www.consrv.ca.gov/DOG/index.html. Accessed August 5, 2019.

Pipelines

National Pipeline Mapping System (NPMS) Public Map Viewer: https://www.npms.phmsa.dot.gov/PublicViewer/. Accessed August 2019.

Topography

USGS topographic map (Camarillo Quadrangle, 2012).

Other

Department of Toxic Substances Control (DTSC) online EnviroStor database: http://www.envirostor.dtsc.ca.gov/public/. Accessed August 5, 2019.

Ventura County Environmental Health Division (VCEHD) online database: https://www.vcrma.org/records-search . Accessed August 5, 2019.

Signatures of Environmental Professionals

The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Sarah Larese. Their qualifications are summarized in the following section.

"We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Signature	Date
Walt Hamann, PG, CEG, CHG	Vice President
Name	Title

Signature	Date
Sarah A. Larese	Senior Environmental Scientist
Name	Title

Qualifications of Environmental Consultants

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Sarah Larese and Michelle Carter. Their qualifications are summarized below.

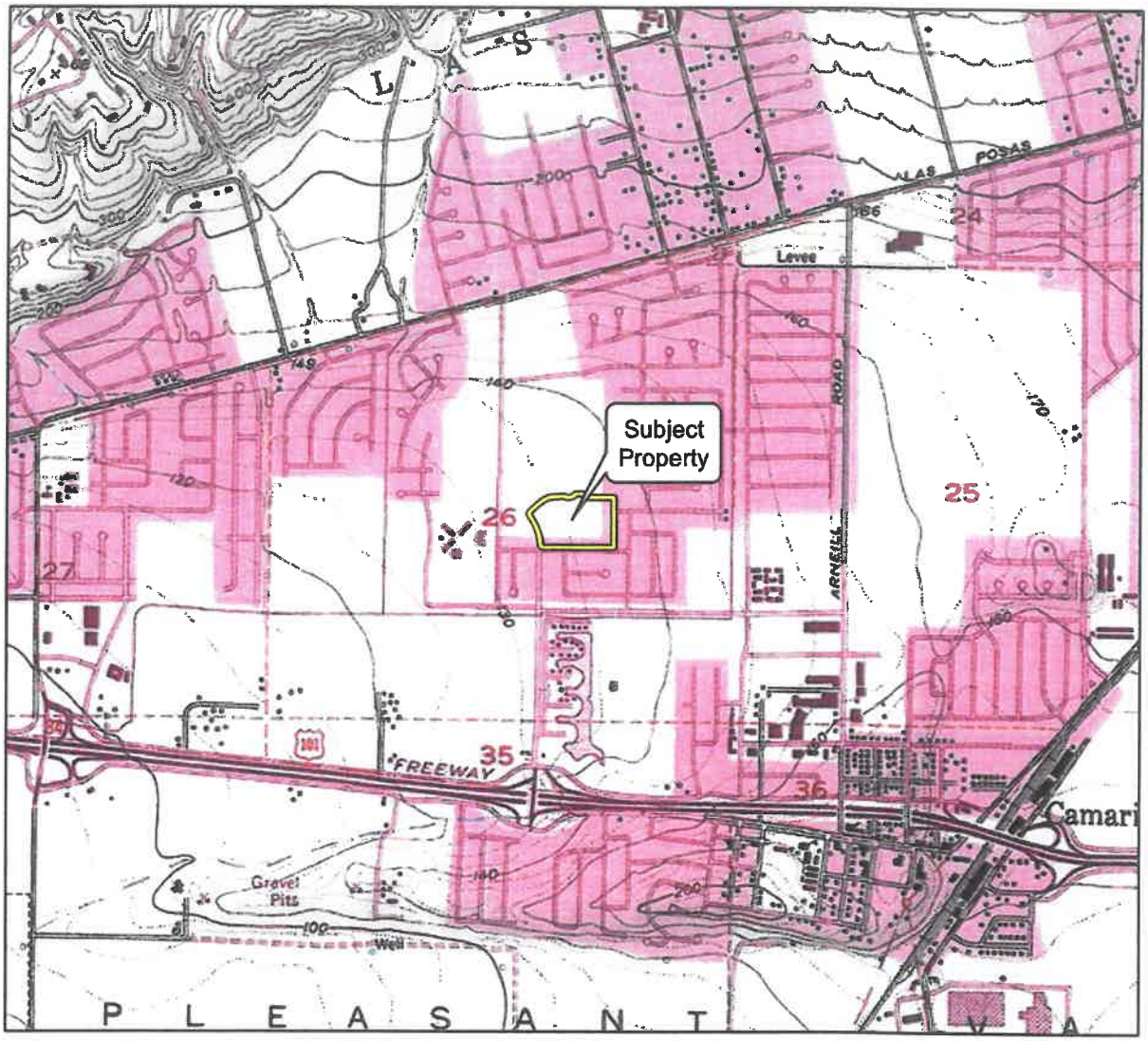
Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Sarah Larese			BA Environmental Studies	19 years
Michelle Carter			BS Earth Science	1 year

Walt Hamann, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

Sarah A. Larese is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese's responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has 19 years of experience conducting research, assessment and remediation projects.

Michelle Carter is an Associate Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Earth Science with an emphasis in Geology from the University of California, Santa Barbara. Ms. Carter's responsibilities at Rincon include implementation of Phase I Environmental Site Assessment reports for a variety of commercial, rural, and industrial properties. She also has experience with Phase II Environmental Site Assessments, which involve soil, groundwater, and soil vapor assessments.

Figures



Imagery provided by National Geographic Society, Esri and its licensors © 2019. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

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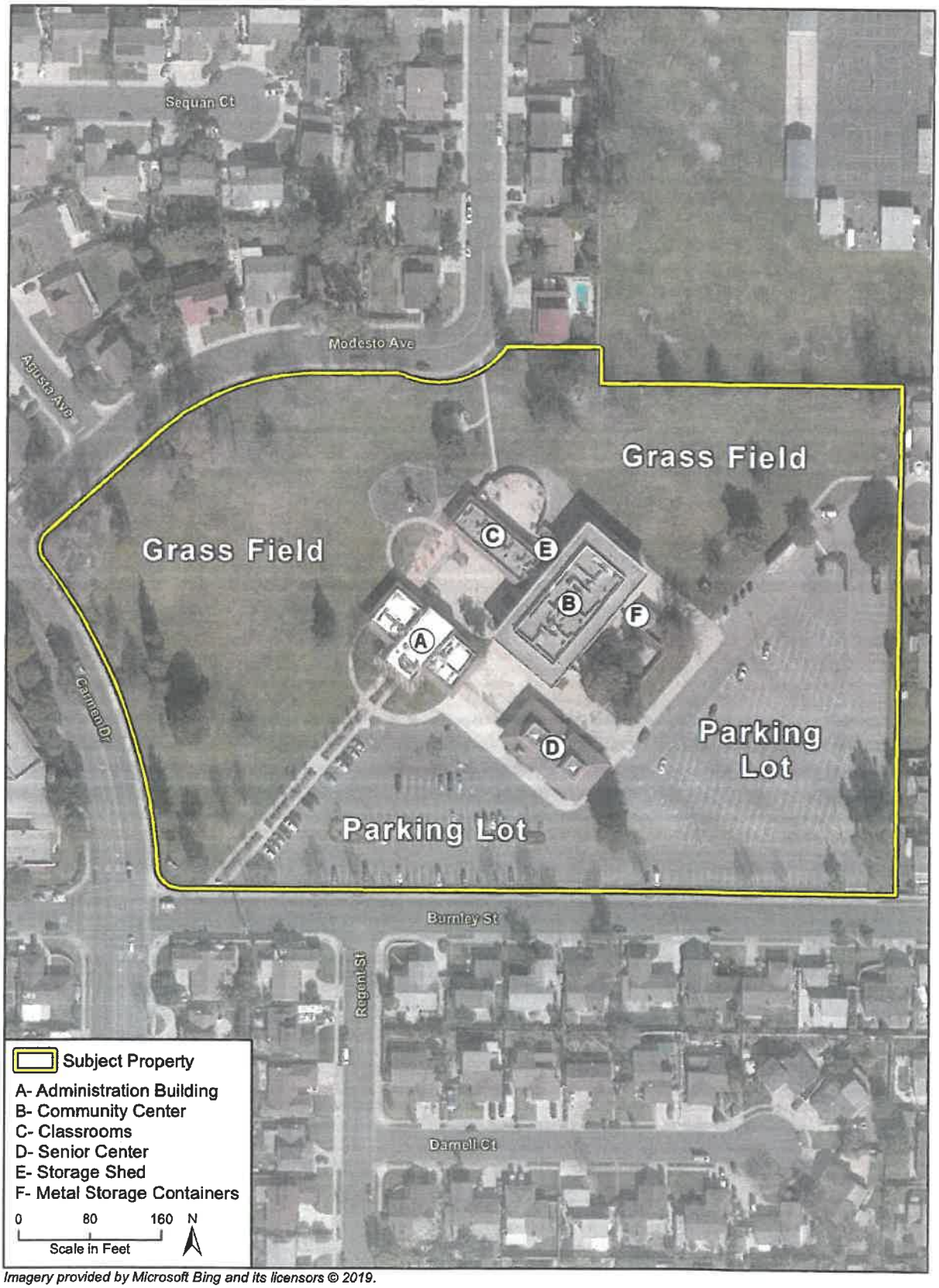
Scale in Feet

N

Vicinity Map

Figure 1

Rincon Consultants, Inc.



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Site Map

Figure 2

Rincon Consultants, Inc.

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Adjacent Land Use Map

Figure 3

Rincon Consultants, Inc.

Photograph 1. View of the Administration building located on the subject property, facing northwest.

Photograph 2. View of the Community Center Building, facing north.

Photograph 3. View of the Senior Center Building, facing north.

Photograph 4. View of the play structure and grass area located on the subject property, facing west.

Photograph 5. View of a parking lot located in the southeastern portion of the subject property, facing southeast.

Photograph 6. View of a storage room located in the Administration Building.

Photograph 7. View of a storage room containing cleaning supplies located in the Community Center Building.

Photograph 8. View of an outdoor storage shed containing paint containers.

Photograph 9. View of a storage room containing floor sealant located in the Community Center Building.

Photograph 10. View of an outdoor metal storage container with driveway and roof sealant and a flammable storage cabinet.

Photograph 11. View of the flammable storage cabinet containing small portable fuel containers.

Photograph 12. View of a plastic drum in use as a trash can.

Figure 5 - Site Photographs

Photograph 13. View of surficial staining on asphalt located in the parking lot area on the subject property.

Photograph 14. View of the northern adjacent Modesto Avenue followed by residential single-family homes, facing west.

Photograph 15. View of northeastern adjacent educational facility, facing north.

Photograph 16. View of the western adjacent Carmen Drive followed by an assisted living facility, facing west.

Photograph 17. View of the southern adjacent Burnley Street followed by single-family residential homes, facing west.

Photograph 18. View of the eastern adjacent single-family residential homes, facing east.

Figure 6 - Site Photographs

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

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www.rinconconsultants.com

August 27, 2019
Project 19-08241

Mary Otten, General Manager
Pleasant Valley Recreation and Park District
1605 E Burnley Street
Camarillo, California 93010
Via email: motten@pvrpd.org

Subject: **Asbestos-Containing Materials and Lead-Based Paint Survey Summary Letter**
1605 E Burnley Street, Camarillo, California

Dear Ms. Otten:

This letter presents the results of an asbestos-containing materials (ACM) and lead-based paint (LBP) survey conducted at 1605 E Burnley Street in Camarillo, California (subject property). The work described in this letter was performed in accordance with the Professional Services Agreement dated July 29, 2019 and our proposal dated July 22, 2019.

Introduction & Project Background

This letter presents the results of the ACM and LBP survey conducted by Ambient Environmental, Inc. under the direction of Rincon Consultants, Inc. at 1605 E Burnley Street in Camarillo, California. The ACM and LBP Survey was conducted concurrently with a Phase I Environmental Site Assessment (ESA) conducted for the subject property (draft report dated August 15, 2019). The Phase I ESA report stated that, although not considered a recognized environmental condition (REC), based on the age of the onsite structures (constructed by 1975), there is the potential for ACM and LBP to be located within the buildings on the subject property.

The ACM and LBP surveys were conducted on August 8, 2019 by John Payne of Ambient Environmental, Inc., (Ambient) a California Certified Asbestos Consultant, a United States Environmental Protection Agency (USEPA) Certified Asbestos Building Inspector, and a California Department of Public Health Services Certified Lead Sampling Technician. The survey was conducted for the three onsite buildings.

The results of the survey are attached to this summary letter. Accessible areas of the site were surveyed for ACM and LBP. Building materials or components not identified in the survey report may be present within hidden or concealed areas of the buildings.

Asbestos-Containing Materials (ACM) Summary

Ambient collected representative bulk samples of building materials from the three onsite buildings. The samples were collected, sealed in sampling containers, and delivered to an accredited laboratory for analysis for the presence of asbestos by Polarized Light Microscopy (PLM). The samples were collected using Environmental Protection Agency (EPA) sampling procedures. One hundred twenty-five samples were analyzed for asbestos by SGS/Forensic Analytical, an independent accredited laboratory.

As detailed in the attached report, the following ACM and assumed ACM was identified:

- Vinyl floor tile and mastic
- Ceiling tile mastic
- HVAC roof mastic
- Drywall joint compound
- Baseboard mastic
- Vinyl sheet flooring

No damage was reported in the ACM identified. Identified ACM will require abatement or special handing during renovation or demolition. Additional information regarding the identified ACM is included with the attached report from Ambient.

Lead-Based Paint Survey Summary

Select LBP readings were obtained utilizing X-Ray Fluorescence (XRF). LBP readings were obtained in accordance with Chapter 7 of the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing and U.S. Environmental Protection Agency (EPA) 40 CFR part 745 and Title X of the 1992 Housing and Community Development Act.

As detailed in the attached report, the following building components were reported to contain LBP:

- Ceramic tile-restroom walls

The LBP was reported to be in good condition. No other LBP was identified during the survey. Additional information regarding the identified LBP is included in the attached survey report from Ambient.

Conclusions

Maintenance, construction and repair personnel should be made aware of the presence of the ACM and LBP and should be instructed not to disturb or damage the materials. During repair, renovation or demolition of ACM or LBP, current federal and state regulations require that all workers be properly trained when handling or working with ACM and LBP. If ACM or LBP will be disturbed during any demolition, replacement, or removal activities, then the materials should be removed under the guidance of an Independent State Certified Consultant prior to the proposed work.

Thank you for the opportunity to be of service on this project. Please contact us with any questions regarding this report or this project.

Sincerely,
Rincon Consultants, Inc.

Lauren Kodama Roenicke
Environmental Scientist

Walt Hamann, PG, CEG, CHG
Principal

REGISTERED GEOLOGIST
WALTER E. HA...
No. EG 1...
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Attachment: *Asbestos/Lead Survey, 1605 Burnley Street, Camarillo, California* prepared by Ambient Environmental, Inc. and dated August 2019

AMBIENT ENVIRONMENTAL, INC.
Consulting/Engineering/Remediation
www.ambientenvinc.com

CONFIDENTIAL AND PRIVILEGED

ASBESTOS/LEAD SURVEY

For the Property located at:

1605 Burnley Street
Camarillo, California

Prepared for:

Rincon Consultants, Inc.
5355 Avenida Encinas, Suite 103
Carlsbad, California 92008
Attn: Ms. Lauren Kodama Roenicke

Prepared by:

Ambient Environmental Inc.
400 North Princeland Court Suite-3
Corona, California 92879

August 2019

John L. Payne
California Certified
Asbestos Consultant #93-1226
CDPHS #25387

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY

Ambient Environmental Inc. was retained by Rincon Consultants, Inc. to perform a survey for the property located at: 1605 Burnley Street in Camarillo, California. The survey was performed on August 8, 2019 by Mr. John L. Payne a California Certified Asbestos Consultant #93-1226 a United States Environmental Protection Agency (USEPA) certified asbestos building inspector and a California Department of Public Health Services (CDPHS) #25387 Certified Lead Sampling Technician.

The project consists of three buildings within the property boundaries with stucco exterior walls extending up to the roof level. Interior walls are covered with drywall and joint compound, plaster or exposed wood. Interior ceilings are covered with drywall and joint compound, plaster, ceiling tiles or exposed wood. Floors are covered exposed concrete, ceramic tile or vinyl floor tile with associated mastic. The roof is covered with clay tiles or typical composite roofing. The HVAC System is located on the roof.

The purpose of the survey was to locate and identify accessible interior and exterior suspect building materials for asbestos and painted/coated building components for lead prior. Once a visual inspection was performed, representative asbestos bulk samples were obtained from each homogenous building material and representative X-Ray Fluorescence (XRF) readings were obtained from building component.

Once the visual inspection was performed for asbestos, representative bulk samples were obtained from each accessible homogeneous building material. Homogeneous building materials are defined as building materials that are uniform in texture, construction or application date and general appearance. Also, each homogeneous building material was divided into three main categories: Surfacing Materials, Thermal System Insulation and Miscellaneous Materials. The sample location, building material type, friability and condition of building materials were also documented.

Asbestos bulk sampling was obtained in accordance with the USEPA established guidelines document, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (USEPA 560/5-85-024, 1985) and USEPA 40 CFR Part 763.86 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Each bulk sample was analyzed for asbestos content by Polarized Light Microscopy (PLM) Method EPA - 600/R-93-116 Visual Area Estimation.

Once the lead visual inspection was performed, suspect accessible painted/coated building components were categorized into homogeneous sample areas. Homogeneous sample areas are defined as areas in which suspect painted building components are uniform in color, texture, application date and general appearance. Representative XRF lead readings were obtained from each homogeneous sample area. Each XRF reading and condition of paint was also documented during the survey.

All accessible interior and exterior areas were visually inspected. Any building materials or component not identified in this report may be present within hidden and/or concealed areas or outside the scope of work.

Laboratory analysis revealed detectable levels of asbestos above 0.1 % asbestos or assumed asbestos in the following building materials:

- Vinyl Floor Tile and Mastic
- Ceiling Tile Mastic
- HVAC Roof Mastic
- Drywall Joint Compound
- Baseboard Mastic
- Vinyl Sheet Flooring

XRF Readings revealed detectable levels of lead greater than 0.06 mg/cm^2 or 600 parts per million (ppm) of lead in accordance with Title 8 CCR Section 1532.1 in the following building components:

- Ceramic Tile-Restroom Walls

Locations and conditions of building materials or components assessed and sampled can be found in the Material Inventory (Tables).

2.0 SURVEY PROCEDURES

Ambient Environmental Inc. performed a survey to locate and identify suspect accessible building materials and components for detectable levels of asbestos and lead. All accessible areas within the scope of work were surveyed for asbestos and lead. Building materials or components not identified in this report may be present within hidden or concealed areas of the building or outside the scope of work.

Building material identification was performed by entering each accessible functional space, assessing all structural/mechanical building materials and architectural finishes. The physical condition, friability, accessibility, activity and damage of suspect building materials were also assessed and documented.

Painted/coated building components were identified by entering each accessible functional space and assessing all structural/mechanical building components and architectural finishes. The physical condition, accessibility, activity and damage of paint/coating were also assessed and documented. The following procedures were performed during the survey:

- A visual assessment to identify the location, type and quantity of building materials and components.
- Obtain representative bulk samples from suspect building materials for asbestos.
- Obtain representative XRF reading from suspected building components for lead.
- Analyzed asbestos samples by an independent accredited laboratory for the presence of asbestos by PLM.
- Present all survey results in a written report including recommendations, locations, quantities and laboratory results.

All findings, recommendations, and analytical data presented in this report are based on the information (assessment, sampling data and readings) obtained by our inspector during the survey.

3.0 ASBESTOS BULK SAMPLING PROCEDURES

Each accessible suspect building material identified during the visual survey was sampled in accordance with sampling guidelines established by the USEPA. The following summarizes the sampling procedures utilized.

- Building materials were categorized into homogeneous building materials[1].
- A random sampling scheme was developed based upon the location and quantities of the various homogeneous building materials[2].
- Bulk samples were collected by extracting a representative section of each selected building material, placing the selected building material into a sampling container and assigning a unique sample number to each sample. The samples were then placed into a sealed shipping container for delivery to an accredited laboratory for analysis by PLM[3].
- Each building materials was also categorized into friable and non-friable materials[4].
- Personnel performed proper decontamination procedures to prevent the spread of secondary contamination.
- Each bulk sample was recorded on a bulk sample log and possession of the samples was tracked by a chain of custody record.
- The physical condition, friability, accessibility, activity and damage of building materials were also assessed and documented.

The reported laboratory results in this report are a visual estimate by area of asbestos concentration. Results for heterogeneous samples examined by component are reported as a composite. The lower limit of reliable detection for this method is 1%. Samples which contain more than 1% asbestos are reported in 5% ranges. Samples which contain asbestos in a concentration lower than the limit of reliable detection (<1%) are "Trace."

All bulk samples were submitted to SGS/Forensic Analytical located at: 2959 Pacific Commerce Drive Rancho Dominguez, California (310) 763-2374. SGS/Forensic Analytical is accredited by the American Industrial Hygiene Association (AIHA), National Voluntary Laboratory Accreditation Program (NVLAP #101459-0), National Institute of Standards and Testing (NIST), and is a successful participant in the Proficiency Analytical Testing Program (PAT). All findings, recommendations, and analytical data presented in this report are based on the information (assessment and sampling data) obtained by our inspector during the survey.

[1]Homogeneous building materials are defined as building materials that are uniform in texture, construction or application date and general appearance.

[2]A random sampling grid was utilized for sample collection for each building material as described in the EPA guidance document, Asbestos in Building: Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a, October 1985 Random Number Diagrams). The minimum numbers of samples were obtained for each identified homogeneous building material based upon the overall square footage of material in table-1.

Sample Table-1

Size of Sampling Area	Number of Samples Collected
Less Than 1,000 sq. ft.	3 – Samples
Between 1,000 & 5,000 sq. ft.	5 – Samples
Greater than 5,000 sq. Ft.	*7 – Samples

*The recommended number of samples for building materials per AHERA is nine for areas greater than 5,000 square feet, or at least one additional sample per additional 1,000 square feet.

[3]Each sample was analyzed by an independent accredited laboratory for the presence of asbestos by Polarized Light Microscopy (PLM) method in accordance with the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples EPA - 600/R-93-116 dated December 1982 and adopted by the National Voluntary Laboratory Accreditation Program (NVLAP) Title 15, part 7 of the Code of Federal Register as affiliated with the National Institute for Standards and Testing (NIST) and USEPA 40 CFR Part 763.87. Quality Control (QC) program was strictly enforced to assure the accuracy of each sample result.

[4]Friable and Non-friable building materials assessments were conducted for each homogeneous building material by the use of hand pressure as defined in USEPA 40 CFR Part 763 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Friable material is defined as any building material that by the means of hand pressure can be crumbled into a powder.

4.0 X-RAY FLUORESCENCE SAMPLING PROCEDURES FOR LEAD-BASED PAINT

The lead survey was accomplished by entering each accessible room equivalent. A room equivalent is an identifiable part of a building such as a room, hallway, staircase, foyer and exterior. Visible color may not be an accurate predictor of painting history and is not included in the definition of a testing location. Each reading locations, physical conditions, accessibility, activity and damage of suspect lead paint/coating were also assessed and documented

Readings were obtained from each building component identified within each room equivalent by the use of a hand-held X-Ray Fluorescence (XRF) lead based paint analyzer. The sample location and condition of paint/coating and component were documented. Department of Health Services standard for the definition of lead containing paint is 1.0 mg/cm^2 or 5000 parts per million (ppm), however CALOSHA requires that all workers be properly protected when working with materials containing level greater than 0.06 mg/cm^2 or 600 ppm of lead in accordance with Title 8 CCR Section 1532.1.

For reporting purposes, space designations were assigned each functional space within the facilities using the pre-existing designation on the door or as indicated on the floor plans. Where neither was available, the space was labeled by the inspector and so indicated in the report. The following procedures were performed:

- A visual assessment to identify the location, type and building components suspected of containing lead paint within the scope of work.
- Obtain representative XRF readings from all building components within the scope of work.
- Present all survey results in a written report including recommendation, locations, quantities and XRF reading.

All findings, recommendations and XRF readings data presented in this report are based on the information (assessment and readings) obtained by our inspector during the survey.

5.0 POSITIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Asbestos Content	Square Footage	Location of Material	Friable	Damage
Roof Mastic	07 08 09	Vinyl Floor Tile Non Detect4ed Mastic 3% Chrysotile	150 SF	Storage Room Rizzo Room	No	No
Ceiling Tile and Mastic	10 11 12	Ceiling Tile Non Detected Mastic Trace Anthophyllite	150 SF	Storage Room Rizzo Room	No	No
HVAC Duct Mastic	22 23 24	5% Chrysotile	100 SF	Roof	No	No
Ceiling Tile and Mastic	37 38 39	Ceiling Tile Non Detected Mastic Trace Anthophyllite	3000 SF	Senior Center	No	No
Drywall and Joint Compound	43 44 45	Drywall Non Detected Joint Compound 2% Chrysotile	2000 SF	Throughout Auditorium Wall and Ceiling	No	No
Baseboard and Mastic	63 64 65	Baseboard Non Detected Mastic Trace Anthophyllite	200 SF	Stage Waiting Room Auditorium	No	No
Baseboard and Mastic	66 67 68	Baseboard Non Detected Mastic Trace Anthophyllite	100 SF	Stairwell to Loft Auditorium	No	No
White 9x9 Vinyl Floor Tile and Mastic	78 79 80	Tile 3% Chrysotile Mastic 10% Chrysotile	1000 SF	Auditorium Loft	No	No
Brown 9x9 Vinyl Floor Tile and Mastic	81 82 83	Tile 3% Chrysotile Mastic 10% Chrysotile	200 SF	Auditorium Stairs	No	No
Vinyl Sheet Flooring	84 85 86	70% Chrysotile	140 SF	Auditorium Restrooms	No	No

This asbestos containing building materials table is designed to aid the building owner, architect, construction manager, general contractors and potential asbestos abatement contractors in locating asbestos containing building materials within the scope of work identified in section 1.0 of this report. All square footages identified in the above table are approximate and under no circumstances should these square footages be used for bidding or notification purpose. Any asbestos containing building material square footages above should be field verified prior to submitting any removal quotes.

Other asbestos containing building materials may exist at the property within concealed areas of the property or outside the scope of work. All conditions of building materials identified in the above table were identified during the time of the survey. If any other building materials are identified during the construction activities and have not been identified in this report, these building materials must be sampled prior to their removal.

6.0 NEGATIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Location of Material
Drywall and Joint Compound	01 02 03	Throughout Rizzo Room
Baseboard and Mastic	04 05 06	Throughout Rizzo Room
2x4 Ceiling Tile	13 14 15	Throughout Rizzo Room
Clay Roof Tiles	16 17 18	Throughout Roof Rizzo Room
Roof Mastic	19 20 21	Throughout Roof Rizzo Room
Drywall and Joint Compound	25 26 27	Throughout Senior Center Walls and Ceiling
Interior Plaster	28 29 30	Throughout Senior Center Walls and Ceiling
Carpet Mastic	31 32 33	Throughout Flooring Senior Center
Acoustic Ceiling	34 35 36	Throughout Ceiling Senior Center
Clay Roof Tiles	40 41 42	Throughout Roof Senior Center
Interior Plaster	46 47 48 49 50 51 52 53 54	Throughout Interior Walls and Ceiling Auditorium

Material	Sample Number	Location of Material
Sound Insulation	55 56 57 58 59	Throughout Interior Walls Auditorium
Baseboard and Mastic	60 61 62	Throughout Interior Walls Auditorium
Tan 12x12 Vinyl Floor Tile and Mastic	69 70 71 72 73 74 75 76 77	Throughout Auditorium
Brown Vinyl Stair Treads and Mastic	87 88 89	Auditorium Stairs
Acoustic Ceiling	90 91 92	Auditorium Lobby
HVAC Roof Duct Mastic	93 94 95	Throughout Roof HCAC Ducting
Roofing	96 97 98 99 100 101 102 103 104	Throughout Auditorium Roof
Roof Mastic	105 106 107	Throughout Auditorium Roof

Material	Sample Number	Location of Material
Exterior Stucco	108 109 110 111 112 113 114 115 116	Throughout All Exterior Walls
Concrete	117 118 119 120 121 122 123 124 125	Throughout Exterior

7.0 LEAD-BASED PAINT SAMPLE RESULTS AND LOCATIONS

Detection Limit Guidelines for The Department of Health Services is 5000 parts per million (PPM) or 1.0 mg/cm^2 by the use of a hand-held X-Ray Fluorescence (XRF) lead paint analyzer, however CALOSHA requires that all workers be properly protected when working with materials containing level of lead 600 parts per million (PPM) or 0.06 mg/cm^2 in accordance with Title 8 CCR Section 1532.1. The following highlighted building components indicate lead containing painted surfaces above these levels.

Location	Sample Number	Component	Substrate	Pbl mg/cm^2	Condition
Calibration	---	---	---	1.0	---
Calibration	---	---	---	1.0	---
Calibration	---	---	---	1.0	---
Exterior	1	Wall	Stucco	0.0	N/A
Exterior	2	Wall	Stucco	0.0	N/A
Exterior	3	Door	Metal	0.0	N/A
Exterior	4	Door Jamb	Metal	0.0	N/A
Exterior	5	Door	Metal	0.0	N/A
Exterior	6	Door Jamb	Wood	0.0	N/A
Interior	7	Wall	Drywall	0.0	N/A
Interior	8	Wall	Drywall	0.0	N/A
Interior	9	Wall	Plaster	0.0	N/A
Interior	10	Wall	Plaster	0.0	N/A
Interior	11	Door	Wood	0.0	N/A
Interior	12	Door Jamb	Metal	0.0	N/A
Interior Senior Center Restroom	13	Wall	Ceramic	8.2	Good
Interior Senior Center Restroom	14	Wall	Ceramic	7.9	Good
Interior	15	Floor	Ceramic	0.0	N/A
Interior	16	Floor	Ceramic	0.0	N/A
Interior	17	Columns	Wood	0.0	N/A
Interior	18	Columns	Wood	0.0	N/A
Interior	19	Beams	Wood	0.0	N/A
Interior	20	Beams	Wood	0.0	N/A
Calibration	---	---	---	1.0	---
Calibration	---	---	---	1.0	---
Calibration	---	---	---	1.0	---

This lead containing building components table above is designed to aid the building owner, architect, construction manager, general contractors of potential lead containing building components within the scope of work identified in section 1.0 of this report. Other lead containing building components may exist at the property within concealed areas of the property or outside the scope of work. Any conditions of components identified in the above table were identified during the time of the survey.

8.0 DISCLAIMER

Construction personnel should be made aware of the presence of asbestos/lead containing building materials/components and instructed them not to disturb and/or damage these building materials identified in this report.

Asbestos Containing Building Materials-Current federal and state regulations require if during any renovation or demolition activities asbestos containing building materials will be disturbed, then only contractors who have been properly trained in the correct handling of asbestos containing buildings conduct any repair, removal and/or demolition activities. All environmental work should proceed under the guidance or direction of an independent State Certified Consultant.

Lead Containing Building Components-CALOSHA requires that all workers be properly protected when working with painted building component containing level above 600 parts per million (PPM) or 0.06 mg/cm^2 in accordance with Title 8 CCR Section 1532.1. All removal work should proceed under all requirements pertaining to lead containing paint removal activities. All environmental work should proceed under the guidance or direction of an independent State Certified Consultant.

Since the building materials sampled during this survey could potentially contain asbestos and with limited access to the scope of work no intrusive sampling was performed in areas like (roofing underlay, walls/ceiling cavities, under flooring, underground, pools/spa) or any other areas that would cause damage to building materials potentially containing asbestos.

Due to the limited access of the property interior and exterior, other asbestos/lead containing building materials/components may exist at the property and/or outside the scope of work. If other building materials/components that are not identified in this report are discovered during any construction activities, all work should (stop) and these building materials/components should be sampled prior to any construction related activities.

Once the asbestos/lead containing building materials/components identified in this report have been remove and with full access to the building interior and exterior, Ambient recommends an intrusive survey be performed to identify any remaining asbestos/lead containing building materials/components within the property prior to any construction activities to continue.

Any recommendations in this report are professional opinions based solely on visual observations and analytical analyses, as described in this report. Opinions or recommendations presented herein apply to site conditions existing at the time of our investigation and cannot necessarily apply to site changes of which this office is not aware of and/or has not had the opportunity to evaluate.

APPENDIX A

ASBESTOS CHAIN OF CUSTODY AND BULK SAMPLE LOG

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 **Field Technician:** JOHN PAYNE

Project Number: 19-1559 **Priority:** ASAP ✓ 24 HR ___ 3-5 Days X per John cm

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
01	STORAGE ROOM (RM220 ROOM)	DRYWALL & JOINT COMPOUND	
02	STORAGE ROOM	↓	
03	MAIN ROOM	↓	
04	STORAGE ROOM	BASEBOARD & MASTIC	
05	STORAGE ROOM	↓	
06	MAIN ROOM	↓	
07	STORAGE ROOM	VINYL FLOOR TILE & MASTIC	
08	↓	↓	
09	↓	↓	
10	STORAGE ROOM	9X9 CEILING TILE & MASTIC	

Chain of Custody **Analytical Method: PLM:** ✓ **TEM:** ___ **Other:** ___

Sampled By		**Date**	**Time**
Relinquished By		**Date**	**Time**
Received By	FE	**Date** 08-19-19	**Time** 9:44 AM
Relinquished By	FE	**Date** 08-21-19	**Time**
Received By		**Date** 8/22/19	**Time** 945 AM

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ASBESTOS BULK SAMPLE LOG

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Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 **Field Technician:** JOHN PAYNE

Project Number: 19-1559 **Priority:** ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
11	STORAGE Room (1420 Room)	9X9 CEILING TILE + MASTIC	
12	↓	↓	
13	STORAGE Room	2X4 CEILING TILE	
14	↓	↓	
15	↓	↓	
16	Roof	clay TILE	
17	↓	↓	
18	↓	↓	
19	Roof	PIPE PENETRATION MASTIC	
20	↓	↓	

Chain of Custody **Analytical Method: PLM:** ✓ **TEM:** ___ **Other:** ___

Sampled By		**Date**	**Time**
Relinquished By		**Date**	**Time**
Received By		**Date** 08-19-19	**Time** 9:44 AM
Relinquished By		**Date** 08-21-19	**Time** 5 PM
Received By	BMS	**Date** 8/22/19	**Time** 9:45 AM

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ASBESTOS BULK SAMPLE LOG

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Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
21	ROOF (MEZZO ROOM)	PIPE PENETRATION MASTIC	
22	ROOF	HVAC DUCT MASTIC	
23	↓	↓	
24	↓	↓	
25	KITCHEN (SENIOR CENTER)	DRYWALL & JOINT COMPOUND	
26	OFFICE	↓	
27	CLOSET	↓	
28	POOL ROOM	INTERIOR PLASTER	
29	STORAGE ROOM	↓	
30	MULTI PURPOSE RM	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	FE	Date 08-19-19	Time 9:44 AM
Relinquished By	FE	Date 08-21-19	Time 5 PM
Received By		Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
31	Pool Room (SENIOR CENTER)	CARPET MASTIC	
32	"	↓	
33	MULTI PURPOSE Rm	↓	
34	Pool Room	SPRAY APPLIED ACOUSTIC	
35	KITCHEN	↓	
36	OFFICE	↓	
37	MULTI PURPOSE Rm	9x9 CEILING TILE w/ MASTIC	
38	↓	↓	
39	↓	↓	
40	ROOF	CLAY TILE	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date 08-20-19	Time 9:44 pm
Relinquished By		Date 08.21.19	Time 5 pm
Received By	RMW	Date 8/22/19	Time 945 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
41	ROOF (SCENIC CANYON)	CLAY TILE	
42	↓ ↓ (AUDITORIUM)	↓	
43	LOBBY	DRYWALL & JOINT COMPOUND	
44	↓	↓	
45	↓	↓	
46	STORAGE ROOM	INTERIOR PLASTER	
47	OFFICE		
48	STORAGE ROOM		
49	KITCHEN		
50	KITCHEN ↓	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	[illegible]	Date 08-19-19	Time 9:44 AM
Relinquished By	[illegible]	Date 08-21-19	Time 5 PM
Received By	[illegible]	Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
51	STAGE (AUDITORIUM)	INTERIOR PLASTER	
52	STAGE		
53	LOFT		
54	LOFT		
55	AUDITORIUM	SOUND INSULATION (WALL)	
56			
57			
58			
59			
60	AUDITORIUM	BASEBOARD : MASTIC (TAN)	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	Carol Fle	Date 08-19-19	Time 7:44 AM
Relinquished By		Date 08-21-19	Time 5pm
Received By		Date 8/22/19	Time 945 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
61	AUDITORIUM (AUDITORIUM)	BASEBOARD : MASTIC (TAN)	
62	↓	↓	
63	STAGE WAITING RM	BASEBOARD : MASTIC (GRAY)	
64	↓	↓	
65	↓	↓	
66	STAGE WELL TO LEFT	BASEBOARD : MASTIC	
67	↓	↓	
68	↓	↓	
69	STORAGE ROOM	2'x2' VINYL FLOOR TILE : MASTIC	
70	AUDITORIUM	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date 08-19-19	Time 9:44 AM
Relinquished By		Date 08-21-19	Time
Received By		Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

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Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
71	AUDITORIUM (AUDITORIUM)	2'x2' VINYL FLOOR TILE & MASTIC	
72	STAIRWELL		
73	STORAGE ROOM		
74	KITCHEN ENTRY		
75	KITCHEN ENTRY		
76	AUDITORIUM		
77	AUDITORIUM		
78	LOFT	9x9 VINYL FLOOR TILE	
79	↓	↓	
80	↓	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	FE	Date 08-19-19	Time 1140 AM
Relinquished By	FE	Date 08-21-19	Time
Received By		Date 8/22/19	Time 945 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
81	STAIRWELL LANDING (AUDITORIUM)	12X12 VINYL FLOOR TILE : MASTIC	
82	↓	↓	
83	↓	↓	
84	STAGE R/R MEN'S	VINYL SHEET FLOORING	
85	STAGE R/R MEN'S	↓	
86	STAGE R/R WOMAN'S	↓	
87	STAIRWELL	STAIR TREAD : MASTIC	
88	↓	↓	
89	↓	↓	
90	LOBBY	SPRAY APPLIED ACOUSTIC	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date 08-21-19	Time 1:44 PM
Relinquished By		Date 08-21-19	Time 5 PM
Received By		Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

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Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
91	LOBBY (AUDITORIUM)	SPRAY APPLIED ACOUSTIC	
92	↓	↓	
93	ROOF	HVAC DUCT TAPE	
94	↓	↓	
95	↓	↓	
96	ROOF	ROOFING	
97	↓	↓	
98	↓	↓	
99	↓	↓	
100	↓	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	[illegible] FIE	Date 08-21-19	Time 9:44 AM
Relinquished By	[illegible] FIE	Date 08-21-19	Time 5:00
Received By	[illegible]	Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
101	ROOF (AUDITORIUM)	ROOFING	
102	↓	↓	
103	↓	↓	
104	↓	↓	
105	ROOF	MASTIC	
106	↓	↓	
107	↓	↓	
108	RIZZO BLDG	EXTERIOR STUCCO (OH)	
109	↓	↓	
110	↓	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	Camille Fe	Date 8-19-19	Time 7:40 pm
Relinquished By	Camille Fe	Date 8-21-19	Time 5 pm
Received By		Date 8/22/19	Time 9:45 AM

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Consulting/Engineering/Remediation

400 North Princeland Court Suite-3
Corona, California 92879
951 272-4730 *Phone*
951 272-4731 *Facsimile*
www.ambientenvinc.com

ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
111	SENIOR CENTER	EXTERIOR STUCCO (OH)	
112	"	"	
113	"	"	
114	AUDITORIUM	"	
115	"	"	
116	"	"	
117	SENIOR CENTER	CONCRETE	
118	"	"	
119	"	"	
120	RIZZO BLDG	"	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	F/C	Date 08-19-19	Time 9:44 AM
Relinquished By	F/C	Date 08-21-19	Time 5 PM
Received By		Date 8/22/19	Time 9:45 AM

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ASBESTOS BULK SAMPLE LOG

Client Name: RINCON CONSULTANTS, INC.

Project Location: 1605 BURNLEY ST, CAMARILLO, CA 93010

Date: 8/9/19 Field Technician: JOHN PAYNE

Project Number: 19-1559 Priority: ASAP ✓ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
121	RETEN BLDG	CONCRETE	
122	↓	↓	
123	AUDITORIUM		
124	↓	↓	
125	↓	↓	

Chain of Custody Analytical Method: PLM: ✓ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date 08 19 19	Time 1:44 PM
Relinquished By		Date 08-21-19	Time 5:20
Received By		Date 8/22/19	Time 9:45 AM

APPENDIX B

ASBESTOS LABORATORY
CERTIFICATES OF ANALYSIS

SGS FORENSIC LABORATORIES

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 200908-0

Ambient Environmental Inc
John Payne
400 N. Princeland Crt.
Ste. 3
Corona, CA 92879

Client ID: 5697
Report Number: B291844
Date Received: 08/19/19
Date Analyzed: 08/22/19
Date Printed: 08/22/19
First Reported: 08/22/19

Job ID/Site: 19-1559; 1605 Burnley St., Camarillo, CA 93010

Date(s) Collected: 08/09/2019

SGSFL Job ID: 5697
Total Samples Submitted: 125
Total Samples Analyzed: 125

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01	51260531						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
02	51260532						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
03	51260533						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
04	51260534						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Layer: Light Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
05	51260535						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Layer: Light Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
06	51260536						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Layer: Light Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
07	51260537						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Black Mastic		Chrysotile	**3 %**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (10 %) Fibrous Glass (2 %) Synthetic (5 %)							
08	51260538						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Black Mastic		Chrysotile	**3 %**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (10 %) Fibrous Glass (2 %) Synthetic (5 %)							
09	51260539						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Black Mastic		Chrysotile	**3 %**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (10 %) Fibrous Glass (2 %) Synthetic (5 %)							
10	51260540						
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Off-White Tape			**ND**				
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							
11	51260541						
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
12	51260542						
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							
13	51260543						
Layer: Off-White Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (45 %)							
14	51260544						
Layer: Off-White Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (45 %)							
15	51260545						
Layer: Off-White Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (35 %) Fibrous Glass (45 %)							
16	51260546						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
17	51260547						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
18	51260548						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
19	51260549						
Layer: Black Mastic			**ND**				
Layer: Silver Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Synthetic (5 %)							
20	51260550						
Layer: Black Mastic			**ND**				
Layer: Silver Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Synthetic (5 %)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
21	51260551						
Layer: Black Mastic			**ND**				
Layer: Silver Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace) Synthetic (5 %)							
22	51260552						
Layer: Black Mastic		Chrysotile	**5 %**				
Layer: Silver Paint		Chrysotile	**2 %**				
Total Composite Values of Fibrous Components:		**Asbestos (5%)**					
Cellulose (Trace) Synthetic (5 %)							
23	51260553						
Layer: Black Mastic		Chrysotile	**5 %**				
Layer: Silver Paint		Chrysotile	**2 %**				
Total Composite Values of Fibrous Components:		**Asbestos (5%)**					
Cellulose (Trace) Synthetic (5 %)							
24	51260554						
Layer: Black Mastic		Chrysotile	**5 %**				
Layer: Silver Paint		Chrysotile	**2 %**				
Total Composite Values of Fibrous Components:		**Asbestos (5%)**					
Cellulose (Trace) Synthetic (5 %)							
25	51260555						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
26	51260556						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
27	51260557						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
28	51260558						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
29	51260559						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
30	51260560						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
31	51260561						
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %)							
32	51260562						
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %)							
33	51260563						
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %)							
34	51260564						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
35	51260565						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
36	51260566						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
37	51260567						
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
38	51260568						
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							
39	51260569						
Layer: Brown Mastic		Anthophyllite	**Trace**				
Layer: Off-White Fibrous Tile			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (2 %) Fibrous Glass (90 %)							
40	51260570						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
41	51260571						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
42	51260572						
Layer: Brown Clay Tile			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
43	51260573						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Off-White Tape			**ND**				
Layer: Paint			**ND**				
Layer: White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (20 %) Fibrous Glass (10 %)							
44	51260574						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Off-White Tape			**ND**				
Layer: Paint			**ND**				
Layer: White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (20 %) Fibrous Glass (10 %)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
45	51260575						
Layer: White Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
46	51260576						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
47	51260577						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
48	51260578						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
49	51260579						
Layer: Off-White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
50	51260580						
Layer: Off-White Plaster			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
51	51260581						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
52	51260582						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
53	51260583						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
54	51260584						
Layer: White Drywall			**ND**				
Layer: Off-White Plaster			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (20 %) Fibrous Glass (10 %)							
55	51260585						
Layer: Yellow Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %) Fibrous Glass (60 %)							
56	51260586						
Layer: Yellow Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %) Fibrous Glass (60 %)							
57	51260587						
Layer: Yellow Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %) Fibrous Glass (60 %)							
58	51260588						
Layer: Yellow Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %) Fibrous Glass (60 %)							
59	51260589						
Layer: Yellow Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (2 %) Fibrous Glass (60 %)							
60	51260590						
Layer: Tan Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
61	51260591						
Layer: Tan Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
62	51260592						
Layer: Tan Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
63	51260593						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
64	51260594						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
65	51260595						
Layer: Grey Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Brown Mastic		Anthophyllite	**Trace**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (Trace) Talc (Trace)							
66	51260596						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Brown Mastic		Anthophyllite	**Trace**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (Trace) Talc (Trace)							
67	51260597						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Brown Mastic		Anthophyllite	**Trace**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (Trace) Talc (Trace)							
68	51260598						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Brown Mastic		Anthophyllite	**Trace**				
Total Composite Values of Fibrous Components:		**Asbestos (Trace)**					
Cellulose (Trace) Talc (Trace)							

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
69	51260599						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic w/ Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
70	51260600						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic w/ Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
71	51260601						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
72	51260602						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic w/ Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
73	51260603						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
74	51260604						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
75	51260605						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
76	51260606						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Black Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
77	51260607						
Layer: Tan Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: Black Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
78	51260608						
Layer: Off-White Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
79	51260609						
Layer: Off-White Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
80	51260610						
Layer: Off-White Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
81	51260611						
Layer: Brown Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
82	51260612						
Layer: Brown Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
83	51260613						
Layer: Brown Tile		Chrysotile	**3 %**				
Layer: Black Mastic		Chrysotile	**10 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (3%)**					
84	51260614						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing		Chrysotile	**70 %**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (5 %)		**Asbestos (25%)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
85	51260615						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing		Chrysotile	**70 %**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (5 %)		**Asbestos (25%)**					
86	51260616						
Layer: Off-White Sheet Flooring			**ND**				
Layer: Fibrous Backing		Chrysotile	**70 %**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (5 %)		**Asbestos (25%)**					
87	51260617						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
88	51260618						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
89	51260619						
Layer: Brown Non-Fibrous Material			**ND**				
Layer: Yellow Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
90	51260620						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
91	51260621						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
92	51260622						
Layer: Off-White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
93	51260623						
Layer: Off-White Tape			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace) Synthetic (5 %)		**Asbestos (ND)**					
94	51260624						
Layer: Off-White Tape			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace) Synthetic (5 %)		**Asbestos (ND)**					
95	51260625						
Layer: Off-White Tape			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace) Synthetic (5 %)		**Asbestos (ND)**					
96	51260626						
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
97	51260627						
Layer: White Coating			**ND**				
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
98	51260628						
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
99	51260629						
Layer: White Coating			**ND**				
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
100	51260630						
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
101	51260631						
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
102	51260632						
Layer: White Coating			**ND**				
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
103	51260633						
Layer: White Coating			**ND**				
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
104	51260634						
Layer: White Coating			**ND**				
Layer: Silver Paint			**ND**				
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (25 %)		**Asbestos (ND)**					
105	51260635						
Layer: Black Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (10 %)		**Asbestos (ND)**					
106	51260636						
Layer: Black Mastic			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (10 %)		**Asbestos (ND)**					
107	51260637						
Layer: Black Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (10 %)		**Asbestos (ND)**					
108	51260638						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
109	51260639						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
110	51260640						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
111	51260641						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
112	51260642						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
113	51260643						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
114	51260644						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
115	51260645						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
116	51260646						
Layer: Light Grey Cementitious Material			**ND**				
Layer: Dark Grey Cementitious Material			**ND**				
Layer: Tan Cementitious Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
117	51260647						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
118	51260648						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
119	51260649						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
120	51260650						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
121	51260651						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
122	51260652						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
123	51260653						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
124	51260654						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
125	51260655						
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer

Ryan Sutliffe, Laboratory Supervisor, Las Vegas Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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APPENDIX C

CERTIFCATIONS

STATE OF CALIFORNIA — GAVIN NEWSOM, *Governor*

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Certification & Training Unit
2424 Arden Way, Suite 495
Sacramento, CA 95825-2417
(916) 574-2993 Office (916) 483-0572 Fax
http://www.dir.ca.gov/dosh/asbestos.html acru@dir.ca.gov

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Ambient Environmental, Inc.
John Lee Payne
400 Princeland Court, Suite 3
Corona CA 92879

May 16, 2019

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email with any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

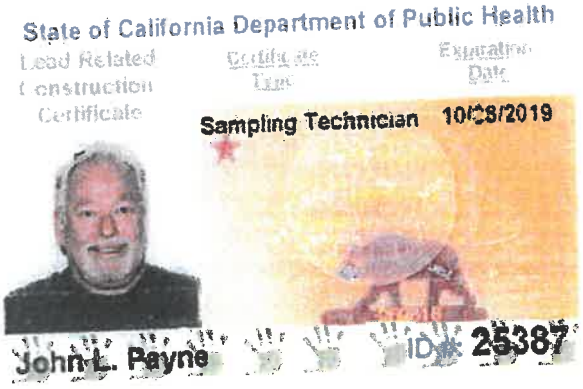
Attachment: Certification Card

cc: File

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

John Lee Payne
Name
Certification No. **93-1226**
Expires on **06/24/20**
This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code

Renewal – Card Attached (Revised 01/10/2019)


State of California Department of Public Health
Lead Related Construction Certificate
Certificate Type
Expiration Date
Sampling Technician
10/28/2019
John L. Payne
ID# 25387