



Midpeninsula Regional  
Open Space District

R-21-40  
Meeting 21-10  
March 24, 2021

## SPECIAL MEETING AGENDA ITEM 1

### AGENDA ITEM

Review Beatty House Alternatives and Confirm Board Direction

### GENERAL MANAGER'S RECOMMENDATIONS

Review alternatives and associated costs for the Sierra Azul Beatty House and confirm previous Board direction to proceed with an Environmental Impact Report and other next steps for the potential removal of the structure and natural resource restoration of the site.

### SUMMARY

On April 22, 2020, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) considered four alternatives for the Beatty House, which is a small residential structure built in the 1860s that has fallen in significant disrepair since prior to 2008 when the District purchased the underlying property. Based on a robust discussion regarding public safety, cost, and other factors, the Board voted 5 to 2 to remove the Beatty House and restore the natural resource values of the former building footprint (R-20-39) due to the inability to reuse the structure (lack of reliable water source) and concerns about its declining condition, trespassing and public safety, and use of ongoing resources to keep the structure secured. With this direction, staff proceeded with the environmental review process for this alternative, initiating the preparation of an Environmental Impact Report (EIR) given the age and historic listing eligibility of the structure. On February 24, 2021, the Board held a public scoping session to receive public comment on the scope and content of the EIR per the California Environmental Quality Act (CEQA). At the meeting, the Board requested that the General Manager return at a later date to receive Board confirmation on whether to proceed with the Project as previously directed and thus proceed with the EIR process (R-21-30). Staff is providing a review of the Project's history, design alternatives, and updated cost estimates to confirm Board direction. As part of this item, the Board is also receiving a recap of the District's prior review of historic resource policies and its current and recent work on historic structures as background information.

### BACKGROUND

#### *Beatty House Disposition*

The Beatty House was originally included in the Structure Stabilization at Multiple Preserves Project, which aimed to assess and stabilize three District-owned structures: Beatty House in Sierra Azul Open Space Preserve and Redwood Cabin and White Barn in La Honda Creek Open Space Preserve. On April 24, 2019, the General Manager recommended entering into a contract

with ZFA Structural Engineers (ZFA) to provide a structural assessment and construction documents for the stabilization of these three structures. During this meeting, the Board directed staff to explore other structure disposition options in addition to stabilization and negotiate a new scope with ZFA to develop a Basis of Design report of the various options for each structure. In addition, the Board expressed a desire to engage in a separate comprehensive policy discussion on historic structures.

Staff returned to the Board on May 15, 2019 and recommended that the Board approve a revised contract with ZFA to investigate four design alternatives for each structure as follows:

1. Retain Structure in Current State
2. Stabilize the Structure
3. Repair and Rehabilitate the Structure for Reuse
4. Remove the Structure and Restore the Natural Values of the Former Building Footprint

The Board authorized the General Manager to enter into a contract with ZFA to assess the four design alternatives listed above for the three structures (R-19-63) and return with the findings for Board review and selection.

On April 22, 2020, Staff presented ZFA's findings for the Beatty House to the Board. The Board had a lengthy discussion on the merits and drawbacks for all alternatives presented. The discussion focused on future public access plans, public safety, interpretation potential, and challenges for a long-term use of the structure (due to lack of viable water source). The Board selected design alternative #4 – Removal for the Beatty House and directed the General Manager to proceed with implementing Board direction, of which the next step would be to complete the environmental review analysis for this alternative (R-20-39). Alternative #4 was identified as a cost-effective way to return the site back to the natural environment, have safe public enjoyment of the site (planned goal), and reduce/eliminate District ongoing maintenance costs. The Board accepted ZFA's condition assessment results, design alternatives analysis, and associated costs. The Basis of Design (BOD) reports (Attachment 1) are further discussed in the design alternatives section of this report.

On September 9, 2020, the Board directed the General Manager to enter into a contract with LSA Associates, Inc., to provide environmental and permitting consulting services for the Project for a not-to-exceed contract amount of \$83,775 (R-20-99). To expand the historic resource mitigation expertise needed for this Project, staff contracted with Page & Turnbull for a not-to-exceed contract amount of \$19,000. To initiate the environmental review and proceed with preparation of an EIR, the District released a Notice of Preparation on February 3, 2021 that concluded on March 5, 2021 and solicited public comments at a Scoping meeting held on February 24, 2021 (R-21-30). At this meeting, the Board requested that the General Manager return at a later date to receive Board confirmation on whether to proceed with the Project as previously directed and thus proceed with the EIR process. Following this request, the General Manager directed LSA Associates, Inc., and Page & Turnbull to suspend work pending further Board direction.

### ***Policy Discussion on Historic Structures***

Following the April 24, 2019 meeting, District staff conducted a thorough review of Board and administrative policies and provided information to the Board in a series of three study sessions on August 28, 2019, November 13, 2019 and February 26, 2020. On February 26, 2020, the

Board of Directors voted 2 to 2, with three Board members absent, on the General Manager’s recommendations to keep the policies status quo, and to move forward in Fiscal Year 2020-21 (FY21) with creating an historic resources administrative procedural manual for use by District staff to consolidate guidance and ensure consistency in implementation. On June 24, 2020, the Board received a [memorandum](#) outlining the scope and schedule of this work.

The District conducts long-term stewardship of significant historic resources in accordance with federal, state, and local regulations and permitting requirements, and within the context of the District’s multi-pronged mission to preserve open space land, protect and restore the natural environment, and provide ecologically sensitive public recreation (and also on the Coastside: preserve rural character and encourage viable agricultural use of land resources). Board Policy 4.09 “Factors to Consider for Structures Disposition” (adopted 2012, last revised 2017) provides a framework to assist the Board with considering the disposition of a structure and to provide the public with an understanding of factors used in the decision-making process. Based on these policies and the mission, the District focuses its efforts on land preservation, natural resource protection, low-intensity public access, and support of local agriculture and considers the preservation of historic structures on a case-by-case basis based on its reuse potential, short and long-term costs, viable partnership potential, and other key factors. Further, the District complies with the National Preservation Act and CEQA to evaluate potential environmental impacts of District actions on historic resources.

Within the context of its mission, the District has focused staff resources and millions of dollars in funding (see table below for breakdown) on high priority historic resources, such as Deer Hollow Farm rehabilitation (Rancho San Antonio), White Barn rehabilitation and Red Barn repainting (La Honda), and Alma cultural landscape rehabilitation (Bear Creek Redwoods). Across the 65,000 acres of land that the District has preserved, the District is actively managing and/or planning to invest further funding into ten different historic structures and/or complex of structures (La Honda Red Barn, La Honda White Barn, Picchetti Winery complex, Alma Cultural Landscape, Hawthorns Historic Complex, Stevens Canyon Ranch, Rancho San Antonio Deer Hollow Farm, Mount Umunhum Radar Tower, Thornewood residence, and Fremont Older residence).

#### Recent and Projected Expenditures on Historic Resources (FY2018-FY2022)

Historic Resource Project	FY2018-FY2020 Expenditures	Estimated FY2021 Expenditures	Proposed FY2022 Expenditures	Proposed FY2023 Budget
MAA 11-002 Rancho San Antonio Deer Hollow Farm White Barn Rehabilitation	\$149,600	\$29,750	-	-
MAA 05-008 La Honda Creek White Barn Rehabilitation	\$81,918	\$113,786	\$383,248	\$226,797
61019 Repaint La Honda Creek Red Barn	\$173	\$60,000	-	-
MAA 21-006 Alma Cultural Landscape Rehabilitation	\$975,347	\$582,244	\$3,081,476	-

61020 Thornewood Residence Evaluation	-	\$46,000	\$46,000	\$230,000
90002-53 Hawthorn Historic	\$78,737	-	-	-
XXXXX - Hawthorn Roof Replacement	-	-	\$47,300	285,000
31307-54-200000 Mt Um Radar Tower Remediation	\$425,562	-	-	-
VP23-001 Mt Um Radar Tower 2nd Assessment	\$190,474	-	-	-
VP23-003 Mt Um Radar Tower Repair	-	\$893,000	\$1,618,000	-
<b>Total</b>	<b>\$1,901,811</b>	<b>\$1,724,780</b>	<b>\$5,176,024</b>	<b>\$741,797</b>

## DISCUSSION

A summary of the condition assessment and design alternatives presented to the Board for the Beatty House at the April 22, 2020 meeting follows below. *Please note that the cost estimates have been updated to include additional cost line items for each alternative related to Design, CEQA, and ADA accessibility/parking (where triggered).*

### Condition Assessment for the Structure

The Sierra Azul Beatty House sits on a 55-acre homestead located at 17820 Alma Bridge Road in unincorporated Santa Clara County. It is in a closed area where public access is not currently permitted. The house was built in the 1860s and is part of the former community of Alma. The Beatty House has a single wall construction with no foundation; its wood posts and exterior walls rest directly on the ground. The interior contains two small bedrooms, a parlor, a kitchen, and one bathroom.

In 2010, a Historic Resources Evaluation report was prepared for the Beatty House. The report concluded that the Beatty House is eligible for individual listing in the California Register of Historical Resources. Its character defining features include its intersecting gable roofs, simple flat trim around the windows, T-shaped floor plan, divided-lite double-hung wood windows, board and batten frame construction, and horizontal siding over the plank-framing construction.

ZFA's 2019 condition assessment concluded that overall, the Beatty House is in poor to fair condition. The doors and windows are boarded, and their frames are in fair condition. The exterior wood cladding is in poor to fair condition, showing signs of water damage, weathering, and discoloring. The porch is partially collapsed. The roof is in good condition but shows signs of exposure to humidity and water infiltration. The structure sits on wood posts directly on the ground; moisture damage was observed where the posts rest on the ground.

In June 2019, Swaim Biological conducted a wildlife survey for the structure. Six *Myotis sp.* bats were observed roosting inside the building and eight *Myotis sp.* bats were observed emerging from the structure. District biologists performed an additional emergence survey and observed eleven bats exiting the structure. Subsequent acoustic surveys identified the species present as Mexican-free tailed bat, California myotis, and Yuma myotis, all common, non-special status

species bats that often opportunistically roost in man-made structures. These bats normally roost in natural features, including exfoliating tree bark and cavities. Habitat surrounding the structure is highly suitable as maternity bat roost and foraging habitat. Additionally, the project includes installation of alternative bat roosting habitat in the form of bat boxes that are also suitable for the species identified on site. Any future work related to the structure would avoid impacts by working outside of the sensitive winter torpor and summer maternity season for bats. Lastly, these species are highly adaptive and dynamic in their habitat use. The nearby natural habitat, as well as alternative man-made bat boxes, should be more than adequate to support the small numbers of bats found at the Beatty house. Signs of woodrat presence were also observed throughout the structure and three natural nests were observed outside. Woodrats are also opportunistic and are known to enter abandoned structures to create their nests.

### Design Alternatives for the Beatty House

#### **Alternative 1: Retain structure in current state**

- a) Exterior: install a chain-link fence around the structure; remove weeds near the structure.

Task	Cost	Notes
Design	\$0	--
CEQA	\$0	--
Fencing, Signage	\$64,000	Cost may be reduced if staff performs the work
ADA accessibility / Parking	\$0	--
20-Year Maintenance	\$144,000	Assumes monthly visits by two staff members to clear overgrown vegetation and check the exterior and interior of the structure for visual hazards, trespassing, and vandalism.
Total	~\$208,000	

#### **Alternative 2: Stabilize the structure**

- a) Mothball the structure per Secretary of the Interior standards: board up and secure the structure's windows, doors, and openings/gaps; restrict interior access; provide ventilation; develop and implement a maintenance and monitoring plan.
- b) Exterior: repair deteriorated portions of the siding, doors, and windows; remove dilapidated shed attached to the building; repair failed portions of the roof; replace in-kind character defining elements: siding, wood windows, and wood doors; stabilize loose and peeling paint and repaint the exterior; remove non-character defining exterior elements that are in disrepair.
- c) Foundation and floor: raise up the deteriorated sections of floor and install pressure treated blocking to prevent further deterioration.
- d) Wildlife management: pest control, preconstruction surveys for bats and woodrats prior to stabilization activities; bat deterrence and exclusion; develop bat habitat replacement plan; remove wildlife in the structure – wildlife removal is recommended in this alternative to reduce the rate of damage over time.
- e) Site preparation: remove weeds adjacent to the structure.
- f) ADA: construct an accessible path of travel from the parking area to the residence.

Task	Cost	Notes
Design	\$98,000	Development of mothballing and repair design plans.
CEQA	\$30,000 - \$50,000	Assumes CEQA consultant assistance to complete a Mitigated Negative Declaration
Mothballing and repair activities	\$209,000	Cost includes construction labor and materials, testing and inspection, construction contingencies, and contractor markup.
ADA accessibility / Parking	\$275,000 - \$600,000	Added costs if public interpretation is included for the site.
20-Year Maintenance	\$288,000	Assumes monthly visits by two staff members to clear overgrown vegetation; check the exterior and interior of the structure for visual hazards, trespassing, and vandalism; and conduct periodic structure maintenance to ensure public safety along the perimeter of the structure and that the building remains in stable condition.
Total	\$900,000 - \$1,245,000	

***Alternative 3: Repair and rehabilitate structure for reuse - Not Recommended***

- a) Exterior: repair all deteriorated elements of the siding (40% of the structure), doors, windows; replace elements that have deteriorated beyond repair; stabilize loose and peeling paint and repaint the exterior; remove asbestos.
- b) Foundation: new concrete foundation and footings; replace interior posts in the crawlspace framing; replace roof framing and install new stud wall framing on the perimeter wall.
- c) Floor and roof: new floor; replace missing or damaged floor planking and framing hardware; new roof diaphragm.
- d) Interior: kitchen and bathroom remodel.
- e) Wildlife management: pest control; preconstruction surveys for bats and woodrats prior to stabilization activities; bat deterrence and exclusion; develop bat habitat replacement plan; remove wildlife in the structure.
- f) Utilities: upgrade and reconnect plumbing and electrical services; new septic system; identify a viable potable water system.
- g) Site preparation: remove weeds adjacent to the structure; maintain annual defensible space around the structure.
- h) ADA: construct an accessible path of travel from the parking area to the residence.

Task	Cost	Notes
Design	\$214,000	Development of repair and rehabilitation design plans.
CEQA	\$30,000 - \$50,000	Assumes CEQA consultant assistance to complete an Initial Study/Mitigated Negative Declaration.
Repair and rehabilitation work	\$675,000	Cost includes construction labor and materials, testing and inspection, construction contingencies, and contractor markup; <b>does not</b> include cost of providing a viable potable water system.
ADA accessibility / Parking	\$275,000 - \$600,000	Added costs if public interpretation is included for the site.
20-Year Maintenance	\$288,000	Assumes monthly/quarterly visits by two staff members to clear overgrown vegetation/maintain defensible space clearances; check the exterior and interior of the structure for visual hazards, trespassing,

		and vandalism; and conduct periodic structure maintenance to ensure public safety and facility functionality.
Total	\$1,482,000 - \$1,827,000	Also – need to account for costs for a viable potable water source (unknown cost at this time)

This option allows for a maximum occupancy of five persons. It would completely rehabilitate the structure and conform to the Secretary of the Interior’s Standards and the California Historic Building Code. *However, this option may be infeasible due to lack of water supply for fire suppression and drinking water.* In 2011, the District investigated the two existing water wells at the Beatty property. The investigation concluded that the wells were not viable for potable water use. Well #1 was not constructed properly, does not meet American Waterworks Standards for wells, and the California Department of Public Health stated that it cannot be used for potable water. Well #2 did not meet water quality standards; its arsenic, aluminum, lead, and fluoride levels exceeded the maximum allowable limit. Well #2 also has a low potential to provide sufficient water quantity.

Municipal water does not serve the site; the nearest municipal water point of connection is near the intersection of Highway 17 and Alma Bridge Road (2.5 miles away from the site). There is a transmission water main along Alma Bridge Road, however water services cannot tap into the transmission main. A thorough water study would be required to determine if Alternative #3 is feasible for this site.

Municipal sanitary sewer service, through the West Valley Sanitation District, is not available at this site. In order to use municipal sanitary sewer service, the site would need to be annexed into the sewer district and a costly sanitary sewer main extension would be required. The installation of a septic tank is the recommended sanitary sewer treatment for this site.

***Alternative 4: Remove the structure***

- a. Prior to removal, implement wildlife exclusion measures and conduct hazardous materials abatement (e.g. lead-based paint, asbestos abatement).
- b. Demolish structure and recycle/salvage materials to the greatest extent possible consistent with the Waste Diversion Policy.
- c. Enhance natural values of the former building footprint.

Task	Cost	Notes
Design	\$0	--
CEQA	\$80,000 - \$100,000	Assumes CEQA consultant assistance to complete an Environmental Impact Report.
Removal and Site Restoration <sup>1</sup>	\$234,000	Cost includes construction labor and materials, construction contingencies, and contractor markup.
ADA accessibility / Parking	\$0	--
20-Year Maintenance	\$0	--
Total	\$314,000 - \$334,000	
1 – Site restoration encompasses the abatement of invasive plant species prior to construction and use of Santa Cruz mountain native plant seed.		

### *Other Potential Alternatives*

At the February 24, 2021 Board meeting, one Board member suggested retention of the structure and habitat with stabilization and rehabilitation of the character-defining porch elements. A review of the Historic Resources Evaluation report prepared for this structure reveals that the porch is not a character-defining feature. Alternative 2 (Stabilize the structure) focuses on replacement of character-defining elements, including siding, wood windows, and wood doors. If structure stabilization with partial rehabilitation is considered (such as to include rehabilitation of the porch), the cost is anticipated to be between \$209,000 and \$675,000 depending on the scope of the partial rehabilitation. Long-term maintenance costs are estimated at \$288,000.

### **FISCAL IMPACT**

The amended FY21 budget includes \$50,000 for the Beatty House Removal and Site Restoration project (MAA22-005). The recommended action has no direct fiscal impact at this time; however, future implementation activities will have a fiscal impact that are reflected in the cost estimates provided for each alternative. The FY21 budget is expected to be insufficient to cover project costs through the end of the fiscal year for the Beatty House Removal and Site Restoration project (MAA22-005) by just under \$6,000. Pending Board direction on the Project, should an adjustment be necessary to complete work through the end of the fiscal year, a Quarter 3 adjustment will be requested during the Quarterly budget review. Funding for future years budgets will be requested as part of the annual Budget and Action Plan process.

<b>Beatty House Removal and Site Restoration MAA22-005</b>	<b>Prior Year Actuals</b>	<b>FY21 Amended</b>	<b>FY22 Projected*</b>	<b>FY23 Projected*</b>	<b>Estimated Future Years*</b>	<b>TOTAL</b>
<b>Total Budget:</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$357,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$407,500</b>
Spent-to-Date (as of 03/10/2021):	\$0	(\$8,507)	\$0	\$0	\$0	(\$8,507)
Encumbrances:	\$0	(\$47,442)	\$0	\$0	\$0	(\$47,442)
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>(\$5,949)</b>	<b>\$357,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$351,551</b>

\*Note: depending on Board direction, the budget shown above may need to be updated.

A summary of the costs for each alternative is as follows. Please note that the cost estimates have been updated to include additional cost line items for each alternative as appropriate related to Design, CEQA, and ADA accessibility/parking (where triggered).

<b>Location</b>	<b>Costs</b>	<b>Alternative #1</b>	<b>Alternative #2</b>	<b>Alternative #3</b>	<b>Alternative #4</b>
		<b>Retain in Current State</b>	<b>Stabilize</b>	<b>Rehabilitation and Reuse</b>	<b>Removal</b>
SA Beatty Home (MAA22-004)	Design	-	\$98,000	\$214,000	-
	Construction	\$64,000	\$209,000	\$675,000	\$234,000
	20-year Maintenance	\$144,000	\$288,000	\$288,000	-
	Viable potable water system	-	-	Unknown cost	-
	ADA parking and path of travel	-	\$25,000 to \$200,000*	\$25,000 to \$200,000*	-

Vehicular Access	-	\$250,000 to \$400,000*	\$250,000 to \$400,000	-
CEQA	N/A – internal process	\$30,000 to \$50,000	\$40,000 to \$60,000	\$80,000 to \$100,000
<b>TOTAL</b>	<b>\$208,000</b>	<b>\$900,000 - \$1,245,000</b>	<b>\$1,482,000 - \$1,827,000</b>	<b>\$314,000 - \$334,000</b>

\*Cost of ADA driveway, parking and path of travel may apply if interpretation is provided at Beatty; range provided given the current unknown extent of improvements that may be required.

The design for Alternatives #1 and #4 would be performed in-house. Design costs for all alternatives do not include permit costs, which are unknown at this time.

The following table outlines the Measure AA Portfolio #22 Sierra Azul: Cathedral Oaks Public Access and Conservation Projects allocation, costs-to-date, projected future project expenditures and projected ending balance at the portfolio level.

<b>MAA22 Sierra Azul: Cathedral Oaks Public Access and Conservation Projects Portfolio Allocation:</b>	<b>\$6,714,000</b>
Grant Income (through FY23):	\$674,555
<b>Total Portfolio Allocation:</b>	<b>\$7,388,555</b>
Life-to-Date Spent (as of 03/10/2021):	(\$1,236,245)
Encumbrances:	(\$46,863)
Remaining FY21 Project Budgets:	(\$469,255)
Future MAA22 project costs (projected through FY23):	(\$3,437,624)
<b>Total Portfolio Expenditures:</b>	<b>(\$5,189,987)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$2,198,568</b>

The following table outlines the Measure AA Portfolio #22 allocation, costs-to-date, projected life-to-date project expenditures and projected portfolio balance remaining.

<b>MAA22 Sierra Azul: Cathedral Oaks Public Access and Conservation Projects Portfolio Allocation:</b>	<b>\$6,714,000</b>
Grant Income (through FY23):	\$674,555
<b>Total Portfolio Allocation:</b>	<b>\$7,388,555</b>
MAA22-001 Hendrys Creek Property Land Restoration	(\$513,343)
MAA22-002 Sierra Azul Cathedral Oaks Land Conservation	\$0
MAA22-003 Freudenberg Land Purchase	(\$540,587)
MAA22-004 Beatty Parking Area and Trail Connections	(\$3,228,557)
MAA22-005 Beatty House Removal and Site Restoration	(\$407,500)
MAA22-XXX Reserved for Land Acquisition	(\$500,000)
<b>Total Portfolio Expenditures:</b>	<b>(\$5,189,987)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>\$2,198,568</b>

Pending Board direction on design alternatives for the Beatty property project components (Beatty house, trail connections, parking area and public access improvements, and stewardship activities), future year costs are expected to be modified.

## BOARD AND COMMITTEE REVIEW

The assessment of the Beatty House and exploration of different preservation and stabilization alternatives previously came before the full Board at the following public meetings:

- **April 24, 2019:** Board review of contract with ZFA for structural assessment and construction documents for stabilization of three structure. ([R-19-51](#), [meeting minutes](#))
- **May 15, 2019:** Board review and authorization of contract with ZFA for assessment of structures and exploration of different preservation and stabilization alternatives. ([R-19-63](#), [meeting minutes](#))
- **April 22, 2020:** Board review of ZFA’s Basis of Design and selection of Design Alternative #4 – Removal for the Beatty House ([R-20-39](#), [meeting minutes](#))
- **September 9, 2020:** Board review and authorization of contract with LSA Associates, Inc. to provide environmental and permitting consulting services ([R-20-99](#), [meeting minutes](#))

A review of Board and administrative policies regarding historic structures previously came before the Board at the following public meetings:

- **August 28, 2019:** Board review and discussion of existing District policies, guidelines, and practices related to the disposition of historic structures. ([R-19-117](#), [meeting minutes](#))
- **November 13, 2019:** Board training on historic resources definitions, rules, regulations, and requirements affecting historic structures. ([R-19-28](#), [meeting minutes](#))
- **February 26, 2020:** Board review of other agency policies and best practices related to the disposition of historic structures ([R-20-20](#), [meeting minutes](#))
- **June 24, 2020:** Board receipt of a [memorandum](#) outlining the scope and schedule of this work

## PUBLIC NOTICE

Public notice of this Agenda Item was provided as required by the Brown Act.

## CEQA COMPLIANCE

Pending Board confirmation of the project direction, the General Manager will resume the CEQA process currently on hold. Refer to Board report R-19-51 from the April 24, 2019 Board meeting and Board report R-21-30 from the February 24, 2021 Board meeting for further information on CEQA compliance.

## NEXT STEPS

If the Board confirms selection of design alternative #4, the General Manager will return to the Board with the draft Environmental Impact Report during the public review phase, and with the final Environmental Impact Report for Board certification.

The following table provides a tentative Project schedule based on design alternative #4:

Milestone	Tentative Schedule
District Prepare Draft EIR	Spring – Fall 2021
Public Review of Draft EIR	Winter 2021/2022

District Prepare Final EIR	Spring 2022
Circulate and Certify Final EIR	Summer 2022
Permitting	Fall 2022 – Summer 2023
Project Implementation	Fall 2023

## Attachments:

1. Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019
2. Renderings of Beatty House design alternatives
3. Beatty House Photographs – *Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*

## Responsible Department Head:

Jason Lin, Engineering & Construction Department Manager

## Prepared by:

Paul Kvam, Capital Project Manager III, Engineering & Construction Department



# **BEATTY PROPERTY HOME**

## **Structure Stabilization Basis of Design**

Midpeninsula Regional Open Space District  
Sierra Azul Preserve, Santa Clara, California  
District Project Number: MAA22-004

March 13, 2020

*Prepared For:*

Midpeninsula Regional Open Space District  
330 Distel Circle  
Los Altos, CA 94022

*Prepared By:*

Steven Patton, SE, Senior Associate  
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## EXHIBITS

- Exhibit A: *Architectural Basis of Design and Alternative Evaluations* by Page & Turnbull, Inc.
- Exhibit B: *Structural Condition Assessment and Basis of Design* by ZFA Structural Engineers
- Exhibit C: *Geotechnical Investigation* by Romig Engineers
- Exhibit D: *Asbestos and Lead Survey* by Terracon Consultants, Inc.
- Exhibit E: *Structural Surveys for Special-Status Mammal Species* by Swaim Biological, Incorporated
- Exhibit F: *Topographic Site Plan* by Sandis
- Exhibit G: *Mothballing Guidelines* by ZFA Structural Engineers
- Exhibit H: *Arborist Report* by Kielty Arborist Services LLC
- Exhibit I: *Conceptual Cost Estimate* by OCMI

## BASIS OF DESIGN SUMMARY

### Introduction

The Beatty Property Home is located on a 55-acre site just east of Lexington Reservoir in the Sierra Azul Preserve and is owned by Midpeninsula Regional Open Space District (District). The property can easily be accessed from Alma Bridge Road at the District gate. The Beatty Property Home is a wood-framed residential building originally constructed between 1866 and 1877. The home is currently unoccupied, with all of the doors and windows boarded up.

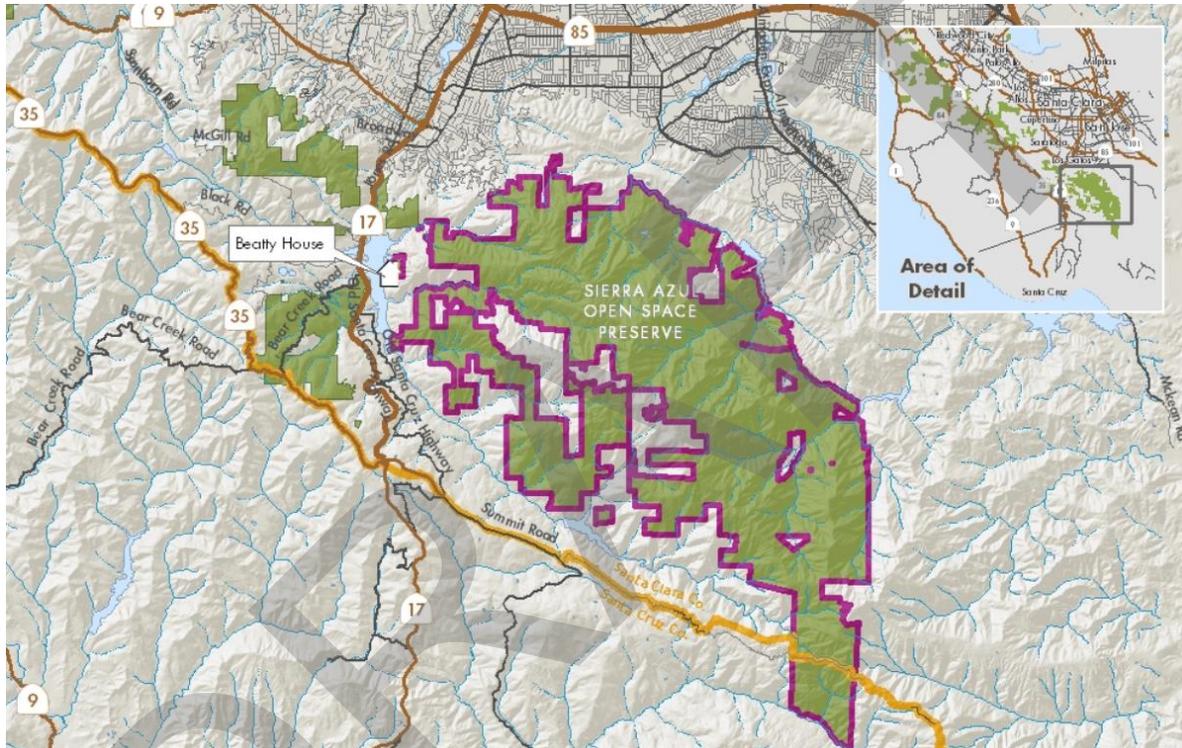


Figure 1. Project Area Map

The exterior of the structure is covered by a combination of horizontal siding and vertical siding with battens. The primary structure is wood rafters with collar ties supported by wood bearings walls and posts supported at grade. The gable roof is comprised of 1x horizontal lumber decking supporting asphalt shingle roofing. The building is eligible for individual inclusion in the California Register of Historic Places and qualifies as a historical resource. The lack of use and years of deferred maintenance have left the Beatty Property Home in poor condition.

The District has initiated a project to assess the Beatty Property Home, along with the La Honda Creek Redwood Cabin and White Barn. The project is being performed in two phases:

- Phase 1: Site reconnaissance and structure assessment
- Phase 2: Improvement selection and construction documents

This report summarizes the findings and recommendations from the Phase 1 tasks including an assessment of the existing conditions, Basis of Design, conceptual design alternatives, and cost estimates. The proposed alternatives include:

1. **Retain structure in current state.** Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance.
2. **Stabilize the structure** and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.
3. **Repair and rehabilitate the structure for reuse** as a limited use retreat space.
4. **Remove the structure** and restore the underlying natural resource values.

Each alternative can include interpretive signage if or once the site is accessible to the public.

### **Consultants and Exhibits**

The findings and recommendations contained in this summary are based on the following reports, which are provided as Exhibits:

- Exhibit A: *Architectural Basis of Design and Alternative Evaluations* by Page & Turnbull, Inc.
- Exhibit B: *Structural Condition Assessment and Basis of Design* by ZFA Structural Engineers
- Exhibit C: *Geotechnical Investigation* by Romig Engineers
- Exhibit D: *Asbestos & Lead Survey* by Terracon Consultants, Inc.
- Exhibit E: *Structural Surveys for Special-Status Mammal Species* by Swaim Biological, Incorporated
- Exhibit F: *Topographic Site Plan* by Sandis
- Exhibit G: *Mothballing Guidelines* by ZFA Structural Engineers
- Exhibit H: *Arborist Report* by Kielty Arborist Services LLC
- Exhibit I: *Conceptual Cost Estimate* by OCMI

### **Permitting Agency**

The permitting agency for this building is the County of Santa Clara Department of Planning and Development (County). A preliminary coordination meeting was performed with the County to discuss the project. The County requested that a follow-up meeting be held once an option is selected by the District. In addition, the County of Santa Clara Historic Resource Planner stated that the proposed option must be reviewed and approved by The Historic Heritage Commission (HHC). The County did not provide definitive guidance on the permitting schedule as this is dependent on the selected option, but the permitting and review schedule is expected to increase along with the scope of rehabilitation. For instance, the County stated that installation of a fence could likely be approved with an over-the-counter review, whereas rehabilitation for occupancy of the interior of the building would require a formal submittal review process. Demolition of the building or any significant alterations to the historic fabric would require greater review time by the HHC.

### **Regulatory Requirements**

The following regulatory contexts, summarized here from Exhibit A, were investigated and considered for this building:

- National Register of Historic Places
  - The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The Beatty Property Home is not currently listed in the National Register and has not been evaluated for eligibility.
- California Register of Historic Resources
  - The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Based on a

previous assessment, the Beatty Property Home was determined to be eligible for the California Register.

- Secretary of The Interior's Standards
  - *The Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* establish the professional standards for work on historic buildings receiving funding assistance through the Historic Preservation Fund authorized by the National Historic Preservation Act. The *Standards* and associated guidelines are also often adopted by state and local permitting agencies for the purpose of reviewing potential projects involving historic resources.

### **Governing Building Code**

Since the building is eligible for the California Register, the *California Historical Building Code* (Part 8 of the California Code of Regulations, Title 24) is the governing building code. As discussed in Exhibit A, the code provides performance-oriented rather than prescriptive provisions for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, and other associated work to enable the continued use of historical resources. The code is intended to recognize the unique construction problems and obstacles to meeting code requirements of new construction when executing projects on historic resources that may have been constructed per earlier codes, or without any building code at all.

### **Architectural Condition Assessment**

The results of the architectural conditions assessment, detailed in Exhibit A, is summarized below.

#### *Windows*

All windows are boarded up with plywood on the exterior leaving part of the framing visible from the outside. Visually they appear to be in fair condition, in need only of replacement of broken glass and painting of the wooden parts, though verification should be made to the operable parts of each to assess the need or lack thereof for more extensive work.

#### *Exterior Doors*

All doors are boarded up with plywood on the exterior leaving part of the framing visible from the outside. Visible portions of doors appear to be in good condition though some glass pieces are missing.

#### *Exterior Wood Cladding*

The exterior wood cladding is composed of a vertical board and batten system trimmed at the top and bottom by horizontal boards, with a second layer of horizontal cladding on portions of the south and west façade. The trim is missing in some sections. The cladding is generally in fair to poor condition, showing evident signs of water damage, weathering deterioration and wood decoloring. Sections of cladding that are partially protected by surrounding trees are in good to fair condition.

#### *Foundations*

The foundations for the building were not accessible making their conditions unknown, although the general levelness of the floors and plumbness of the walls indicates no significant failure of the foundations.

#### *Porch*

The current porch is in poor shape, and the westernmost section is partially collapsed.

### *Roof Cladding*

The original roof cladding has been substituted by asphalt shingles. It appears to be in good condition on the exterior, although there are signs of humidity and possible water infiltration where the roof structure and slopes from the different building sections join.

### *Floors*

The original floors appear to be fir planks covered by resilient carpet over patterned tar paper, and a more modern resilient flooring in the bathroom and kitchen and pantry. The parlor and the corridor are carpeted. Visible areas of the base wood are in fair condition, showing some general darkening where not covered by the floor finishes, and requiring some maintenance. Several floor boards are missing in the storage room.

### *Interior Partitions*

The only original partition clearly visible is the one separating the dining room from the parlor, and is in good condition where visible. Other partitions are in good condition in the visible areas. Most walls have an interior finish of cardboard drywall making unknown the exact current conditions of the underlying walls, though they appear to be in sound conditions. More extensive investigation is recommended to verify conditions or need of any treatments. Beneath the cardboard drywall there are traces of decorative paintings or painted paper in the living room walls, which would require more extensive research to determine its condition and historic value.

### *Roof Framing*

The roof framing is mostly concealed making its condition generally unknown. The visible sections of roof framing through openings in the ceiling show high levels of decoloring, humidity and rot of the original sheathing, and of parts of the framing structure. Further evaluation is recommended prior to choosing treatment. It is also necessary to consider that these ceiling openings serve as exit points for several bats that apparently have their nesting grounds between the roof and ceiling of the house, which should be addressed prior to any work.

### **Structural Condition Assessment**

The results of the structural condition assessment are detailed in the report in Exhibit B. The structural assessment includes a review of the existing materials conditions as well as the expected performance of the structure under seismic and gravity loading.

### *Overview*

The structure appears to be in generally poor to fair structural condition with obvious structural damage and deterioration apparent.

### *Roof Framing*

The roofing is composed of asphalt shingles supported directly on 1x horizontal lumber decking and 1x framing that spans between the roof rafters. The roof rafters are spaced approximately 36" on center and clear span from the ridge to the exterior walls. 1x6 collar ties span between the rafters below the ridge to help resist horizontal thrust and allows the rafters to span between exterior bearing walls. There does not appear to be a ridge beam or ridge board.

### *Walls*

Walls above the ground floor are typically framed with horizontal 1x siding on the exterior, and vertical 1x to 2x siding on the interior face. The original interior partition is framed with 1x wood siding as well. Wood siding is missing in some locations, creating openings in the walls allowing water and pests to enter the building. The crawlspace walls are framed with 3x posts spaced at approximately 4 feet on center, with exterior horizontal or vertical siding. The posts and siding are in ground contact along the bottom edge.

### *Floor Framing*

At the ground floor level, the flooring is composed of 1x horizontal wood planking spanning between 2x floor joists spaced at approximately 16" on center. The floor joists span between 3x flat girders that are supported by 3x wood posts. The wood posts are either supported directly on grade or sit on a flat wood sleeper that is directly on grade. No blocking, hardware or positive connections were observed between the joists, girders and posts. The observable portions of the floor framing appeared in fair condition, except for the moisture damaged framing in contact with the ground.

### *Foundations*

The foundations for this structure are limited to wood posts that bear either directly on grade, or on a small wood sleeper on grade. Some posts may be embedded an unknown distance into the ground. Moisture damage was observed at several posts in contact with the ground.

### *Seismic Force-Resisting System*

The lateral system of the building is not a "codified" system identified under the current building code but has been defined as light-framed (wood) walls rated for shear resistance for the purposes of this assessment. The horizontal lumber roof diaphragm transmits roof horizontal loads to the wood siding walls below. Perimeter walls and one interior wall are present as lateral force-resisting elements. Some diagonal wood bracing is also present within the crawlspace cripple walls to help resist lateral loads.

### ***Geotechnical Investigation***

A geotechnical investigation report has been prepared by Romig Engineers, which is in Exhibit C. Based on the geotechnical investigation, the primary geotechnical concerns at the site (and the reference page in the geotechnical investigation report) are:

- The potential for severe ground shaking at the site due to moderate to large earthquakes in the area (page 6).

The bottom of all footing excavations should be cleaned of loose or soft soil and/or disturbed bedrock or debris. The bottom of all footing excavations should be cleaned of loose, soft, overly moist or collapsible soil and debris. A member of the geotechnical engineer's staff should observe the excavations to confirm that they have at least the minimum recommended dimensions, are founded in competent residual soil or bedrock, and have been properly cleaned prior to placing concrete forms and reinforcing steel. If existing fill soil, colluvial soil, or disturbed bedrock is encountered at the foundation bearing depth, the geotechnical field representative will require these materials to be removed and a deeper embedment depth provided before reinforcing steel and concrete is placed.

### ***Hazardous Materials Survey***

An Asbestos and Lead Survey was performed by Terracon, which is documented in the report in Exhibit D. In summary, asbestos containing materials and lead containing paint were identified in the tested materials. All removal of Asbestos-Containing Materials including non-friable materials left in the building must be conducted by a licensed and registered asbestos abatement contractor in accordance with 8CCR1529 and the BAAQMD Regulation 11 Rule 2. Disturbance of lead-containing paints and materials must be conducted in accordance with the requirements of Cal/OSHA (8CCR1532.1) and with the EPA Renovation, Repair and Painting (RRP) Rule.

### ***Archaeological Survey***

An archaeological survey is not required for all Alternatives and was therefore not included in this Assessment. An archaeological survey would only be performed for Alternatives 3 and 4. Should these alternatives be selected, the survey would be performed concurrent with the documentation for that phase.

### ***Arborist Report***

Based on the Arborist investigation performed by Kielty Arborist Services, which is in Exhibit H, one Redwood tree, approximately 12 feet from the northeast corner of the building, and one Laurel tree, approximately 28 feet from the northwest corner of the building, are in poor condition and removal is recommended for both. Tree irrigation is not recommended for the existing Oak trees, and a Tree Protection Plan is outlined.

### ***Wildlife Survey***

A wildlife survey was performed by Swaim Biological, Incorporated, on June 19 and June 28, 2019, which is in Exhibit E, to identify special status mammal species in and around the building. The structure provides highly suitable bat roosting habitat. Based on the observed presence of bat signs throughout the structure, observed bats roosting within, and bats emerging from the structure this site is presumed to be serving as a maternity roost. Woodrat signs were observed throughout the structure and natural nests observed outside.

Recommendations to address the presence of wildlife include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1 of SBI's report. The bat wintering period is generally from November 16 through February 15, no building or tree work should be conducted during this time if bats are present.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Provide replacement bat maternity roost habitat as part of the deterrent plan for approval by CDFW.
- Follow general woodrat avoidance measures presented in Section 4.2 of SBI's report.
- Nesting bird surveys are required if work takes place between February 15 and August 30.

### ***Site Access Constraints***

The following items were considered when developing cost estimates for BOD alternatives and should be considered for future planning of repairs and maintenance for the Beatty Property Home:

- Wildlife Habitat – The presence of protected species in the area requires that personnel and visitors to the site follow District guidelines and advisory documents for access. District access permits are required for this site. Bird nesting season is February 15 to August 30. Bat maternity season is from April 15 to August 31. Torpor season is from November 15 to February 15. Construction restrictions will be in effect for these times. A biological monitor is required to be present during the first phases of construction or demolition to ensure bats are not harmed. Exclusion may also be warranted depending on the type of work taking place.

### ***Design Alternatives***

Based on the current observable condition of the structure, the building's structural integrity is compromised, and multiple safety hazards are present. Access to the building and its proximity should be limited to District staff and consultants only until one of the following options is implemented.

Four alternatives are explored to address the existing condition of the structure, which range from minimal work with restricted public access to a complete rehabilitation to allow for re-occupancy. Demolition is also explored as an option. Cost estimates have been developed for each alternative to assist the District with decision making.

**Alternative 1: Retain structure in current state.** Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance.

*Recommendations:*

- Install a secure chain-link fence, a minimum of 8-foot-tall above grade, around the perimeter of the building. Assume standard pipe columns cast a minimum of 24" into 8" diameter concrete piers. The cost estimate assumes a chain link fence; other fence materials could be explored with the District's guidance. The length of fencing is approximately 400 lineal feet and is recommended to be at least 20 feet from the perimeter of the building and porches to provide a safety "buffer" space in case collapse of the framing occurs in the future. Along the north side of the building, the fence will likely be required to be closer to the building (approximately 10 feet away) due to the steep slope conditions. Several trees will be within the fence perimeter and will require coordination with the *Tree Protection Plan* during installation. Assume two gated locations for maintenance personnel access. Install signage at building and entry gates.
- Remove one Redwood tree and one Laurel tree that are in poor condition. Prune the Oak trees as outlined in the *Tree Protection Plan* included in the *Arborist Report* by Kielty Arborist Services (see Exhibit H).
- Additional factors may need to be considered regarding the recommended lifespan of this alternative.

The estimated cost for Alternative 1 is **\$63,920**. This cost estimate includes markup and contingencies as noted in detail in the cost estimate report contained in Exhibit I. Additional maintenance costs are included as a separate line item in the cost estimate report.

**Alternative 2: Stabilize the structure** and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.

The recommended stabilization methods specifically target only the gravity related structural deficiencies and would not allow for re-occupancy of the building. The settled portions of the structure would not be required to be lifted back to their original (level) position, and the stabilization and shoring elements should be assumed to be left permanently in place until further remediation measures can be implemented.

*Recommendations:*

- Install pressure treated wood cribbing or shims to shore all post and bearing wall locations around perimeter that have observable moisture damage or are no longer in contact with the grade below. Stabilization shoring installed in a minimum 2x pattern per Corp of Engineers (or equivalent) is recommended for the cribbing shores.
- All failed or failing portions of the existing shed roof along the south should be repaired, replaced in-kind or demolished entirely where permissible to minimize area required to be maintained by the District.
- The dilapidated shed at the northeast corner, which appears to not be part of the original construction, should be dismantled and removed.
- Diagonal 2x8 wood bracing with screwed connections should be installed on the interior face of the exterior walls and at cripple walls directly below (assume 10 linear feet along each exterior wall – 100 linear feet total).
- Under this option, if it is not desirable for the perimeter access to the site to be fenced in per Alternative 1, it is recommended that all 17 existing glazed openings and doors around the exterior of the building should be assumed to be permanently covered with clear Lexan to allow for viewing of the historic interior.
- Remove peeling, loose lead-containing paint from the exterior. Disturbance of lead-containing paints and materials must be conducted in accordance with the requirements of Cal/OSHA (8CCR1532.1) and with the EPA Renovation, Repair and Painting (RRP) Rule. Repaint the exterior to match the original color.
- Areas and/or elements of the building envelope that are deteriorated beyond repair should be replaced in-kind to match the original elements and construction techniques. Character-defining features such as the board-and batten siding, wood windows, and wood doors in particular should be repaired so that the building can best convey its historic form and significance.
- Follow the *Mothballing Guidelines* outlined in Exhibit G, including:

- a. Secure the building and its component features to reduce vandalism or break-ins.
- b. Remove furnishings, trash and stored hazardous materials (i.e. poisons, paints, etc) and ensure it is broom-clean.
- c. Provide adequate ventilation to the interior.
- d. Secure or modify utilities and mechanical systems.
- e. Develop and implement a maintenance and monitoring plan for protection, including
- Remove one Redwood tree and one Laurel tree that are in poor condition. Prune the Oak trees as outlined in the *Tree Protection Plan* included in the *Arborist Report* by Kielty Arborist Services (see Exhibit H).
- Develop a bat roost deterrent plan, including a replacement bat maternity roost habitat, for approval by the California Department of Fish and Wildlife (CDFW), and follow the general bat and woodrat avoidance measures (see Exhibit E).
- Optional: Install motion activated cameras and signage at the site as an additional security measure; include additional maintenance costs for these measures. If internet or cellular service is unavailable, a motion activated camera system may be installed that stores footage on site that may be accessed by District staff in the event of security concerns.

The estimated cost for Alternative 2 is **\$208,791**. This cost estimate includes markup and contingencies as noted in detail in the cost estimate report contained in Exhibit I. Additional maintenance costs are included as a separate line item in the cost estimate report.

**Alternative 3: Repair and rehabilitate the structure for reuse** as a limited use retreat space. The California Historic Building Code (CHBC) would be utilized to define the design criteria.

*Recommendations:*

- While the Beatty Property Home is currently unoccupied, the Basis of Design assumes that the current occupancy is classified as Residential. The maximum occupancy of the structure was not investigated but assumed to be (5) based on the number of bedrooms. If the building was to be repurposed for use as District staff housing, the requirements would essentially be the same as for a retreat, meeting space, or hiker's shelter.
- Provide new structural members including:
  - New concrete foundation: perimeter strip footing, interior strip footing, interior spread footings
  - Crawlspace framing: replace existing interior posts, install perimeter cripple wall studs and plywood wall sheathing.
  - Roof framing: replace existing planking with plywood sheathing, install new ridge boards and blocking, reinforce existing collar ties, replace failed members in kind, install new roofing.
  - Wall framing: install plywood wall sheathing on interior at portions of perimeter wall, install new perimeter stud wall framing at portions of perimeter wall, install holdowns at new plywood wall segment ends
  - Floor framing: replace missing or damage floor planking, install framing hardware, reinforce existing floor girders
- Secretary of the Interior's *Standards* are the most appropriate basis for this proposed project alternative.
- Dismantle and remove the dilapidated shed at the northeast corner, which appears to not be part of the original construction.
- Remove the asbestos-containing material and lead-containing paint in accordance with provisions specified in the Asbestos and Lead Survey (Exhibit D).
- In addition to the general repairs that would be required to address the deterioration of various building components noted in the Conditions Assessment and the repair work described in Alternative 2, the following work should be anticipated for cost estimation purposes:
  - Upgrade and reconnect plumbing and electrical service.

- Construct a new septic and potable water system. A well was observed approximately 200 feet southeast of the building but was not investigated and consumption safety is uncertain. The well will require testing to determine continued use.
- Install new flooring and toilet, lavatory, and shower/bath in the bathroom.
- Assuming a functional kitchen is desired for the new uses, install new cabinetry, a new sink and fixtures, and a new oven and stove.
- Additional annual maintenance costs will include, but is not limited to, access maintenance, utilities (power, trash, etc.), pest and rodent management, tree maintenance, security and insurance.
- A formal accessibility review was not part of the scope of this investigation; however, the following items were not compliant with the Building Code and should thoughtfully be designed for to not compromise the character-defining features of the building:
  - None of the existing doors are level with exterior grade
  - Clear space at building doors is less than the 29-1/2" allowed by Code
  - There are multiple level changes of at least one step inside the building
- Remove one Redwood tree and one Laurel tree that are in poor condition. Prune the Oak trees as outlined in the *Tree Protection Plan* included in the *Arborist Report* by Kielty Arborist Services (see Exhibit H).
- Remove wildlife waste products.
- Develop a bat roost deterrent plan, including a replacement bat maternity roost habitat, for approval by the California Department of Fish and Wildlife (CDFW), and follow the general bat and woodrat avoidance measures (see Exhibit E).
- Optional: Install motion activated cameras and signage at the site as an additional security measure; include additional maintenance costs for these measures. If internet or cellular service is unavailable, a motion activated camera system may be installed that stores footage on site that may be accessed by District staff in the event of security concerns.

The estimated cost for Alternative 3 is **\$674,313**. This cost estimate includes markup and contingencies as noted in detail in the cost estimate report contained in Exhibit I. Additional maintenance costs are included as a separate line item in the cost estimate report.

**Alternative 4: Remove the structure** and restore the underlying natural resource values.

*Recommendations:*

- Demolishing the structure may require additional processes to obtain demolition permits.
- Removal of all hazardous materials prior to demolition of the building (See Exhibit D).
- The site landscaping would be rehabilitated to return it as close as possible to its original condition prior to the construction of the building.
- Installation of interpretive features (signage) documenting the pre-demo site conditions and previous use and inhabitants of the site.
- The demolition option is being requested pending completion of regulatory approval for cost estimation purposes only.
- Complete removal of the building would result in the lowest continued annual maintenance costs for this site, but the feasibility of this option is dependent upon regulatory approval process.

The estimated cost for Alternative 4 is **\$233,284**. This cost estimate includes markup and contingencies as noted in detail in the cost estimate report contained in Exhibit I.

***EXHIBIT A***

*Architectural Basis of Design and Alternative Evaluations*  
By Page & Turnbull, Inc.

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## INTRODUCTION

The purpose of this section of the Basis of Design report is to evaluate the existing architectural conditions and the potential impacts and implications of the Beatty Property Home in the Sierra Azul Open Space Preserve within the Midpeninsula Regional Open Space District. The four proposed project alternatives/treatments are generally stated as follows:

1. **Retain structure in current state.** Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance.
2. **Stabilize the structure** and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.
3. **Repair and rehabilitate the structure for reuse** as a limited use retreat space.
4. **Remove the structure** and restore the underlying natural resource values.

## METHODOLOGY

To evaluate the existing conditions of the three subject buildings, Page & Turnbull conducted visual conditions assessments and documented the existing conditions with digital photography. The conditions were evaluated based on the following rating system of good, fair, and poor conditions:

### Good (G)

The building element / feature is intact, structurally sound, and performing its intended purpose. The element / feature needs no repair or rehabilitation, but only routine or preventative maintenance.

### Fair (F)

The building element / feature shows signs of aging and one or more of the following conditions is present:

- a) There are early signs of wear, failure, or deterioration though the element / feature and its components are generally structurally sound and performing their intended purpose; or
- b) There is failure of one individual component.

### Poor (P)

The building element / feature shows signs of deterioration and one or more the following conditions is present:

- a) The element / feature is no longer performing its intended purpose; or
- b) Feature is missing; or
- c) Deterioration or damage affects more than 30% of the element / feature; or
- d) The element / feature shows signs of imminent failure or breakdown.

### Unknown (U)

The element / feature was not accessible for assessment or not enough information is available to make an evaluation.

Evaluation of the proposed project alternatives took into account the historic significance of the Beatty Property Home, and the applicable preservation principles and context, including the Secretary of the Interior's Standards for the Treatment of Historic Properties, the 2016 California Building Code, the 2016 California Existing Building Code, and the 2016 California Historical Building Code.

Evaluation of the structural conditions and recommendations for the remediation of structural deficiencies was performed by ZFA. Refer to the assessment report and treatment recommendations produced by ZFA for all structural considerations and impacts.

## GUIDING PRESERVATION PRINCIPLES AND CONTEXT

The following section describes the preservation principles and context that are applicable to the Beatty Property Home. For analysis and considerations related to the California Environmental Quality Act (CEQA) as it may apply to the proposed project alternatives, additional studies may need to be performed.

### THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age are eligible for listing in the National Register if they meet any one of the four criteria of significance and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance," or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National Register.

#### Criteria

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

#### Integrity

Once a resource has been identified as being potentially eligible for listing in the National Register, its historic integrity must be evaluated. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are location, design, setting, materials, workmanship, feeling and association.

Location is the place where the historic property was constructed or the place where the historic event occurred;

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

In order to be determined eligible for listing, these aspects must closely relate to the resource's significance and must be intact.

## CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

### Criteria

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Resources eligible for the National Register are automatically listed in the California Register of Historical Resources.

### Integrity

The process of determining integrity is similar for both the California Register and the National Register. The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the California Register and the National Register. There is a critical distinction between the two registers, however, and that is the degree of integrity that a property can retain and still be considered eligible for listing. According to the California Office of Historic Preservation:

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its

historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.<sup>1</sup>

## SECRETARY OF THE INTERIOR'S STANDARDS

*The Secretary of the Interior's Standards for the Treatment of Historic Properties* (hereafter “Standards”) establish the professional standards for work on historic buildings receiving funding assistance through the Historic Preservation Fund authorized by the National Historic Preservation Act. The Standards and associated guidelines are also often adopted by state and local permitting agencies for the purpose of reviewing potential projects involving historic resources. The *Standards* define four approaches to the treatment of historic properties, adapted below. A variety of factors contribute to the selection of an appropriate treatment, including the historic significance, physical condition, proposed use, and intended interpretation of the subject properties.

### Preservation:

Focuses on the maintenance and repair of existing historic materials. Requires retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time. When the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

### Rehabilitation:

Acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

### Restoration:

Allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment.

### Reconstruction:

Establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment.

Once a treatment option has been established, an associated set of standards are applied. In addition to the *Standards*, the Secretary of the Interior publishes guidelines with specific examples to aid in interpreting how the standards are applied. For the purposes of this Basis of Design, the treatment approaches most appropriate to the four proposed project alternatives are Preservation and Rehabilitation.

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<sup>1</sup> California Office of Historic Preservation, *Technical Assistance Series No. 6, California Register and National Register: A Comparison* (Sacramento, CA: California Office of State Publishing, November 2004)

**Standards for Preservation:**

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

**Standards for Rehabilitation\***

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

\*For the *Historic Preservation Tax Incentives Program*, there is a similar but distinct set of standards.

Further discussion of the appropriate treatment options for the Beatty Property Home can be found in the following sections of this Basis of Design Report.

### CALIFORNIA HISTORICAL BUILDING CODE

The California Historical Building Code is Part 8 of the California Building Standards Code (California Code of Regulations, Title 24). The code provides performance-oriented rather than prescriptive provisions for permitting repairs, alterations, and additions necessary for the preservation, rehabilitation, and other associated work to enable the continued use of historical resources.<sup>2</sup> The code is intended to recognize the unique construction problems and obstacles to meeting code requirements of new construction when executing projects on historic resources that may have been constructed per earlier codes, or without any building code at all. From Section 8-101.2, Purpose:

*The purpose of the CHBC is to provide regulations for the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or properties designated as qualified historical buildings or properties (Chapter 8-2). The CHBC is intended to provide solutions for the preservation of qualified historical buildings or properties, to promote sustainability, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for the reasonable safety of the occupants or users. The CHBC requires enforcing agencies to accept solutions that are reasonably equivalent to the regular code (as defined in Chapter 8-2) when dealing with qualified historical buildings or properties.*

Generally, qualified historical buildings may continue to be used as they were historically unless the continued use or occupancy constitutes a distinct hazard to life safety as defined in the CHBC.<sup>3</sup> For a change in occupancy, e.g. in the case of a rehabilitation or adaptive use, the property may need to be adapted to conform with the applicable requirements of its new use as defined in the CHBC.<sup>4</sup>

### CALIFORNIA EXISTING BUILDING CODE

For existing buildings not designated as historic resources, the provisions of the California Existing Building Code (CEBC) apply to their repair, alteration, change of occupancy, addition, and relocation.<sup>5</sup> Per the 2016 CEBC, Section 101.3, the intent of the code is to “provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety, and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, and relocation of existing buildings.” The Beatty Property Home is an historic resource, but the CEBC may still be applied by the Authority Having Jurisdiction.

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<sup>2</sup> California Historical Building Code, 2016, vii.

<sup>3</sup> 2016 California Historical Building Code, Section 8-102.1.4.

<sup>4</sup> 2016 California Historical Building Code, Section 8-302.2.

<sup>5</sup> 2016 California Existing Building Code, Section 101.2

## BEATTY PROPERTY HOME

### CURRENT HISTORIC STATUS

According to the California DPR form 523B for the Beatty Property Home prepared in 2010, the property appears eligible for listing in the California Register of Historical Resources under Criteria 1 and 3. Under Criterion 1 (events), the property was found to appear eligible for its association with the broad patterns of location and regional history as a remnant of the pioneer community of Alma.<sup>6</sup> Under Criterion 3 (design/construction), the property appears to be eligible as a property that embodies that characterizes the plank-frame (slab-sided) construction that was common of Western pioneer vernacular dwellings constructed in the area in the 1860s, of which very few remain.<sup>7</sup> Due to its association with the pioneer community of Alma, the period of significance for the Beatty property is bounded by its date of construction in 1866 and the destruction of the town of Alma for the construction of the Lexington Reservoir in 1952.<sup>8</sup>

The Beatty Property Home is not currently listed in the National Register of Historic Places or the California Register of Historical Resources.

### CHARACTER-DEFINING FEATURES

Character defining features of the Beatty Property Home include the following:

#### Exterior:

- Siting of the home on a hill overlooking the property and the reservoir/former community of Alma.
- Massing relationship between the earliest portion of the home and subsequent additions.
- Intersecting gable roofs
- Absence of ornamental details at the façade; simple, flat trim around windows.
- T-shaped plan
- Divided-lite, double-hung wood windows.
- Board-and-batten plank-frame construction on oldest portions of house
- Horizontal siding over plank-frame construction on the portions of the house closest to the community of Alma.

#### Interior:

- Spatial relationships between the original portion of the home and subsequent additions

### PERMITTING AGENCY – AUTHORITY HAVING JURISDICTION

The Beatty Property Home is located in unincorporated Los Gatos in Santa Clara County, California. The authority having jurisdiction for environmental approvals including the issuance of planning approvals and building and demolition permits, is the Santa Clara County Department of Planning and Development.

### EXISTING CONDITIONS ASSESSMENT

On July 24<sup>th</sup>, 2019 Page & Turnbull performed a visual conditions assessment of the exterior and interior of the Beatty House Property, located at 17820 Alma Bridge Road, in unincorporated Santa Clara County, approximately 3.5 miles as the crow flies from downtown Los Gatos, California. The Beatty House sits atop a level site that drops off steeply to the West toward Alma Bridge Road. The site also slopes downhill to the north toward a gravel parking area with a seasonal stream beyond. Much of the immediate site is shaded beneath mature oaks, several of which are surrounded by decorative stone curbs/planter beds. It is operated by the

<sup>6</sup> VerPlanck, Christopher. California DPR 523B, Building, Structure, and Object Record, Beatty Property. 2010, pg. 1.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

Midpeninsula Regional Open Space District. Conditions were examined at ground level for the building exteriors and interiors. For the assessment of structural conditions, please see the report produced by ZFA.

The conditions assessment investigated the following exterior building elements:

- Wood
  - Windows
  - Doors
  - Exterior wood cladding
  - Foundations
  - Porch
  - Roof cladding

The interior building elements investigated were the following:

- Wood
  - Floors,
  - Interior partitions,
  - Roof framing,
  - Order of additions to the building.

An analysis of specific code deficiencies for occupancy was not conducted, however general code considerations related to the four proposed project alternatives will be discussed as applicable.

Previous documentation provided to the Page & Turnbull team is listed below. The DPR 523A Historic Report by the State of California provides a detailed description of the different building materials and distribution of the spaces, although the assumptions dating the different additions may not be correct considering their distribution and volume in respect to window and door openings in the other sections. None of these reports includes recommendations related to the structural stability and material maintenance of the building.

- DPR 523A Historic Report Beatty Property, by the State of California – The resources Agency, Department of Parks and Recreation (dated August and September 2010)
- Archaeological assessment report for the Beatty Property, by Pacific Legacy Inc., (12/17/2010)
- Summary Historic Report Beatty Property, by Knapp & VerPlanck Preservation Architects (10/13/2010)

While the scope of this report does not include the preparation of restoration documents or specific recommendations for repairs, any costing of such work should consider that the work is to be performed in accordance with the Secretary of Interiors Standards for Rehabilitation which indicate the following hierarchy: protect and retain, repair, or replace in-kind (if deteriorated beyond repair).

### Exterior Windows

All windows are boarded up with plywood on the exterior leaving part of the framing visible from the outside. They are mostly single pane glazing double hung windows, with each sash is four-lite or six-lite equal sized glass single panes in the estimated original windows, being single-lite glass panes in the windows of the rooms from the time of the last alteration to the building. The surrounding cladding shows signs of modifications in the size or location of several windows, in most cases having a small section of wall cladding under the sill substituted by a metal sheet. The cladding surrounding the bathroom window is cut forming the shape of what could have been a door opening, suggesting the need for further investigation on the surrounding area of this window, to verify the existence of exterior steps or access to this suspected door. Visually they appear to be in fair condition,

in need only of replacement of broken glass and painting of the wooden parts, though verification should be made to the operable parts of each to assess the need or lack thereof more extensive work.

### Doors

All doors are boarded up with plywood on the exterior leaving part of the framing visible from the outside. The door from the dining room is visible from the inside of the house. It is a multi-panel white painted door with external lock sets, being the top half divided into six-lite single glass panes and the bottom half having one large wood panel. They appear to be in good conditions though some of the glass pieces are missing. The door from the parlor is partially blocked beneath the south porch described above. The door from the suspected storage room is similar to these, though it is currently removed from the frame and laying on the floor in the middle of the room.

The doors to the living room and to the pantry are of a more modern design corresponding to the last major modifications of the house, described in the DPR 523A report as being of post-World War II design, although these last doors were not visible during this assessment visit being boarded by plywood sheets, rendering their current conditions unknown.

### Exterior Wood Cladding

The exterior wood cladding is composed by vertical board and batten system trimmed at the top and bottom by horizontal boards. The trim is missing in some sections. The left and middle sections of the south façade as well as the west façade have a second layer of cladding made of horizontal wood boards directly attached over the original cladding. The latter are in fair to poor conditions, being the most exposed sections to rain and direct sunlight and showing evident signs of weathering deterioration and wood decoloring. The crawling space is boarded with horizontal hinged boards along the western half of the north façade and with vertical boards along the west and two westernmost sections of the south façade. These boards are generally in fair to poor conditions, with some signs of water damage and weathering on the more exposed façades of the house. All other sections of the cladding are partially protected by surrounding trees being in good to fair conditions.

### Foundations

The foundations for the building were not accessible making their conditions unknown, although the general state of square and plumb of the building attests for no significant failure of the foundations.

### Porch

The current porch is in poor shape, being clearly an addition as the slope partially blocks the door frame of the exit door from the parlor, although it could be based on a previous existing porch. The rafters are attached to the façade, not being a prolongation of the roof structure of the building, and with part of their support metal elements resting halfway on the window headers. The floor is cast in place concrete, and the westernmost section is partly collapsed.

The roofing is of asphalt shingles supported by sheets of plywood, not fully joined where it meets the end of the living room roof as can be seen from underneath. In this case the shingles are the only element preventing water filtering along this joint.

### Roof cladding

The original roof cladding has been substituted by asphalt shingles over a plywood sheathing, nailed directly onto the historic sheathing. It appears to be in good conditions on the exterior, although there are signs of humidity and possible water infiltrations underneath the more complex points where the roof structure and slopes from the different buildings joins together.

## Interior

Interiors were evaluated for the presence of protected animal species residing in the building, current conditions of the different elements and identification of the original building and later additions. Page & Turnbull was directed to focus our conditions assessment on stabilizing and mothballing the original building retaining only those additions deemed necessary to provide protection for the original elements.

### Floors

The original floors have a base made possibly of fir planks, covered by resilient carpet patterned tar paper which may be original, in the dining and living room and bedrooms, and more modern resilient flooring in the bathroom and kitchen and pantry. The parlor and the corridor are carpeted. Conditions of the base wood are mostly unknown as only some parts were visible, though the visible areas are in fair condition, showing some general darkening where not covered by the floor finishes, and requiring some maintenance. Only exception is what's considered the storage room without flooring finish and several floor boards missing.

### Interior Partitions

The only original partition clearly visible is the one separating the dining room from the parlor, being of vertical single planks of wood mostly covered in cardboard drywall, not showing signs of moisture related deterioration or insect attacks, being in good conditions where visible. Other partitions are modifications of the exterior cladding when an addition turned it into a partition, except for the partitions of the northern half of the L-shape addition, which are visible from the inside of the closets, and formed by more modern stud framed walls covered in plywood and in good conditions in the visible areas. Most walls have an interior finish of cardboard drywall making unknown the exact current conditions of the underlying walls, though they appear to be in sound conditions. Recommended more extensive investigation to verify conditions or need of any treatments. Beneath the cardboard drywall there are traces of decorative paintings or painted paper in the living room walls, which would require more extensive research to determine its conditions and historic value.

### Roof Framing

The roof framing is concealed mostly beneath burlap, fiberglass boards or other ceiling finishes not allowing to view the roof framing structure making its conditions generally unknown. The exception to this are some openings in different corners of some rooms where the ceiling has partially collapsed. The visible sections of roof framing through these show high levels of decoloring, humidity and rot of the original sheathing, and of parts of the framing structure, though the replacement of the roof cladding appears to have reduced or stopped water leakage, improving its conditions. Anyway, further evaluation is recommended to verify this point prior to deciding on treatment.

Also necessary to take in consideration the fact that these openings also serve as exit points for several bats that apparently have their nesting grounds between the roof and ceiling of the house, which should be addressed to prior to any additional work is carried out in the building.



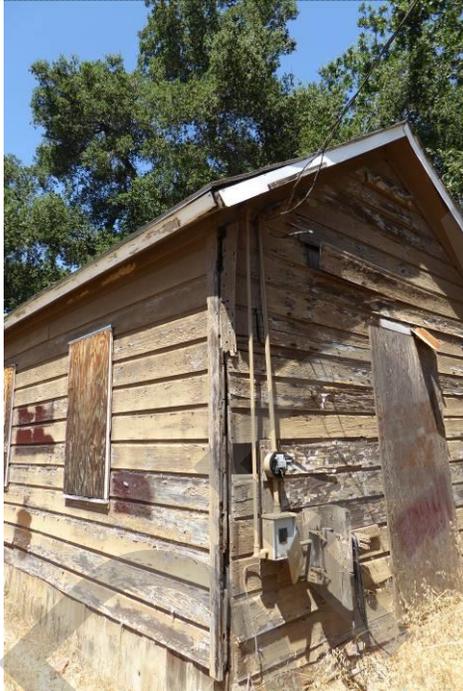
**Figure 1**

South façade of ca. 1870 addition. Window is addition possibly from the World War II interior modifications as it doesn't have the metal piece under the sill that other windows do on the façades with this cladding



**Figure 2**

South façade of ca. 1877 addition. Windows and door correspond to the World War II modifications. Porch is addition covering partially the door exiting from the original dwelling.



**Figure 3**

South and west façades of the ca. 1870 addition. Second cladding horizontal layer heavily weathered due to lack of protective treatment and care. Electric connections and meter are in this corner.



**Figure 4**

Close-up of lost piece of horizontal cladding where underlying vertical original cladding can be seen, also heavily weathered



**Figure 5**

East façade (left) of the L-shaped addition. Door is blocked at the top end by the porch. The horizontal second layer of cladding was added before the extra feet connecting the buildings was added as it continues beneath the façade of the connection



**Figure 6**

Right side of the East façade. Open shed is the latest addition to the building and has direct access to the pantry from the previous addition. The visible change in roof slope corresponds to the original building vs the kitchen and pantry addition



**Figure 7**

North façade of the kitchen and pantry. Roof has a gentler slope indicating its' belonging of a later addition date. Several elements have been replaced by more modern materials like T-111 siding



**Figure 8**

Close-up of cladding under the bathroom window, clearly different from the cladding of the rest insinuating it may have been originally a door opening that was later partially closed to form the current bathroom window



**Figure 9**

Windows of the north façade of the L-shape addition. The metal pieces under the sills indicates they were moved upwards or reduced in size during modifications to match height of other windows in the building



**Figure 10**

Bathroom window. Opening suspected to be created partially using the existing opening from a presumably previous existing door. The initial height of the cladding boards used insinuates the possibility of a landing and steps leading up to the house. Recommended archaeological study of the area beneath to verify preexisting conditions.



**Figure 11**

West façade and westernmost section of south façade. Corresponding to the L-shaped addition. All windows except the one in the center, belonging to the hallway, have been moved upwards or modified and reduced in size after the second layer of cladding was installed having a metal piece under the sills to cover up the gap originated during this modification



**Figure 12**

West façade of the L-shape, corresponding to the dining room and pantry. The roofs of the entire dwelling are relatively new, consisting of recent plywood sheathing nailed to historic spaced sheathing and covered in asphalt shingles.



**Figure 13**

Opening in the ceiling to the roof structure in the parlor. Current nesting area for bats, sighting of bats not visible in this photo. Recommend removal by experienced personnel following appropriate directions by biological monitors prior to any repairs in these particular areas



**Figure 14**

Sighting of bat resting above the window in the unfinished room. Other signs throughout the whole building suggest the possibility of several nests in the house



**Figure 15**

Double level ceiling of the living room. The lower section could have been part of the original east façade of the building or a porch covering its eastern side



**Figure 16**

Hanging lower ceiling in the living room as seen through an opening. Clearly the vertical boards could be part of an original façade that was later modified. Evident humidity and rot signs, especially where the different roofing areas merge. Visible the new plywood sheathing directly over the historic one



**Figure 17**

Current gyp board finish nailed over pre-existing floral painting finish board



**Figure 18**

Bedroom 2 is accessed descending one step from the living room, insinuating construction at a later phase. Carpeted floor, single flush door, 1/1 window, and isolation on ceiling insinuate a relatively modern build



**Figure 19**

Current ceiling of bedroom 1 include modern materials as fiberglass isolation and others. Walls are covered in faux wood paneling over isolation with fiberglass, indicating it underwent modifications in more recent times.



**Figure 20**

Kitchen with access to the pantry on the far side. Several cabinets have been removed. These rooms belong to the latest addition (not counting the shed) and add little value to the historic elements of the dwelling.



**Figure 21**

Living room, exit door with mid-19th century rim locks, and window to the west façade. Wall finish not properly attached needs reattachment if possible or replacement when not possible to reattach.



**Figure 22**

Original floor sheet in rug pattern over tar paper currently folded in half. Would require rehabilitation treatment to rejoin both halves and to bring out the original colors prior to final reinstallation



**Figure 23**

Parlor, with carpeted floor and unfinished walls and ceiling insinuate that it was previously used as a bedroom before the final modifications to the house



**Figure 24**

Wall boards conforming the façades and partitions are covered directly by the interior finish cardboard with no isolation layers in between



**Figure 25**

Corridor window, design clearly corresponds to a latter period from that of the building of this section. Walls covered in gypsum board



**Figure 26**

Door communicating to the corridor, and steps going down from this to the kitchen. The slight slope downwards into the corridor at the door footer could indicate that this was originally the location of an exit door



Figure 27

Floor of bedroom 1, floor finish is also a sheet in rug pattern over tar paper



Figure 28

Bathroom window where presumably there was originally an exit door



Figure 29

Bathroom with a pedestal sink and moderne style bathtub. This corresponds to the time of the last interior modifications of the house



Figure 30

interior of closet from bathroom. Similar disposition in bedroom 1 and storeroom closets. Being single plywood sheathing over wood posts



Figure 31

South façade and door opening of the storeroom don't have finish treatment, currently the door is laying on the floor of the room



Figure 32

Storeroom floor is missing several boards. Walls and ceiling are unfinished, but having a closet (top left corner), insinuates the intention to turn it into a bedroom. Exit door is currently on the floor and obviously belongs to the earlier years of the house



Figure 33

Living room and access to bedroom 2. Estimated original building, though the modern finishes indicate it was modified at a later period. Access to bedroom 2 is descending one step, which could indicate different construction phases



**Figure 34**

Double level ceiling of the living room. The lower section could have been part of the original east façade of the building or a porch covering its eastern side



**Figure 35**

Hanging lower ceiling in the living room as seen through an opening. Clearly the vertical boards could be part of an original façade that was later modified. Evident humidity and rot signs, especially where the different roofing areas merge. Visible the new plywood sheathing directly over the historic one



**Figure 36**

Current gyp board finish nailed over pre-existing floral painting finish board



**Figure 37**

Bedroom 2 is accessed descending one step from the living room, insinuating construction at a later period. Carpeted floor, single flush door, 1/1 window, and isolation on ceiling insinuate a relatively modern build



**Figure 38**

Current ceiling of bedroom 2 include modern materials as fiberglass isolation and others. Walls are covered in faux wood paneling over isolation with fiberglass.



**Figure 39**

Kitchen with access to the pantry on the far side. Several cabinets have been removed. These rooms belong to the latest addition (not counting the shed) and add little value to the historic elements of the dwelling, being the most heavily remodeled or built with most modern elements.

## PROPOSED PROJECT ALTERNATIVES EVALUATION

The following evaluation concerns the work required to address architectural deterioration and deficiencies, and plan for the necessary building maintenance associated with the proposed project alternatives. For recommended structural stabilization and rehabilitation work, please see the report produced by ZFA.

1. **Retain structure in current state.** Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance.

This option proposes to install a fence around the perimeter of the property to restrict access to the home in order to mitigate potential public safety concerns associated with unauthorized access to the building. No distinct hazards were observed at the exterior of the building at the time of survey in July, 2019, however it may be advisable to remove some of the building additions that are in poor condition and may become hazards with future deterioration. Since this option does not seek to stabilize the resource for any future use or prevent further deterioration, it would not be consistent with the Secretary of the Interior's Standards. Existing conditions that threaten the historic resource include the wildlife residing in the structure, collapsing floors and ceilings, and deterioration of the cladding allowing weather, insects, and animals entry to the resource.

2. **Stabilize the structure** and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.

Of the treatments defined by the *Secretary of the Interior's Standards*, the standards for Preservation are most appropriate to this proposed project alternative. Mothballing efforts should comply with the National Park Service's Preservation Brief #31, *Mothballing Historic Buildings*. The purpose of mothballing as defined in the Brief is to control the long-term deterioration of the building while it is unoccupied and to find methods to protect it from sudden loss by fire or vandalism. General recommendations for this approach are described below.

To provide safe perimeter access to the Beatty Property Home for the purposes of maintenance and interpretation, the derelict, framed shed on the east side of the home should be carefully dismantled and removed. The wildlife currently inhabiting the building should be relocated per District standards. Holes and gaps in the envelope that allow for the intrusion of wildlife and water into the building interior should be patched per preservation best practices. Other deteriorated elements of the historic building envelope described in the Conditions Assessment should also be repaired per preservation best practices. Areas and/or elements of the building envelope that are deteriorated beyond repair should be replaced in-kind to match the original elements and construction techniques. Extant original board-and-batten siding should be repaired. The collapsing floor should be stabilized, and the existing hole in the floor should be covered securely. The existing plywood covering the doors and windows should be inspected semi-annually and re-secured as required. Adequate ventilation shall be installed that is sufficiently protected from the intrusion of additional insects and wildlife. Following necessary repairs, exterior wooden elements should be prepared and painted; building should be repainted every 7-10 years to maintain the coating protecting the historic substrate.

The roof and drainage systems should be inspected at least semi-annually before and after the rainy season and cleared of debris to allow for proper drainage. The interior of the home should be inspected at least three times annually coinciding with before, during, and after the rainy season to check for leaks; localized repairs may be undertaken if appropriate, but the roof should be replaced as required

at the end of its designed service life. Asphalt shingle roofs should typically be replaced every 25-years. Trees around the home should be maintained and trimmed as necessary for their health and stability to reduce the risks to the home of falling limbs or trees. Security measures should be undertaken and installed at potential points of access in order to protect the building and the public.

3. **Repair and rehabilitate the structure for reuse** as a limited use retreat space.

Of the treatments defined by the *Secretary of the Interior's Standards*, the standards for Rehabilitation are the most appropriate to this proposed project alternative. The existing condition and location of the property present several challenges for this proposed project alternative. Because the Beatty Property Home was found historically significant in part for its association with the historic pioneer community of Alma, relocating the structure would significantly compromise the property's integrity of location, setting, feeling, and association, and consequently its significance as an historic resource. Relocating the building would be inconsistent with Rehabilitation Standards 1 and 2. If the building is rehabilitated for occupancy, alternative means of supplying potable water to the historic site should be explored.

The windows, doors, trim, and siding of the home should be repaired and rehabilitated rather than replaced. Areas and/or elements of the building envelope that are deteriorated beyond repair, should be replaced in-kind to match the original elements and construction techniques. Given the existing condition of the building interior, significant abatement of hazardous materials would likely be required to make the building safe for occupancy. The wildlife currently occupying the building would have to be relocated per District standards, and their waste products would need to be properly removed. Interior finishes are in a state of considerable disrepair and would likely need to be removed and replaced. Areas where the floor has failed must be repaired, with missing materials or those deteriorated beyond repair replaced in kind to match the existing sound material. The bathroom fixtures would need to be replaced. If the District chooses to provide a kitchen for the rehabilitated structure, the existing fixtures and appliances would also need to be replaced.

The proposed use as a limited retreat would likely be classified as a transient lodging and be required to meet the associated accessibility provisions of the California Building Code. A formal accessibility review was not part of the scope of this investigation, however based on observations of the site and building, the following existing barriers to accessibility were observed:

- None of the existing doors are level with the exterior grade.
- As-built drawings by ZFA Structural Engineers indicate the clear space at the building doors is less than the 29-1/2 inches allowed by the 2016 CHBC section 8-603.3.
- There are multiple level changes of at least one step inside the building corresponding with various historic additions to the original portion of the structure.

Alterations to make the building compliant with accessibility code requirements should be designed to not compromise the character-defining features of the building, and should be installed in a way that is reversible to the extent possible.

4. **Remove the structure** and restore the underlying natural resource values.

Demolishing the Beatty Property Home, which has been determined to be an historic resource, may require additional processes to obtain demolition permits. Debris from the demolished building, including all hazardous materials, would need to be disposed of in accordance with Local, State, and Federal Regulations, and the site would need to be cleaned up and remediated to allow for public access.

# ***EXHIBIT B***

*Structural Condition Assessment and Basis of Design*  
by ZFA Structural Engineers

# **BEATTY PROPERTY HOME STRUCTURAL CONDITION ASSESSMENT REPORT AND BASIS OF DESIGN (BOD)**

Midpeninsula Regional Open Space District  
Sierra Azul Preserve, Santa Clara County, California  
District Project Number: MAA22-004

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## EXECUTIVE SUMMARY

### Introduction

The following structural Basis of Design report provides an evaluation of the condition and anticipated performance of the existing Beatty Property Home structure to support seismic and gravity loading as well as a conceptual design of the structural scope required to achieve four proposed project alternatives. The findings and recommendations contained herein, in conjunction with those from the other team members, are intended to assist the District with cost evaluations and decision-making. The four alternatives being considered are:

1. **Retain structure in current state.** Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance.
2. **Stabilize the structure** and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.
3. **Repair and rehabilitate the structure for reuse** as a limited use retreat space. The California Historic Building Code (CHBC) would be utilized to define the design criteria.
4. **Remove the structure** and restore the underlying natural resource values.

### Structural Condition Assessment

Visual assessments were performed during multiple site visits in 2019 by Steven Patton of ZFA. The exterior and interior of the structure was observed. During one site visit with the hazardous material specialist, the District staff allowed access to interior portions of the building. The interior review included a walkthrough of the ground floor and crawl space areas. No access was provided to the building's roof. The structure appears to be in generally poor to fair structural condition with obvious structural damage and deterioration apparent. No original construction structural drawings are available for review. As-built drawings contained herein were created by ZFA based on visual observations and measurements made during site visits.

The following major structural deficiencies were also observed in the existing building; all photos referenced can be found in the *Structural Systems and Condition Assessment* section.

- The structure is founded on wood posts that sit directly on the soil and show evidence of moisture/ rot damage (see Photos 1, 5, and 13). No foundation is present. This condition has likely also contributed to differential settlement across the structure.
- There are holes in the floors, walls, and ceiling where sheathing is missing or damaged (see Photos 6, 7, and 8).
- There is a partially collapsed portion of the shed roof along the south edge of the building (see Photo 9).
- The collar ties between the rafters do not appear to be structurally adequate, and there is no ridge beam present to span between collar ties. (see Photo 8).
- The existing 3x (flat) floor girders do not appear to be structurally adequate (see Photo 13).
- The framed shed on the east side of the home is derelict and not stable (see Photos 2 and 10). This element of the structure should be removed.

### Seismic Assessment

The Beatty home has been reviewed for the Collapse Prevention performance level using the Tier 1 evaluation of the ASCE 41-17 standard *Seismic Evaluation and Retrofit of Existing Buildings*. The building was reviewed based on the visual assessments performed by ZFA staff, geological investigation performed by Romig Engineers and ASCE 41-17 structural Tier 1 checklists. Nonstructural elements were not included in the scope of the Tier 1 analysis.

The building is framed using light 1x planks oriented vertically on the exterior, and a second layer of 1x planks oriented horizontally on the interior, to form the exterior walls. The short crawl space of the structure below the

ground floor level is laterally supported by 1x horizontal braces. The structure lacks a complete load path and is expected to perform poorly during a significant earthquake. Ten (10) Tier 1 deficiencies were identified as noncompliant, see the Findings and Recommendations section of report for additional information on the items noted below:

- **LOAD PATH:** The structure does not contain a complete, well-defined load path, including structural elements and connections, that serve to transfer the inertial forces associated with the mass of all elements of the building to the foundation.
- There is no defined lateral force-resisting system present in the existing structure. The interior and exterior siding are not adequate to transfer seismic forces to the foundation. The horizontal sheathing roof is not adequate to act as a roof diaphragm.
- The structure is supported directly on the soil with no foundation.
- **TIES BETWEEN FOUNDATION ELEMENTS:** The foundation does not have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.
- **SHEAR STRESS CHECK:** The shear stress in the shear walls, calculated using the Quick Check procedure is more than 100 lb/ft for straight sheathing.
- **WALLS are not positively CONNECTED THROUGH FLOORS:** Shear walls do not have an interconnection between the ground story walls and crawlspace walls to transfer overturning and shear forces through the floor.
- **CRIPPLE WALLS** below first-floor-level shear walls are not braced to the foundation with wood structural panels.
- **WOOD SILLS** are not bolted to the foundation.
- **WOOD SILL BOLTS** are not present.
- **WOOD POSTS:** There are no foundations, and therefore no positive connections between wood posts and the foundation.
- **GIRDER/COLUMN CONNECTION:** There is no positive connection using plates, connection hardware, or straps between the girders and the column supports.
- **ROOF CHORD CONTINUITY:** Continuous roof diaphragm chords are not present around the perimeter of the roof.

### *Geotechnical Investigation*

Based on the geotechnical investigation, the primary geotechnical concerns at the site (and the reference page in the geotechnical investigation report) are:

- The potential for severe ground shaking at the site due to moderate to large earthquakes in the area (page 6).

The following evaluation report details our structural findings and recommendations.

### **INTRODUCTION**

The purpose of this evaluation is to review and evaluate the structure of the subject building using visual observations, engineering judgment and criteria provided by ASCE 41-17. The evaluation is focused on identifying deficiencies that are present in the structural system that may affect the performance of the building under gravity or seismic loads to identify structural scope that is required to stabilize the building for mothballing or rehabilitate it as an occupied structure.

The seismic evaluation is based on criteria that has been tailored for specific building types and desired levels of building performance based on observation of structural and nonstructural damage occurring in previous

earthquakes and provides a means to identify general deficiencies based on anticipated behavior of specific building types. The Tier 1 evaluation procedure of ASCE 41-17 was used to assess primary components and connections in the seismic force-resisting system using standard checklists and simplified structural calculations. Checklist items are general in nature and are intended to highlight building components that do not exceed conservative construction guidelines. If the element is compliant, it is anticipated to perform adequately under seismic loading without additional review or strengthening. Items indicated as non-compliant in a Tier 1 checklist are considered potential deficiencies that require further analysis. The results of the Tier 1 evaluation provide a general understanding of the anticipated performance of the structure in its current state and inform the structural scope required to provide overall stability if the building is to be mothballed with no public access to the interior. If the building is to be rehabilitated for an occupied use, the Tier 1 results indicate that retrofit of the structure is required. The retrofit is designed to the governing building code, which is the 2016 or 2019 California Historical Building Code. The structural scope for these alternatives, as well as restricted access and demolition options, are summarized in this report.

## **EVALUATION OVERVIEW**

This structural evaluation report for the existing Beatty Property Home is based on the following:

- The American Society of Civil Engineers/ Structural Engineering Institute (ASCE/SEI 41-17) Standard for Seismic Evaluation and Retrofit of Existing Buildings - Tier 1, Collapse Prevention level structural evaluation criteria.
- Multiple site visits for general review of the structure were performed by Steven Patton of ZFA. No destructive testing or removal of finishes was performed or included in the scope.
- Existing material properties as indicated in Appendix C.
- Review of the following geotechnical report and hazard maps:
  - Geotechnical Report prepared by Romig Engineers dated October 2019

## **STRUCTURE OVERVIEW**

### General Site Description

The building is located on a gentling sloping site located in the Midpeninsula Regional Open Space District (District) Sierra Azul Open Space Preserve east of Lexington Reservoir and just east of Alma Bridge Road, near Los Gatos, California. Several medium to large trees and native grasses are present surrounding the building. The building is currently unoccupied.

### Structural Performance Objective

In accordance with ASCE 41-17, a structural performance objective consists of a target performance level for structural elements in combination with a specific seismic hazard level. For seismic assessment of the subject building, the Basic Performance Objective for Existing Buildings (BPOE) was selected. While the BPOE seeks safety for occupants with reasonable confidence, it allows existing structures to be assessed for seismic forces that are less than those required for the design of new structures under the current building code (2016 or 2019 California Building Code). Buildings meeting the BPOE are expected to experience nominal damage from relatively frequent, moderate earthquakes, but have the potential for significant damage and economic loss from the most severe, though less frequent, seismic events. It should be noted that the cost savings from not retrofitting the subject building up to current code standards may result in greater repair costs in the event of an earthquake.

For the purposes of this Tier 1 review to the BPOE, the specified level of performance is **Collapse Prevention (S-5)** for this equivalent residential use building (Risk Category II as defined by ASCE 7). The Collapse Prevention Structural Performance Level as described by ASCE/SEI 41-17 is defined as: "...the post-earthquake damage

state in which a structure has damaged components and continues to support gravity loads but retains no margin against collapse. A structure in compliance with the acceptance criteria specified in this standard for this Structural Performance Level is expected to achieve this state.” Retrofit of the building to satisfy this performance objective would only be mandatory for *Alternative 3* which would allow for re-occupancy of the unpermitted building.

The S-5 Structural Performance Level can be defined as less than the Life Safety (S-3) performance level. For further context, the Life Safety Structural Performance Level (S-3), is described as: ‘... the post-earthquake damage state in which significant damage to the structure has occurred but some margin against either partial or total structural collapse remains.’

A Tier 1 evaluation of nonstructural elements was not included within the scope of this review.

#### Site Seismicity (Earthquake Activity)

In accordance with ASCE 41-17, ‘seismicity’, or the potential for ground motion, is classified into regions defined as Low, Moderate, or High. These regions are based on mapped site accelerations  $S_s$  and  $S_1$ , which are then modified by site coefficients  $F_a$  and  $F_v$  to produce the Design Spectral Accelerations,  $S_{DS}$  (short period) and  $S_{D1}$  (1-second period). The successful performance of buildings in areas of high seismicity depends on a combination of strength, ductility of structural components, and the presence of a fully interconnected, balanced, and complete seismic force-resisting system. Where buildings occur in lower levels of seismicity, the strength and ductility required for better performance is significantly reduced and building components or connections with additional strength capacity can in some cases be adequate despite lacking ductility.

Based on the geotechnical investigation and report prepared for the subject site, the soil profile of this building has been determined by the geotechnical engineer to be classified as **Site Class C** as defined by ASCE 41-17 and is used in determination of site coefficients  $F_a$  and  $F_v$ .

According to the site values indicated by the geotechnical report, USGS data and evaluated using seismic acceleration equations and tables of ASCE 41-17, the site is located in a region of **High Seismicity** with a design short-period spectral response acceleration parameter ( $S_{DS}$ ) of 1.554g and a design spectral response acceleration parameter at a one second period ( $S_{D1}$ ) of 0.962g. Per the table shown below, both of these parameters exceed the lower boundaries for high seismicity classification, 0.5g for  $S_{DS}$  and 0.2g for  $S_{D1}$ .

<i>Level of Seismicity*</i>	$S_{DS}$	$S_{D1}$
Low	< 0.167g	< 0.067g
Moderate	$\geq 0.167g$	$\geq 0.067g$
	< 0.500g	< 0.200g
High	$\geq 0.500g$	$\geq 0.200g$

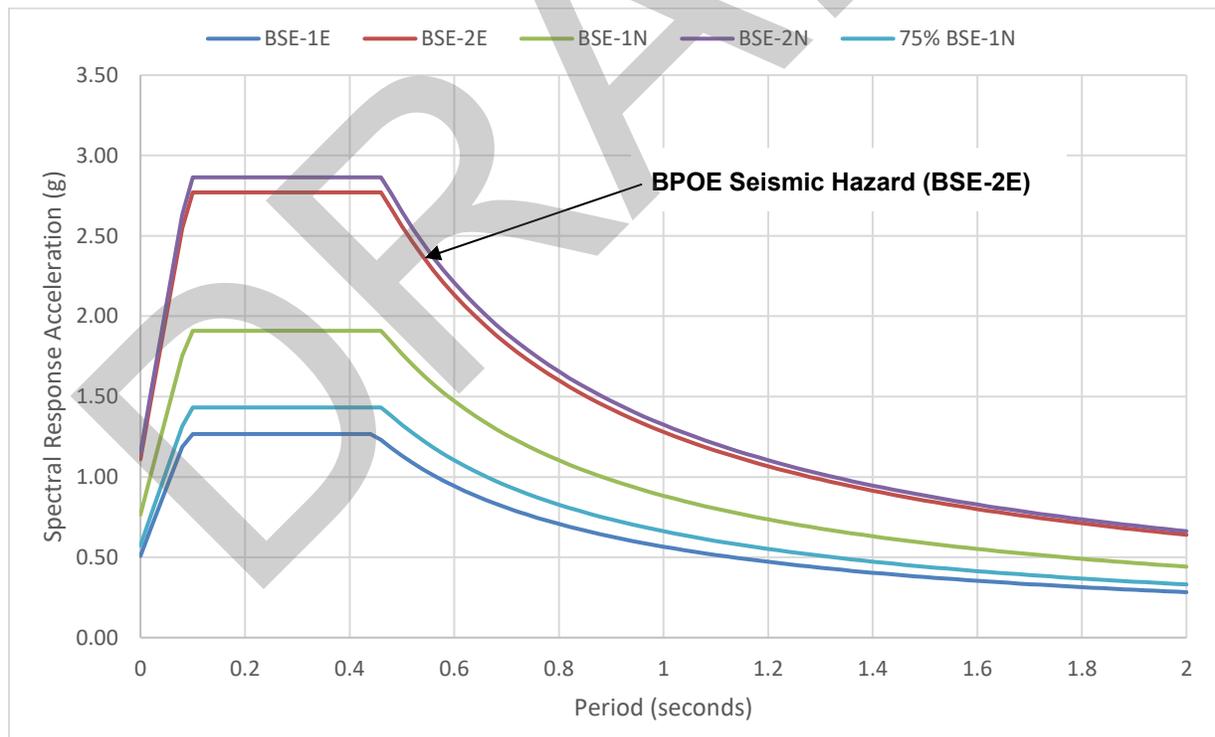
\*Where  $S_{XS}$  and  $S_{X1}$  values fall in different levels of seismicity, the higher level shall be used.

The spectral response parameters  $S_s$  and  $S_1$  were obtained for the BSE-2E seismic hazard level for existing structures (BPOE). The acceleration values were adjusted for the maximum direction and site class in accordance with ASCE 41-17 Section 2.4.1, and compared to BSE-2N (defined by current building code as the maximum considered earthquake for design of new buildings) to determine the design values for the Tier 1 analysis, since values obtained for the BSE-1E hazard level need not exceed the hazard levels for new construction.

The following charts depict the response spectra for the multiple seismic hazard levels defined by ASCE 41-17: two existing hazard levels and two hazard levels corresponding to code design of new structures (ASCE 7). Note that the seismic hazard level for design of existing structures is lower than that for new construction for this structure (period <1.0).

Seismic Hazard Level*	Building Code Reference	Design Spectral Acceleration $S_{a(XS)}(T)$
BSE-1E	ASCE 41-17 (20%/50yr)	1.270g
BSE-1N	ASCE 7-10 Design Basis Earthquake (DBE)	1.914g
BSE-2E	ASCE 41-17 (5%/50yr)	2.777g
BSE-2N	ASCE 7-10 Maximum Considered Earthquake (MCE)	2.871g

\* Seismic hazard levels denoted with 'E' for existing buildings or 'N' for new building equivalency.



## Structural Systems and Condition Assessment

### General

The one-story wood-framed residential building was originally constructed between 1866 and 1877. The roof is approximately 12 feet above grade at its highest point. The building footprint is approximately 1,440 square feet. Plans, sections and elevations are shown for reference in Figures 1 through 4. Refer to Appendix B for a

complete set of annotated structural drawings. Modifications to the existing structure, including installation of some plywood roof sheathing and asphalt roof shingles, appear to have occurred since the original construction. Additionally, the pantry and shed located in the northeast corner appear to be additions added later at an unknown time.

Visual assessments were performed during multiple site visits in 2019 by Steven Patton of ZFA. The exterior and interior of the structure was observed. During one site visit with the hazardous material specialist, the District staff allowed access to interior portions of the building. The interior review included a walkthrough of the ground floor and crawl space areas. No access was provided to the building's roof. The structure appears to be in generally poor to fair structural condition with obvious structural damage and deterioration apparent. No original construction structural drawings are available for review. Existing drawings contained herein were created by ZFA based on visual observations and measurements made during site visits.

### Roof Framing

The roofing is composed of asphalt shingles supported directly on 1x horizontal lumber decking oriented up-down slope that forms the roof diaphragm. The 1x decking is supported by 1x framing at approximately 24" on center which spans between the roof rafters. The roof rafters are 2x4 nominal spaced approximately 36" on center and clear span from the ridge to the exterior walls (See photo 8). 1x6 collar ties span between the rafters below the ridge to help resist horizontal thrust and allows the rafters to span between exterior bearing walls. There does not appear to be a ridge beam or ridge board. The existing roof framing plan is shown in Figure 1 below.

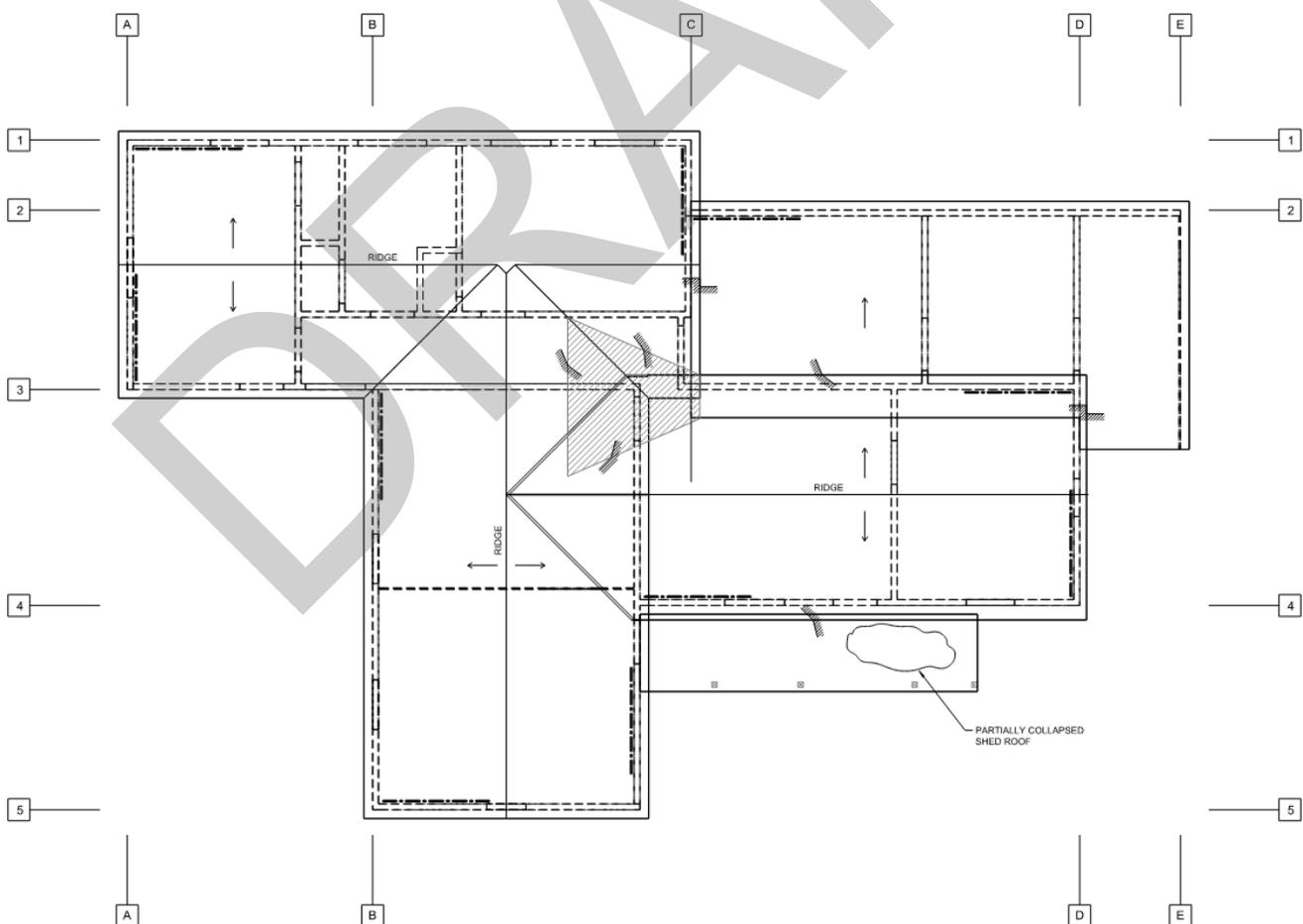


Figure 1: Roof Framing Plan from ZFA-prepared Existing Condition Drawings

Full building elevations are shown in Figures 2 and 3 below.

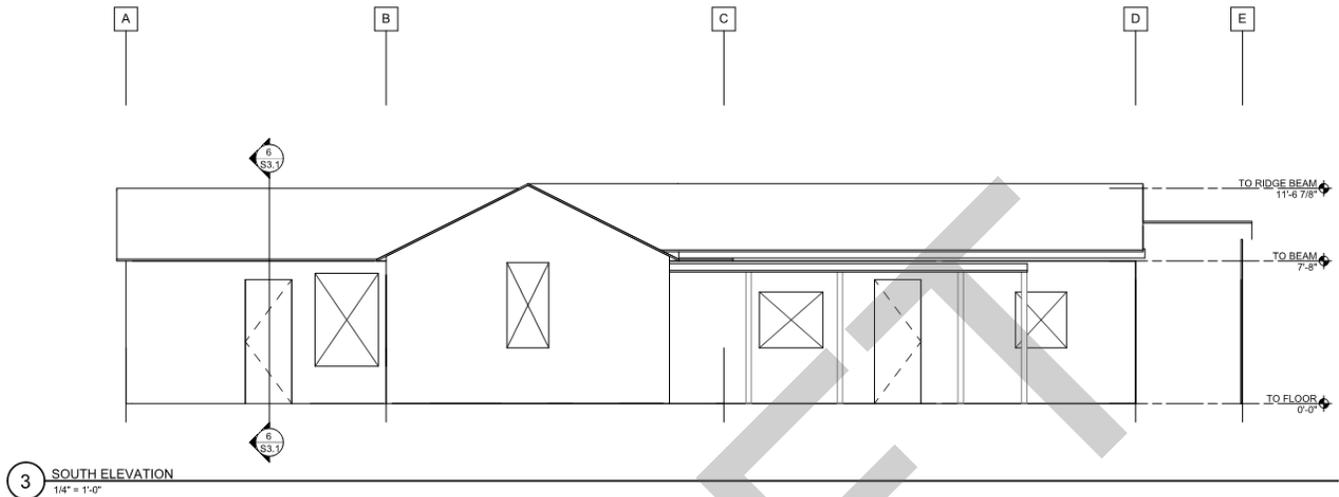


Figure 2: South Elevation from ZFA-prepared Existing Condition Drawings

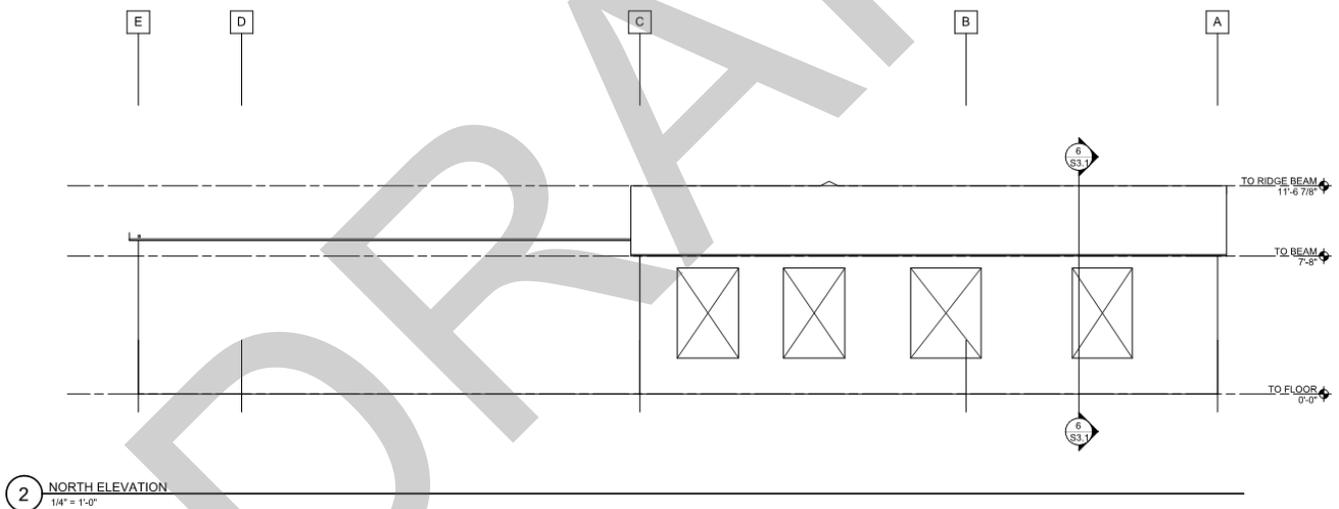


Figure 3: Full Building North Elevation from ZFA-prepared Existing Condition Drawings

### Walls

Walls above the ground floor are typically framed with horizontal 1x siding on the exterior, and vertical 1x to 2x siding on the interior face. Vertical wood framing within the wall may also be distributed throughout the bearing walls but was not observed while on site. The original interior partition is framed with 1x wood siding as well. Wood siding is missing in some locations, creating openings in the walls allowing water and pests to enter the building. The crawlspace walls are framed with 3x posts spaced at approximately 4 feet on center, with exterior horizontal or vertical siding. The posts and siding are in ground contact along the bottom edge (see Photo 13).

### Floor Framing

At the ground floor level, the flooring is composed of 1x horizontal wood planking spanning between 2x floor joists spaced at approximately 16" on center. The floor joists span between 3x flat girders that are supported by 3x wood posts. The wood posts are either supported directly on grade or sit on a flat wood sleeper that is directly on grade (see Photos 5, 6 and 13). No blocking, hardware or positive connections were observed between the joists,

girders and posts. The observable portions of the floor framing appeared in fair condition, with the exception of the moisture damaged framing in contact with the ground.

#### *Shed Roof*

There is a shed roof along the south side of the building supported by a 4x4 beam along the top spanning between four wood posts. The wood posts bear directly on grade. A portion of the shed roof is dilapidated and partially collapsed (see Photos 1 and 9).

#### *Seismic Force-Resisting System*

The lateral system of the building is not a "codified" system identified under the current building code but has been defined as light-framed (wood) walls rated for shear resistance for the purposes of this assessment. The horizontal lumber roof diaphragm transmits roof horizontal loads to the wood siding walls below. Perimeter walls and one interior wall are present as lateral force-resisting elements, as shown in Figure 4. Some diagonal wood bracing is also present within the crawlspace cripple walls to help resist lateral loads (see Photo 13).

#### *Foundations*

The foundations for this structure are limited to wood posts that bear either directly on grade, or on a small wood sleeper on grade. Some posts may be embedded an unknown distance into the ground. Moisture damage was observed at several posts in contact with the ground (see Photos 1, 5, 11, 12 and 13).

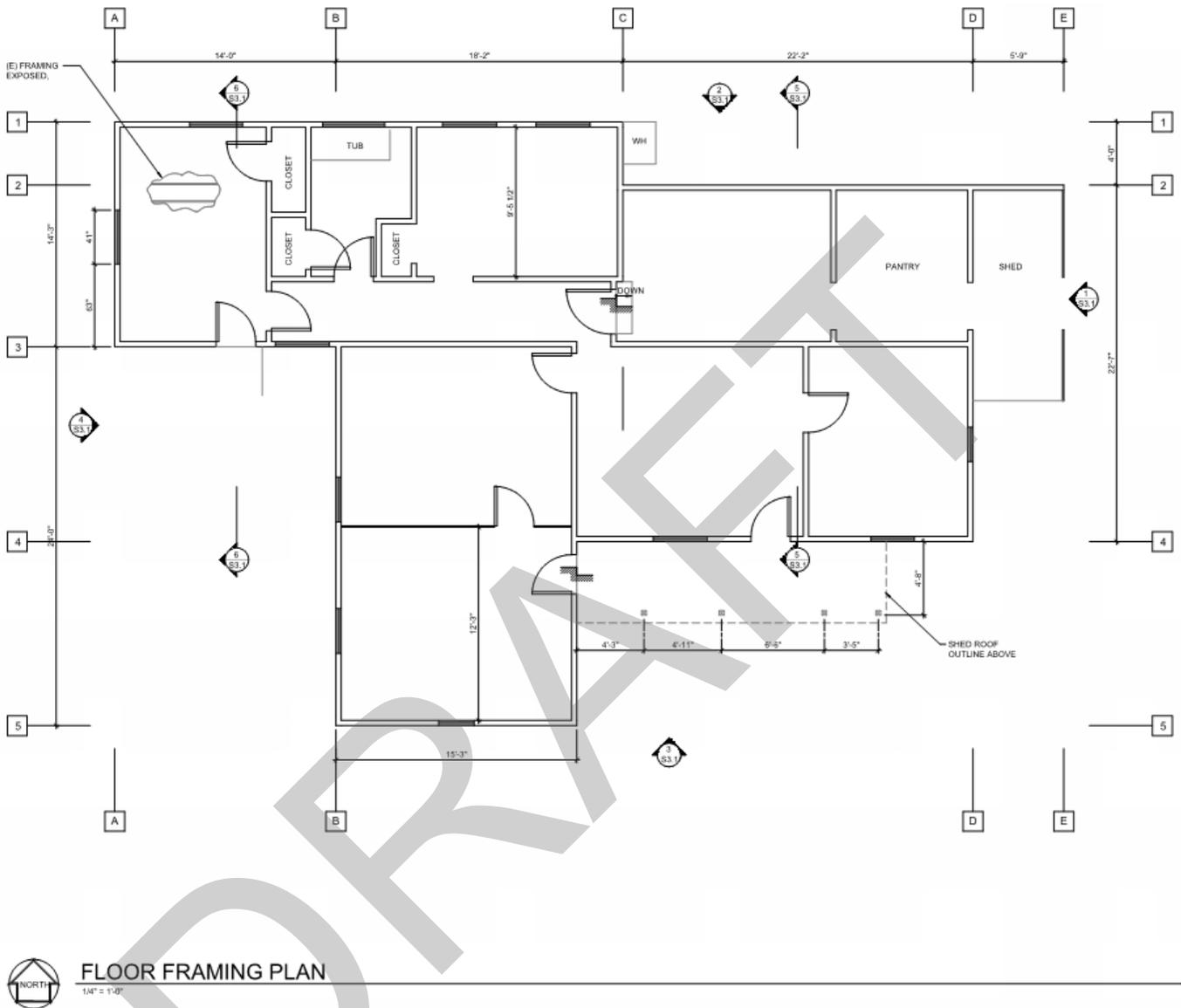


Figure 4: Ground Floor Plan

**Material Properties**

Basic properties for existing structural materials found on existing building documentation or in accordance with ASCE 41 code prescribed minimum structural values utilized in the analysis calculations can be found in Appendix C.



Photo 1. South elevation, showing shed roof support by posts



Photo 2. East elevation – dilapidated shed shown on the right



Photo 3. West elevation



Photo 4. North elevation shown on the left



Photo 5. Interior crawlspace framing, showing posts bearing on grade or on wood sleepers



Photo 6. Missing siding on exterior wall, and lack of concrete foundation below bearing wall



Photo 7. Missing wood planking at interior floor



Photo 8. Hole in ceiling exposing collar ties, rafters, and 1x planking at roof



Photo 9. Partially collapsed portion of shed roof



Photo 10. Dilapidated shed



Photo 11. Moisture damage at exterior wall



Photo 12. Moisture damage at exterior wall



**Photo 13. Crawlspace framing showing lack of concrete foundation, wood posts sitting directly on grade, and diagonal framing at perimeter wall**

### Building Type

In accordance with ASCE/SEI 41-17, this structure is classified as a **Building Type W1: Wood-Light Frames**, which was used for this evaluation. As described by ASCE/SEI 41-17: *‘These buildings are single- or multiple-family dwellings one or more stories high with plan areas less than or equal to 3,000 ft<sup>2</sup>. Building loads are light, and the framing spans are short. Floor and roof framing consist of wood joists or rafters on wood studs spaced no more than 24in. apart. The first floor framing is supported directly on the foundation system or is raised up on cripple studs and post-and-beam supports. The foundation is permitted to consist of a variety of elements. Chimneys, where present, consist of solid brick masonry, masonry veneer, or wood frame with internal metal flues. Seismic forces are resisted by wood frame diaphragms and shear-walls. Floor and roof diaphragms consist of straight or diagonal lumber sheathing, tongue-and-groove planks, oriented strand board, plywood, or other materials. Shear walls are permitted to consist of straight or lumber sheathing, plank siding, oriented strand board, plywood, stucco, gypsum board, particleboard, fiberboard, or similarly performing materials. Interior partitions are sheathed from floor to floor with plaster or gypsum board. Older construction often has open-front garages at the lowest story and is permitted to be split-level.’*

### Historical Performance

Plywood roof diaphragm and wood framed shear wall systems have traditionally performed relatively well in earthquake events provided adequate shear wall length is maintained without localized stresses in short wall piers and provided there are no significant plan or vertical discontinuities such as a difference in stiffness between floors in a multi-storied structure. Due to the lack of plywood sheathing at the roof and walls, and lack of connections between interconnecting elements, this structure is significantly different than these typical structures and is expected to perform poorly during a significant earthquake.

### Benchmark Buildings

In addition to classifying buildings by type of construction, ASCE 41 identifies ‘Benchmark Buildings’ for each type. The detailing of seismic force-resisting systems in Benchmark Buildings is generally considered to meet the performance requirements of ASCE 41. When a building is determined to meet Benchmark Building requirements through field verification of construction compliant with benchmark code requirements, only review of foundation and non-structural elements is required. The subject building was constructed in the 1860’s, well before the benchmark date for this type of construction. Since it does not meet the criteria of a Benchmark Building, a complete Tier 1 analysis is performed.

## ***FINDINGS AND RECOMMENDATIONS***

### Structural Seismic Deficiencies

The ASCE 41-17 Tier 1 Collapse Prevention and Building Type Specific Checklists indicate the primary building structure as non-compliant in ten (10) areas. These items would all need to be addressed prior to re-occupancy of the building (Alternative 3). General recommendations to address the deficiencies are summarized below; more specific structural scope items are provided in Alternatives 3 of the *BOD Alternatives and Recommended Repair Narrative* section and Appendix B.

- a. **LOAD PATH:** The structure does not contain a complete, well-defined load path, including structural elements and connections, that serve to transfer the inertial forces associated with the mass of all elements of the building to the foundation.
  - i. Recommendation: In order to provide a complete seismic force-resisting system, provide the following:
    1. New vertical lateral system such as wood shear walls.
    2. New plywood sheathing on existing roof framing, with blocking along shear wall lines.
    3. New foundations beneath the new lateral system.
- b. **TIES BETWEEN FOUNDATION ELEMENTS:** The foundation does not have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.
  - i. Recommendation: Install new concrete foundation elements embedded into the existing grade.
- c. **SHEAR STRESS CHECK:** The shear stress in the shear walls, calculated using the Quick Check procedure is more than 100 lb/ft for straight sheathing.
  - i. Recommendation: Install new plywood sheathing on interior face of exterior walls in strategic locations.
- d. **WALLS are not positively CONNECTED THROUGH FLOORS:** Shear walls do not have an interconnection between the ground story walls and crawlspace walls to transfer overturning and shear forces through the floor.
  - i. Recommendation: Add new vertical straps or holdowns at ends of new shear walls segments that are connected to foundation elements below.
- e. **CRIPPLE WALLS, WOOD SILLS and WOOD SILL BOLTS** are not present in the crawl space level below first-floor-level shear walls.
  - i. Recommendation: Install new cripple wall studs and pressure treated wood sills that are bolted to new concrete foundations.
- a) **WOOD POSTS:** There are no foundations, and therefore no positive connections between wood posts and the foundation.
  - i) Recommendation: Provide new foundations with steel hardware connections to existing posts.
- f. **GIRDER/COLUMN CONNECTION:** There is no positive connection using plates, connection hardware, or straps between the girders and the column supports.
  - i. Recommendation: Add steel connection hardware at girder and column connections.
- g. **ROOF CHORD CONTINUITY:** All chord elements are not continuous.
  - i. Recommendation: Add blocking, nailing and straps at roof chords to provide continuity.

### Structural Gravity Deficiencies

- a) The structure is founded on wood posts and wood sleepers that sit directly on the soil and show evidence of moisture damage (see Photos 1, 5, 6 and 13). No foundation is present.
  - o Recommendation: Provide new foundation around perimeter of structure and under interior posts. Repair deteriorated framing.
- b) There are holes in the floors, walls, and ceiling where sheathing is missing or damaged (see Photos 6, 7 and 8).
  - o Recommendation: Replace in kind all missing siding, planking, and sheathing.
- c) There is a collapsed portion of the shed roof along the south edge of the building (see Photo 9).
  - o Recommendation: Replace in kind all damaged roof framing and sheathing, including roofing and waterproofing.
- d) The collar ties between the rafters do not appear to be structurally adequate, and there is no ridge beam present to span between the collar ties. (see Photo 8).
  - o Recommendation: Reinforce the existing collar ties and provide screwed connections each end. Reinforcement of rafters at collar ties may be required as well. Install 2x ridge blocking that can span between collar ties with steel connection hardware each end.
- e) The existing 3x (flat) floor girders do not appear to be structurally adequate (see Photo 13).
  - o Recommendation: Reinforce all floor girders with pressure treated 2x8 sistered onto each side with screwed connections.
- f) The framed shed on the east side of the home is derelict and not stable (see Photos 2 and 10).
  - o Recommendation: Complete removal of shed.

### BOD Alternatives and Recommended Repair Narrative:

Recommendations for the following alternatives are also shown in the conceptual structural drawings in Appendix A of this report.

**BASIS OF DESIGN ALTERNATIVE #1:** Retain structure in current state. Address public safety issues and restrict perimeter access to the structure; structure remains visible from a distance and can be interpreted from a distance. Under this option the structure could not be occupied. (See drawing 1-S2.1)

- 1) Install a secure fence, a minimum of 8-foot-tall above grade, around the perimeter of the building. Assume standard pipe columns cast a minimum of 24" into 8" diameter concrete piers. The cost estimate assumes a chain link fence; other fence materials could be explored with the District's guidance. The length of fencing is approximately 400 lineal feet and is recommended to be at least 20 feet from the perimeter of the building and porches to provide a safety "buffer" space in case collapse of the framing occurs in the future. Along the north side of the building, the fence will likely be required to be closer to the building (approximately 10 feet away) due to the steep slope conditions. Several trees will be within the fence perimeter and will require coordination with the *Tree Protection Plan* during installation. Assume two gated locations for maintenance personnel access. Install signage at building and entry gates.
- 2) Additional factors may need to be considered regarding the recommended lifespan of this option.

**BASIS OF DESIGN ALTERNATIVE #2:** Stabilize the structure and site access routes for perimeter and exterior viewing by the public. Under this alternative, the structure can be viewed up close with interpretation information adjacent to the structure.

The recommended stabilization methods specifically target only the gravity related structural deficiencies and would not allow for re-occupancy of the building. The settled portions of the structure would not be required to be lifted back to their original (level) position, and the stabilization and shoring elements should be assumed to be left permanently in place until further remediation measures can be implemented. (See drawings 2-S2.1 & 2-S2.2)

- 1) Install pressure treated wood cribbing or shims to shore all post and bearing wall locations around perimeter that have observable moisture damage or are no longer in contact with the grade below. Stabilization shoring installed in a minimum 2x pattern per Corp of Engineers (or equivalent) is recommended for the cribbing shores.
- 2) All failed or failing portions of the existing shed roof along the south should be repaired, replaced in-kind or demolished entirely where permissible to minimize area required to be maintained by the District.
- 3) The dilapidated shed at the northeast corner should be dismantled and removed.
- 4) Diagonal 2x8 wood bracing with screwed connections should be installed on the interior face of the exterior walls and at cripple walls directly below (assume 10 linear feet along each exterior wall – 100 linear feet total).
- 5) Under this option, if it's not desirable for the perimeter access to the site to be fenced in per Alternative 1, it is recommended that all 17 existing glazed openings and doors around the exterior of the building should be assumed to be permanently covered with  $\frac{3}{4}$ " plywood rated for exterior exposure positively anchored with galvanized fasteners. This plywood should be assumed to be painted to match existing exterior wall color to minimize the visual impact of this option.
- 6) Follow the *Mothballing Guidelines* including:
  - a. Secure the building and its component features to reduce vandalism or break-ins.
  - b. Remove furnishings, trash and stored hazardous materials (i.e. poisons, paints, etc) and ensure it is broom-clean.
  - c. Provide adequate ventilation to the interior.
  - d. Secure or modify utilities and mechanical systems.
  - e. Develop and implement a maintenance and monitoring plan for protection.

**BASIS OF DESIGN ALTERNATIVE #3:** Repair and rehabilitate the structure for reuse as a limited use retreat space.

The stabilization methods proposed for this alternative target all code and safety concerns as specifically identified in the condition assessment to allow for re-occupancy of the building. For cost estimation purposes, it is assumed necessary to bring all elements of the unpermitted structure up to the current historical building code (2016 or 2019 California Historical Building Code) to allow for re-occupancy of the existing building. It is assumed there is no change of occupancy from the existing. (See drawings 3-S2.1 - 3-S2.2)

- New concrete foundation:
  - a. Install new 18-inch wide by 24-inch deep shallow strip footing around perimeter of the building that extends a minimum of 6" above grade. See geotechnical report for requirements. Assume 250 linear feet of continuous footing.
  - b. Install new 24-inch square by 30-inch deep spread footings under existing posts. See geotechnical report for requirements. Spread footings to extend a minimum of 6" above grade. Assume 20 spread footings.
  - c. The foundation can be installed in sections in a "hit and miss" sequence to avoid the need to shore the entire structure simultaneously.
  - d. Assume existing floor sheathing and framing will be removed and replaced after foundation installation.
- Crawlspace framing:
  - a. Replace all interior crawlspace posts with new 4x4 wood posts with connection hardware at top and bottom.
  - b. Install 2x4 wood cripple wall studs at 16" on center at entire perimeter crawlspace wall, that will bear on a 3x4 pressure treated wood sill bolted to the new footing. Install  $\frac{1}{2}$ " exterior grade plywood on interior face of studs around entire perimeter of building – assume 200 linear feet. Install new siding on exterior face of new cripple wall to match existing.

- Roof framing:
  - a. Replace the existing 1x roof planking with 5/8" thick plywood sheathing over entire roof surface (approximately 1,800 square ft). Provide allowance for repair/replacement of 20% of roof framing.
  - b. Install 2x ridge boards that span between existing rafters along length of ridges with connection hardware each end.
  - c. Install 2x blocking between existing rafters around perimeter of building at exterior and interior bearing walls.
  - d. Reinforce existing collar ties with new collar ties with screwed connections each end.
  - e. All failed or failing portions of the existing shed roof along the south should be repaired or demolished and replaced in-kind.
  - f. Provide new roofing and underlayment over entire roof.
- Wall framing:
  - a. Install plywood sheathing on interior face of existing perimeter walls (assume 10 linear feet along each exterior wall – 100 feet total). Sheathing to be installed over new full height 2x4 studs at 16" on center laid flat against interior face of existing siding. Install vertical straps or holdowns between studs at ends of each segment that are fastened to posts aligned directly below in cripple wall.
  - b. Replace all missing or damaged exterior 1x wall siding and battens in kind – assume 150 square feet.
- Floor framing:
  - a. Replace all missing or damaged 1x floor planking in kind – assume 50 square feet.
  - b. Install steel framing clips for positive connection between existing floor joists, girders, and posts.
  - c. Reinforce all floor girders with pressure treated 2x8 joists sistered onto each side with screwed connections.
- The dilapidated shed at the northeast corner, which appears to not be part of the original construction, should be dismantled and removed.
- Optional: Install motion activated cameras and signage at the site as an additional security measure; additional maintenance costs for these measures should be considered.

**BASIS OF DESIGN ALTERNATIVE #4:** Remove the structure and restore the underlying natural resource values.

For cost estimation purposes, the complete demolition of the structure, its foundations and site elements assuming that demolition would likely follow a more typical process for permitting and contracting the demolition work. Assume 30 tons of wood materials would need to be removed from the site. (See drawing 4-S2.1)

- Removal of all hazardous materials prior to demolition of the building (See Exhibit D).
- The site landscaping would be rehabilitated to return it as close as possible to its original condition prior to the construction of the building.
- Installation of interpretive features (signage) documenting the pre-demo site conditions and previous use and inhabitants of the site.
- The demolition option is being requested pending completion of regulatory approval for cost estimation purposes only.
- Complete removal of the building would result in the lowest continued annual maintenance costs for this site, but the feasibility of this alternative is dependent upon regulatory approval process.

### **RELIABILITY OF SEISMIC EVALUATIONS**

In general, structural engineers do not have the ability to predict the exact damage to a building as a result of an earthquake. There will be a wide variation of damage from building to building due to the variations in ground motion and varying types and quality of construction. In addition, engineers cannot predict the exact ground motions of the earthquake that may strike a given building. Design and evaluation of buildings are performed using general guidelines and information from past earthquakes. Engineers and the codes used for design and

evaluation have been conservative when attempting to ensure that building design meets minimum standards of Collapse Prevention. This effort is based on science and technology as well as on observations made from actual seismic events. Building design and evaluation codes are constantly evolving to better meet performance targets based on this information. Continued research will improve predictive methods and facilitate performance-based engineering. It has been estimated that, given design ground motions, a small percent of new buildings and a slightly greater percent of retrofit buildings may fail to meet their expected performance.

## CLOSING

The structural condition assessment, seismic review, analysis and BOD associated with this evaluation were based on the site review of framing and elements of the building which are plainly visible. No attempt was made to uncover hidden conditions or perform any destructive or non-destructive testing. The items discussed in this report are subject to revision should more information become available.

This report is general in nature and does not imply that the recommendations listed above are the only structural requirements that must be made to the existing structure to meet current code criteria.

We understand you may have questions regarding this evaluation and are available for comment and explanations. Please call with any questions you may have. Thank you for choosing ZFA Structural Engineers to assist you with this building seismic and structural stabilization review.



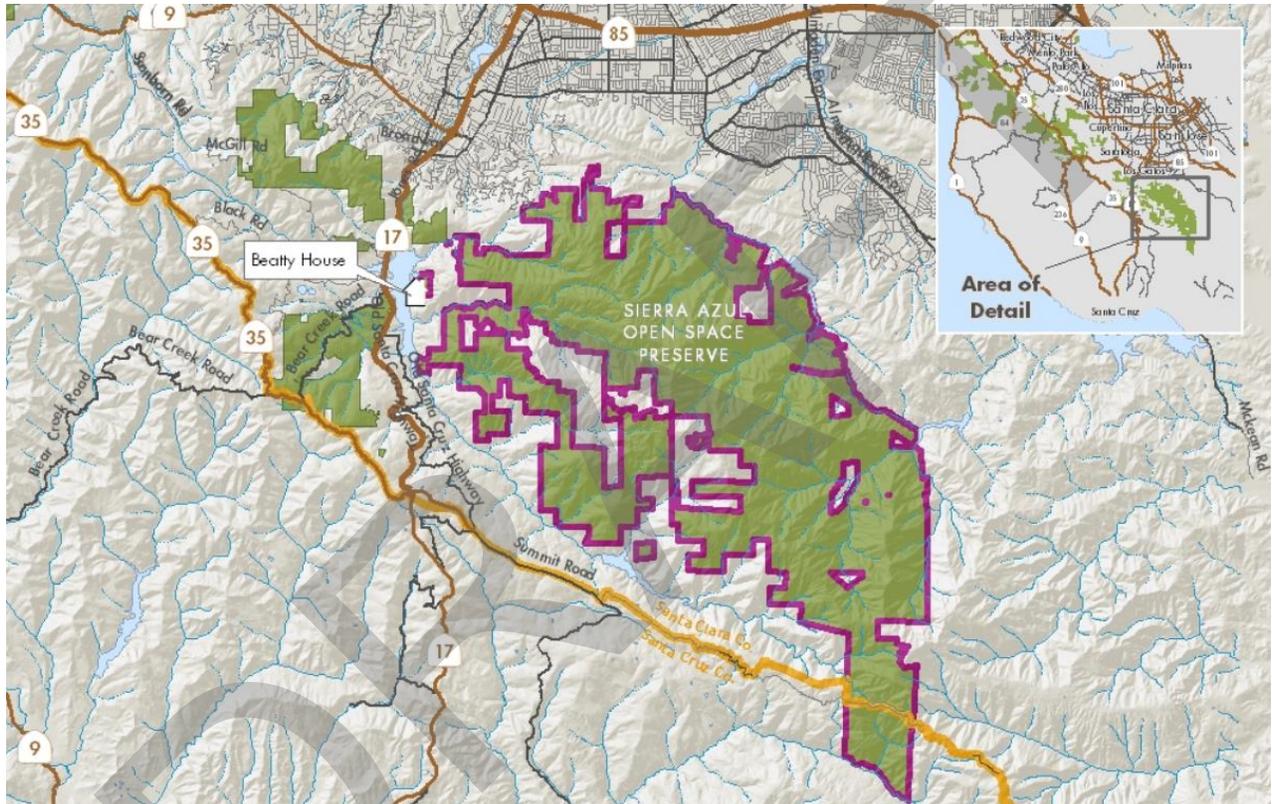
Steven Patton, SE  
Senior Associate



Mark Moore, SE  
Executive Principal

***APPENDIX A – SITE MAP***

DRAFT



***APPENDIX B – STRUCTURAL STABILIZATION  
BASIS OF DESIGN ALTERNATIVES***

DRAFT

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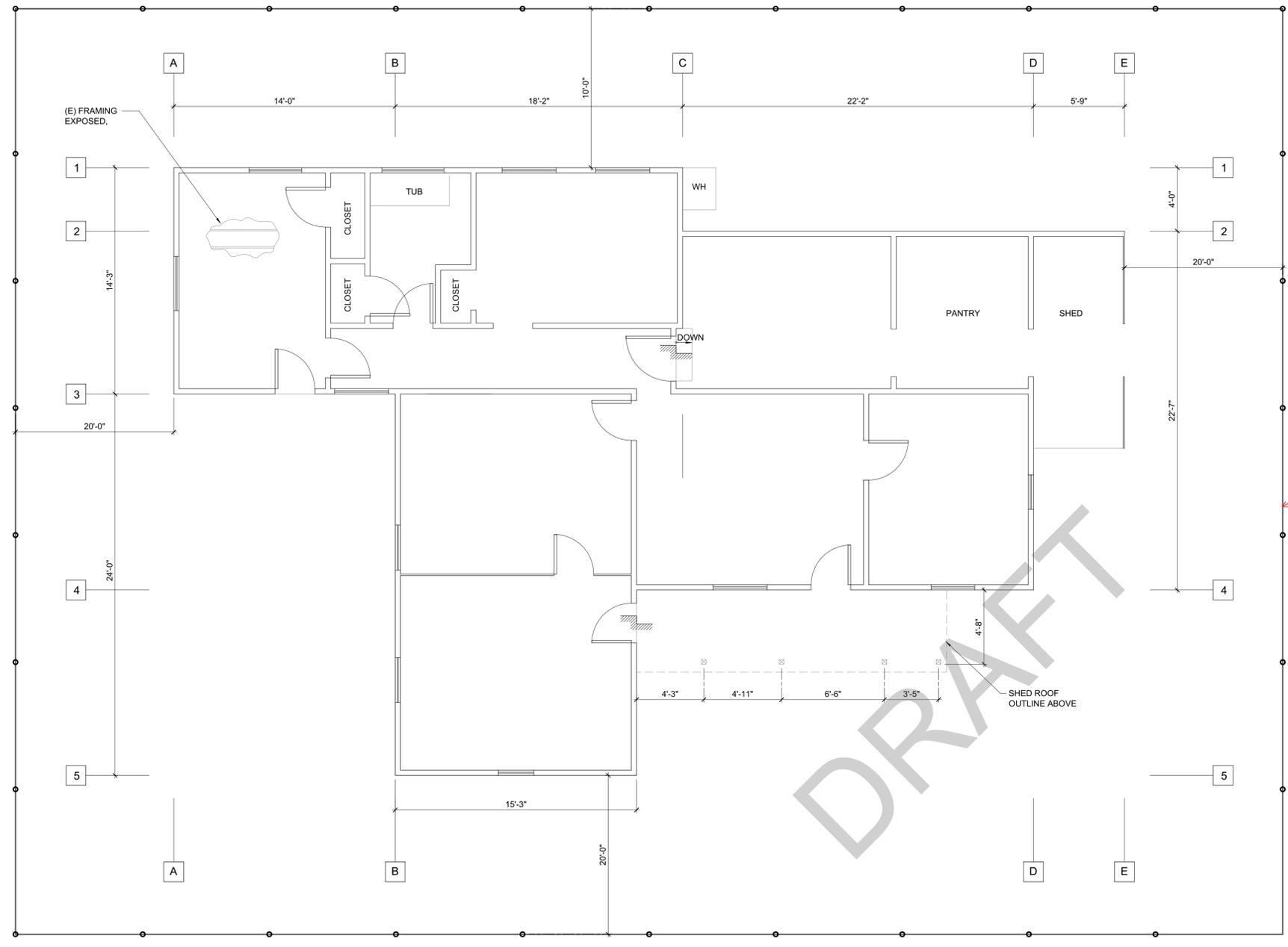
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SHEET  
**1-S2.1**

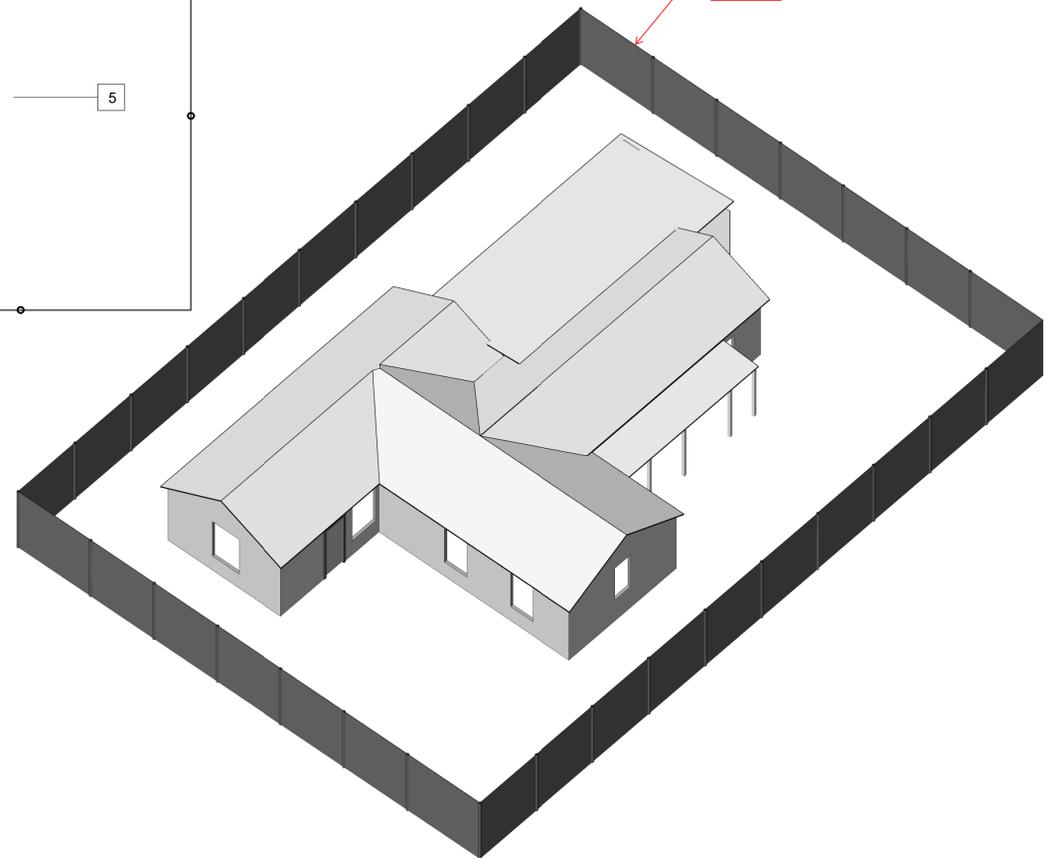
**BASIS OF DESIGN: ALTERNATIVE 1**

- 1) Install a secure fence, a minimum of 8-foot-tall above grade, around the perimeter of the building. Assume standard pipe columns cast a minimum of 24" into 8" diameter concrete piers. The cost estimate assumes a chain link fence; other fence materials could be explored with the District's guidance. The length of fencing is approximately 400 lineal feet and is recommended to be at least 20 feet from the perimeter of the building and porches to provide a safety "buffer" space in case collapse of the framing occurs in the future. Along the north side of the building, the fence will likely be required to be closer to the building (approximately 10 feet away) due to the steep slope conditions. Several trees will be within the fence perimeter and will require coordination with the Tree Protection Plan during installation. Assume two gated locations for maintenance personnel access.
- 2) Remove the existing Redwood tree and Laurel tree that are in poor condition. Prune the Oak trees as outlined in Tree Protection Plan in Arborist report by Kielty Arborist Services (See Exhibit H)
- 3) Nesting bird surveys are required if work takes place between February 15 and August 30.



NOTE 1

NOTE 1



2 3D ISO VIEW

**FLOOR FRAMING PLAN BOD OPTION 1**

1/4" = 1'-0"

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SHEET DESCRIPTION

EXISTING FLOOR PLAN

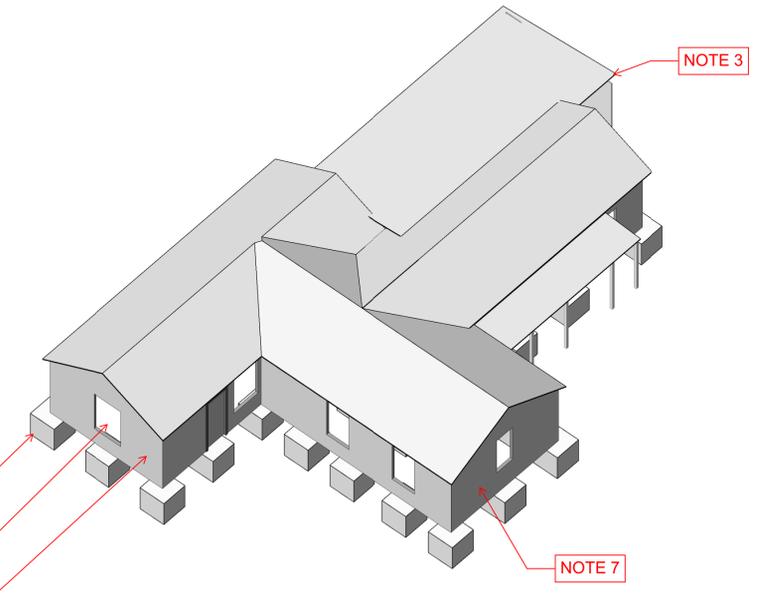
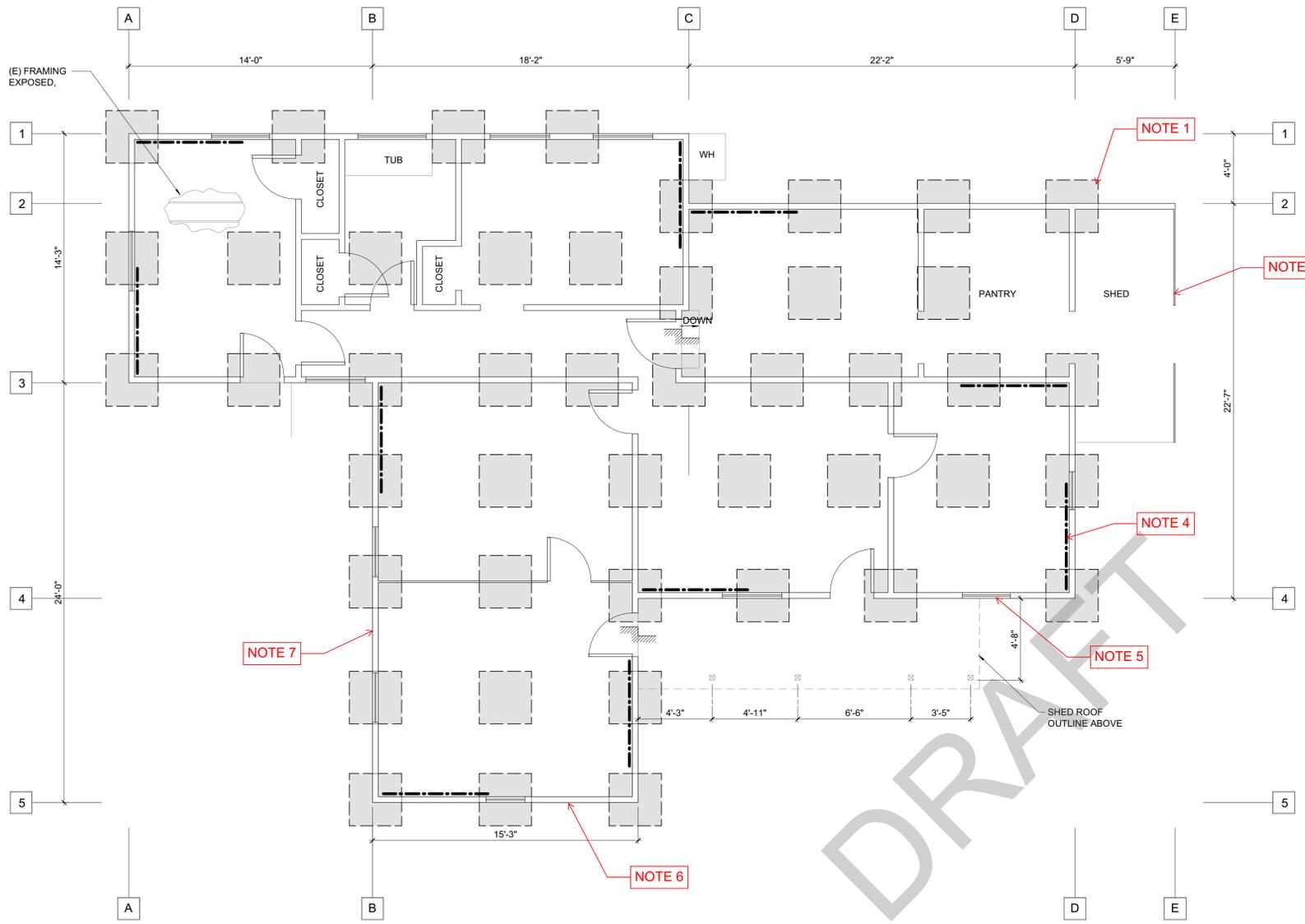
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 PM: SRP

SHEET

**2-S2.1**

**BASIS OF DESIGN: ALTERNATIVE 2**

- 1) Install pressure treated wood cribbing or shims to shore all post and bearing wall locations around perimeter that have observable moisture damage or are no longer in contact with the grade below. Stabilization shoring installed in a minimum 2x pattern per Corp of Engineers (or equivalent) is recommended for the cribbing shores.
- 2) All failed or failing portions of the existing shed roof along the south should be repaired, replaced in-kind or demolished entirely where permissible to minimize area required to be maintained by the District.
- 3) The dilapidated shed at the northeast corner, which appears to not be part of the original construction, should be dismantled and removed.
- 4) Diagonal 2x8 wood bracing with screwed connections should be installed on the interior face of the exterior walls and at cripple walls directly below (assume 10 linear feet along each exterior wall – 100 linear feet total).
- 5) Under this option, if it is not desirable for the perimeter access to the site to be fenced in per Option 1, it is recommended that all 17 existing glazed openings and doors around the exterior of the building should be assumed to be permanently covered with clear Lexan to allow for viewing of the historic interior.
- 6) Remove peeling, loose lead-containing paint from the exterior. Disturbance of lead-containing paints and materials must be conducted in accordance with the requirements of Cal/OSHA (8CCR1532.1) and with the EPA Renovation, Repair and Painting (RRP) Rule. Repaint the exterior to match the original color.
- 7) Areas and/or elements of the building envelope that are deteriorated beyond repair should be replaced in-kind to match the original elements and construction techniques. Character-defining features such as the board-and batten siding, wood windows, and wood doors in particular should be repaired so that the building can best convey its historic form and significance.
- 8) Follow the Mothballing Guidelines outlined in Exhibit G, including:
  - a. Secure the building and its component features to reduce vandalism or break-ins.
  - b. Remove furnishings, trash and stored hazardous materials (i.e. poisons, paints, etc) and ensure it is broom-clean.
  - c. Provide adequate ventilation to the interior.
  - d. Secure or modify utilities and mechanical systems.
  - e. Develop and implement a maintenance and monitoring plan for protection, including
- 9) Remove the existing Redwood tree and Laurel tree that are in poor condition. Prune the Oak trees as outlines in Tree Protection Plan is outlined in Arborist report by Kietly Arborist Services (See Exhibit H)
- 10) Develop a bat roost deterrent plan, including a replacement bat maternity roost habitat, for approval by the California Department of Fish and Wildlife (CDFW), and follow the general bat and woodrat avoidance measures (see Exhibit E).
- 11) Optional: Install motion activated cameras and signage at the site as an additional security measure; include additional maintenance costs for these measures. If internet or cellular service is unavailable, a motion activated camera system may be installed that stores footage on site that may be accessed by District staff in the event of security concerns.
- 12) Nesting bird surveys are required if work takes place between February 15 and August 30



1 3D ISO VIEW

**FLOOR FRAMING PLAN BOD OPTION 2**  
 1/4" = 1'-0"  
 NORTH

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SHEET DESCRIPTION  
**EXISTING ROOF PLAN**

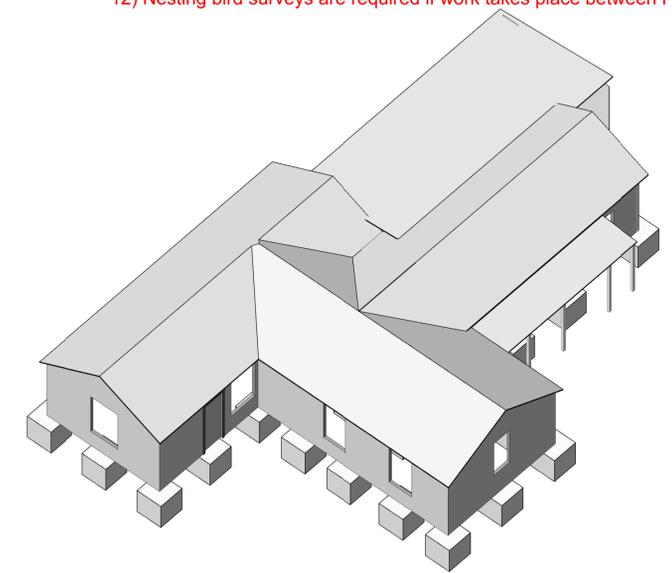
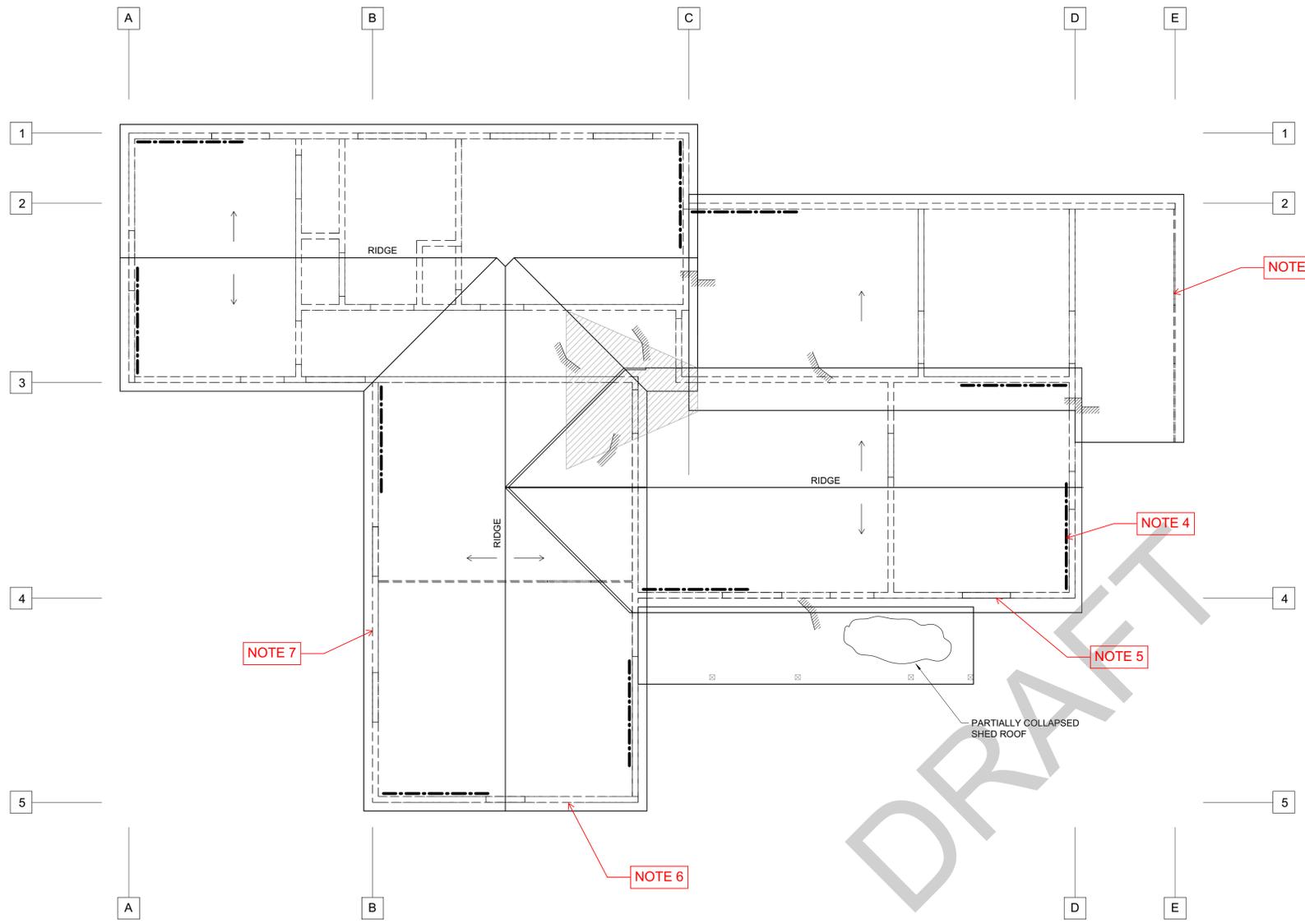
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SHEET

**2-S2.2**

**BASIS OF DESIGN: ALTERNATIVE 2**

- 1) Install pressure treated wood cribbing or shims to shore all post and bearing wall locations around perimeter that have observable moisture damage or are no longer in contact with the grade below. Stabilization shoring installed in a minimum 2x pattern per Corp of Engineers (or equivalent) is recommended for the cribbing shores.
- 2) All failed or failing portions of the existing shed roof along the south should be repaired, replaced in-kind or demolished entirely where permissible to minimize area required to be maintained by the District.
- 3) The dilapidated shed at the northeast corner, which appears to not be part of the original construction, should be dismantled and removed.
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- 5) Under this option, if it is not desirable for the perimeter access to the site to be fenced in per Option 1, it is recommended that all 17 existing glazed openings and doors around the exterior of the building should be assumed to be permanently covered with clear Lexan to allow for viewing of the historic interior.
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- 7) Areas and/or elements of the building envelope that are deteriorated beyond repair should be replaced in-kind to match the original elements and construction techniques. Character-defining features such as the board-and batten siding, wood windows, and wood doors in particular should be repaired so that the building can best convey its historic form and significance.
- 8) Follow the Mothballing Guidelines outlined in Exhibit G, including:
  - a. Secure the building and its component features to reduce vandalism or break-ins.
  - b. Remove furnishings, trash and stored hazardous materials (i.e. poisons, paints, etc) and ensure it is broom-clean.
  - c. Provide adequate ventilation to the interior.
  - d. Secure or modify utilities and mechanical systems.
  - e. Develop and implement a maintenance and monitoring plan for protection, including
- 9) Remove the existing Redwood tree and Laurel tree that are in poor condition. Prune the Oak trees as outlines in Tree Protection Plan is outlined in Arborist report by Kiely Arborist Services (See Exhibit H)
- 10) Develop a bat roost deterrent plan, including a replacement bat maternity roost habitat, for approval by the California Department of Fish and Wildlife (CDFW), and follow the general bat and woodrat avoidance measures (see Exhibit E).
- 11) Optional: Install motion activated cameras and signage at the site as an additional security measure; include additional maintenance costs for these measures. If internet or cellular service is unavailable, a motion activated camera system may be installed that stores footage on site that may be accessed by District staff in the event of security concerns.
- 12) Nesting bird surveys are required if work takes place between February 15 and August 30.



**ROOF FRAMING PLAN BOD OPTION 2**

1/4" = 1'-0"

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 LOS GATOS, CA

SHEET DESCRIPTION  
 EXISTING FLOOR PLAN

ENGR: SRP      DATE: NOV 22, 2019  
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SHEET

**3-S2.1**

**BASIS OF DESIGN: ALTERNATIVE 3**

1) While the Beatty Property Home is currently unoccupied, the Basis of Design assumes that the current occupancy is classified as Residential and is proposed to be used as a limited retreat. The maximum occupancy of the structure was not investigated but assumed to be (5) based on the number of bedrooms.

2) Provide new structural members including:  
 a) New concrete foundation: perimeter strip footing, interior strip footing, interior spread footings  
 b) Crawlspace framing: replace existing interior posts, install perimeter cripple wall studs and plywood wall sheathing.  
 c) Roof framing: replace existing planking with plywood sheathing, install new ridge boards and blocking, reinforce existing collar ties, replace failed members in kind, install new roofing.  
 d) Wall framing: install plywood wall sheathing on interior at portions of perimeter wall, install new perimeter stud wall framing at portions of perimeter wall, install holdowns at new plywood wall segment ends  
 e) Floor framing: replace missing or damage floor planking, install framing hardware, reinforce existing floor girders

3) Secretary of the Interior's Standards are the most appropriate basis for this proposed project alternative.

4) Dismantle and remove the dilapidated shed at the northeast corner, which appears to not be part of the original construction.

5) Remove the asbestos-containing material and lead-containing paint in accordance with provisions specified in the Asbestos and Lead Survey (Exhibit D).

6) In addition to the general repairs that would be required to address the deterioration of various building components noted in the Conditions Assessment and the repair work described in Option 2, the following work should be anticipated for cost estimation purposes:

- a) Upgrade and reconnect plumbing and electrical service.
- b) Construct a new septic and potable water system. A well was observed approximately 200 feet southeast of the building but was not investigated and consumption safety is uncertain. The well will require testing to determine continued use.
- c) Install new flooring and toilet, lavatory, and shower/bath in the bathroom.
- d) Assuming a functional kitchen is desired for the new uses, install new cabinetry, a new sink and fixtures, and a new oven and stove.

7) Additional annual maintenance costs will include, but is not limited to, access maintenance, utilities (power, trash, etc.), pest and rodent management, tree maintenance, security and insurance.

8) A formal accessibility review was not part of the scope of this investigation; however, the following items were not compliant with the Building Code and should thoughtfully be designed for to not compromise the character-defining features of the building:

- a) None of the existing doors are level with exterior grade
- b) Clear space at building doors is less than the 29-1/2" allowed by Code
- c) There are multiple level changes of at least one step inside the building

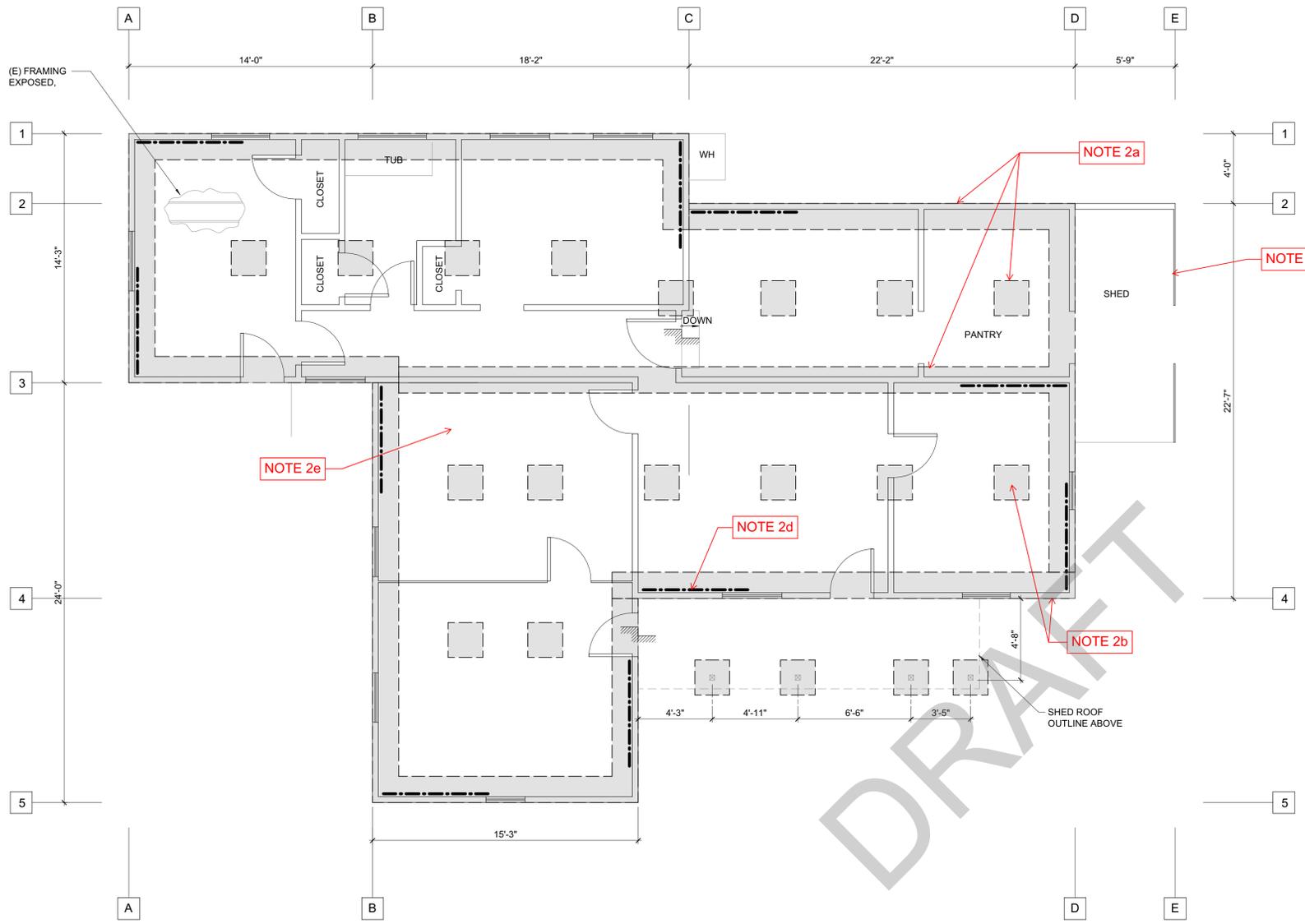
9) Remove the existing Redwood tree and Laurel tree that are in poor condition. Prune the Oak trees as outlines in Tree Protection Plan is outlined in Arborist report by Kiely Arborist Services (See Exhibit H).

10) Remove wildlife waste products.

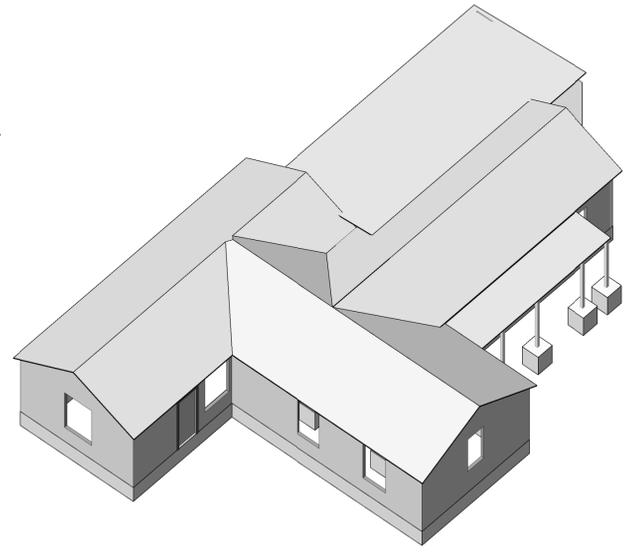
11) Develop a bat roost deterrent plan, including a replacement bat maternity roost habitat, for approval by the California Department of Fish and Wildlife (CDFW), and follow the general bat and woodrat avoidance measures (see Exhibit E).

12) Optional: Install motion activated cameras and signage at the site as an additional security measure; include additional maintenance costs for these measures. If internet or cellular service is unavailable, a motion activated camera system may be installed that stores footage on site that may be accessed by District staff in the event of security concerns.

13) Nesting bird surveys are required if work takes place between February 15 and August 30



**FLOOR FRAMING PLAN BOD OPTION 3**  
 1/4" = 1'-0"



2 3D ISO VIEW

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 LOS GATOS, CA

SHEET DESCRIPTION

**EXISTING ROOF PLAN**

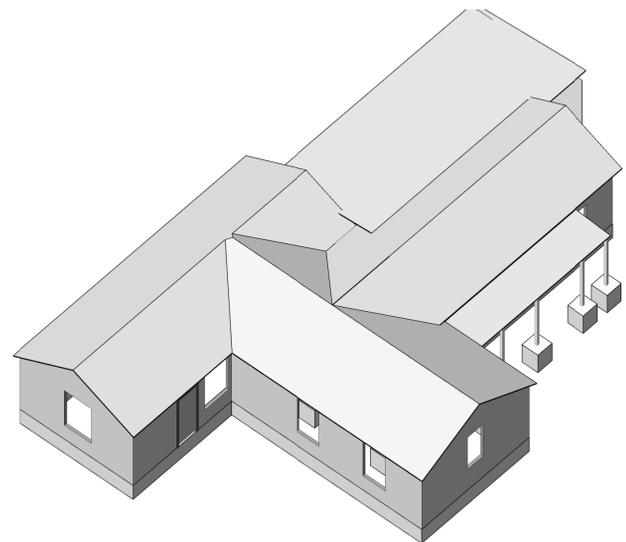
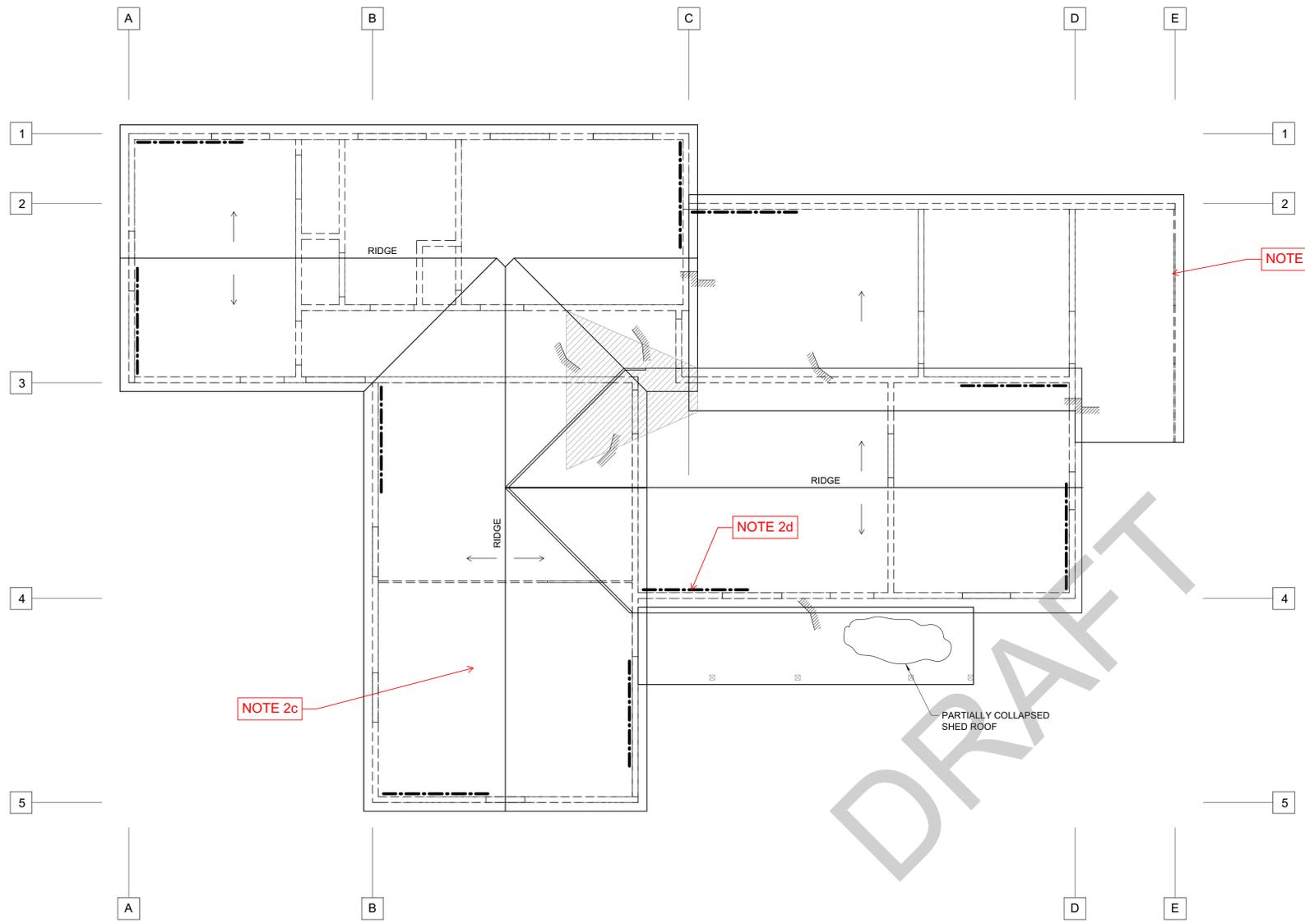
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SHEET

**3-S2.2**

**BASIS OF DESIGN: ALTERNATIVE 3**

- 1) While the Beatty Property Home is currently unoccupied, the Basis of Design assumes that the current occupancy is classified as Residential and is proposed to be used as a limited retreat. The maximum occupancy of the structure was not investigated but assumed to be (5) based on the number of bedrooms.
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  - a) New concrete foundation: perimeter strip footing, interior strip footing, interior spread footings
  - b) Crawlspace framing: replace existing interior posts, install perimeter cripple wall studs and plywood wall sheathing.
  - c) Roof framing: replace existing planking with plywood sheathing, install new ridge boards and blocking, reinforce existing collar ties, replace failed members in kind, install new roofing.
  - d) Wall framing: install plywood wall sheathing on interior at portions of perimeter wall, install new perimeter stud wall framing at portions of perimeter wall, install holdowns at new plywood wall segment ends
  - e) Floor framing: replace missing or damage floor planking, install framing hardware, reinforce existing floor girders
- 3) Secretary of the Interior's Standards are the most appropriate basis for this proposed project alternative.
- 4) Dismantle and remove the dilapidated shed at the northeast corner, which appears to not be part of the original construction.
- 5) Remove the asbestos-containing material and lead-containing paint in accordance with provisions specified in the Asbestos and Lead Survey (Exhibit D).
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  - b) Construct a new septic and potable water system. A well was observed approximately 200 feet southeast of the building but was not investigated and consumption safety is uncertain. The well will require testing to determine continued use.
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  - d) Assuming a functional kitchen is desired for the new uses, install new cabinetry, a new sink and fixtures, and a new oven and stove.
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  - b) Clear space at building doors is less than the 29-1/2" allowed by Code
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2 .3D ISO VIEW

 **ROOF FRAMING PLAN BOD OPTION 3**  
 1/4" = 1'-0"

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 EXISTING FLOOR PLAN

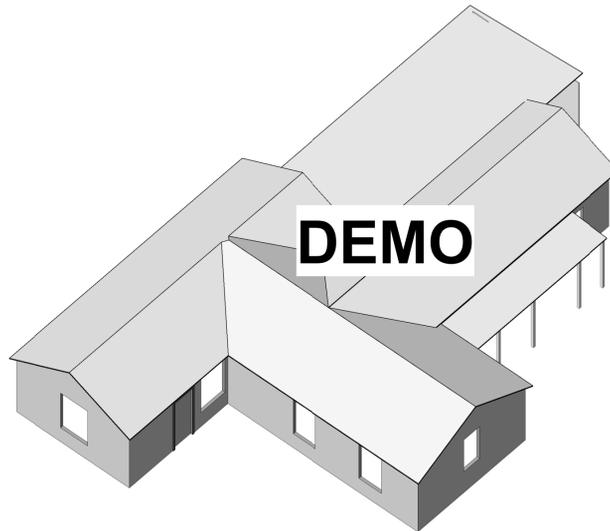
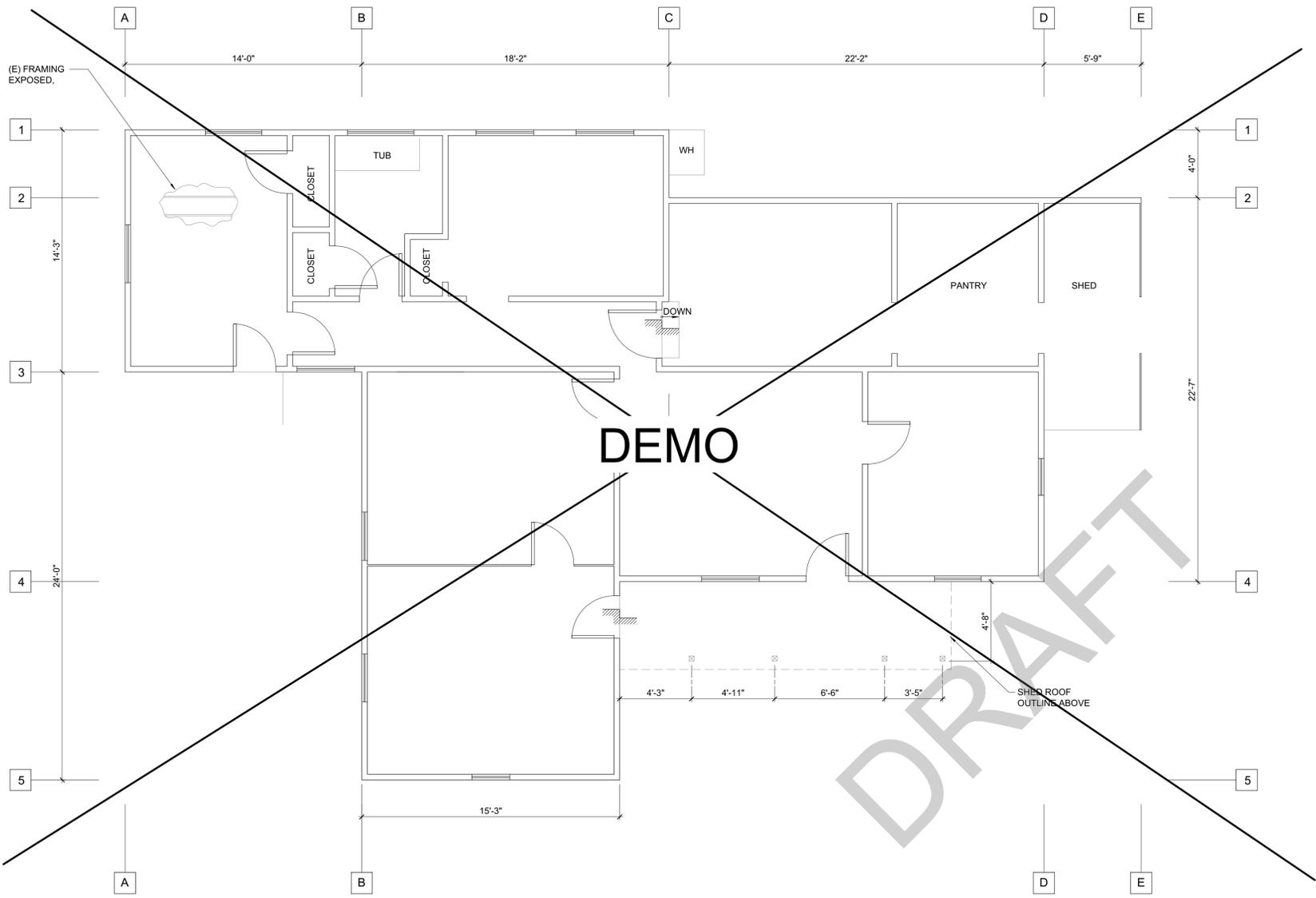
ENGR: SRP      DATE: NOV 22, 2019  
 PM: SRP

SHEET

**4-S2.1**

**BASIS OF DESIGN: ALTERNATIVE 4**

- 1) Demolishing the structure, which has been determined an historic resource, may require additional processes to obtain demolition permits.
- 2) Removal of all hazardous materials prior to demolition of the building (See Exhibit D).
- 3) The site landscaping would be rehabilitated to return it as close as possible to its original condition prior to the construction of the building.
- 4) Installation of interpretive features (signage) documenting the pre-demo site conditions and previous use and inhabitants of the site.
- 5) The demolition option is being requested pending completion of regulatory approval for cost estimation purposes only.
- 6) Complete removal of the building would result in the lowest continued annual maintenance costs for this site, but the feasibility of this option is dependent upon regulatory approval process.
- 7) Nesting bird surveys are required if work takes place between February 15 and August 30



**FLOOR FRAMING PLAN BOD OPTION 4**

1/4" = 1'-0"

C:\revit\_local\R2019\19235\_Sierra\_Beatty\_Home\_S19C\_ideas@zfa.com.vit

11/22/2019 2:07:34 PM

**PRINT TO 11x17**

2 3D ISO VIEW

**BASIS OF DESIGN DOCUMENT - NOT FOR CONSTRUCTION**

***APPENDIX C – SUMMARY DATA SHEET***

DRAFT

## Summary Data Sheet

### BUILDING DATA

Building Name: Beatty Property Home Date: 10/17/19  
 Building Address: 17820 Alma Road in Santa Clara County, Sierra Azul Preserve Open Space  
 Latitude: 37.1908 Longitude: -121.9856 By: \_\_\_\_\_  
 Year Built: 1866-1877 Year(s) Remodeled: N/A Original Design Code: None  
 Area (sf): 1,440 Length (ft): 55 Width (ft): 38  
 No. of Stories: 1 Story Height (ft): 8 Total Height (ft): 12

USE  Industrial  Office  Warehouse  Hospital  Residential  Educational  Other:

### CONSTRUCTION DATA

Gravity Load Structural System: Wood sheathing, joists, girders.  
 Exterior Transverse Walls: Wood framed Openings? Yes  
 Exterior Longitudinal Walls: Wood framed Openings? Yes  
 Roof Materials/Framing: See gravity load system.  
 Intermediate Floors/Framing: N/A  
 Ground Floor: Wood planking, wood joists, wood girders  
 Columns: Wood posts Foundation: Wood sleepers  
 General Condition of Structure: Poor  
 Levels Below Grade? none  
 Special Features and Comments: \_\_\_\_\_

### LATERAL-FORCE-RESISTING SYSTEM

	Longitudinal	Transverse
System:	<u>Wood siding shear walls</u>	<u>Wood siding shear walls</u>
Vertical Elements:	<u>Wood siding</u>	<u>Wood siding</u>
Diaphragms:	<u>1x horizontal lumber sheathing</u>	<u>1x horizontal lumber sheathing</u>
Connections:	<u>Toenails</u>	<u>Toenails</u>

### EVALUATION DATA

BSE-1N Spectral Response Accelerations:  $S_{DS}= 1.554$   $S_{D1}= 0.962$   
 Soil Factors: Class= C  $F_a= 1.0$   $F_v= 1.3$   
 BSE-1E Spectral Response Accelerations:  $S_{X5}= 2.777$   $S_{X1}= 1.283$   
 Level of Seismicity: BSE-2E Performance Level: S-5  
 Building Period:  $T= 0.112$   
 Spectral Acceleration:  $S_a= 1.27g$   
 Modification Factor:  $C_m C_1 C_2= 1.300$  Building Weight:  $W= 32$  kips  
 Pseudo Lateral Force:  $V=C_m C_1 C_2 S_a W= 53$  kips

---

**BUILDING CLASSIFICATION:** W2 – Wood Frames Commercial and Industrial


---

<b>REQUIRED TIER 1 CHECKLISTS</b>	Yes	No
Basic Configuration Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Type W2 Structural Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonstructural Component Checklist	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**FURTHER EVALUATION REQUIREMENT:** Tier 2 analysis on (11) structural deficiencies


---

### Material Properties

To account for uncertainty in the as-built data, a knowledge factor,  $\kappa$ , is determined according to ASCE 41 Table 6-1. Where material properties are not listed in existing construction documents, a knowledge factor of  $\kappa=0.75$  shall be applied to the component capacities for deformation-controlled and force-controlled actions.

			<i>Default Value per ASCE 41, 4.2.3?</i>	<i>Alternate Value Source?</i>
<i>Concrete</i>			Table (4-2)	
Foundation Footings:	$f_c=$	2,000 psi	<input checked="" type="checkbox"/>	
Slabs:	$f_c=$	2,000 psi	<input checked="" type="checkbox"/>	
<i>Reinforcing Steel</i>			Table (4-3)	
#3 Bars:	$f_y=$	40,000 psi	<input checked="" type="checkbox"/>	
#4 Bars and Larger:	$f_y=$	40,000 psi	<input checked="" type="checkbox"/>	
<i>Carpentry</i>				
Wall studs and light Framing Members		Unknown		
Sheathing – Horizontal 1x lumber				
Sawn Lumber Posts, Timbers, beams and Stringers	Construction Grade			

***APPENDIX D – TIER 1 CHECKLISTS AND  
STRUCTURAL CALCULATIONS***

DRAFT

**TIER 1 CHECKLISTS**

**Table 17-1. Very Low Seismicity Checklist**

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

*Structural Components*

<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>LOAD PATH:</b> The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)</p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>WALL ANCHORAGE:</b> Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have adequate strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7. (Commentary: Sec. A.5.1.1. Tier 2: Sec. 5.7.1.1)</p>



**TIER 1 CHECKLISTS**

**Table 17-2. Collapse Prevention Basic Configuration Checklist**

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

**Low Seismicity**

*Building System—General*

<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<i>LOAD PATH:</i> The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation. (Commentary: Sec. A.2.1.1. Tier 2: Sec. 5.4.1.1)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>ADJACENT BUILDINGS:</i> The clear distance between the building being evaluated and any adjacent building is greater than 0.25% of the height of the shorter building in low seismicity, 0.5% in moderate seismicity, and 1.5% in high seismicity. (Commentary: Sec. A.2.1.2. Tier 2: Sec. 5.4.1.2)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>MEZZANINES:</i> Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: Sec. A.2.1.3. Tier 2: Sec. 5.4.1.3)

*Building System—Building Configuration*

<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>WEAK STORY:</i> The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above. (Commentary: Sec. A.2.2.2. Tier 2: Sec. 5.4.2.1)  <b>Inadequate number of bays of braced frames are provided. Due lack of redundancy, further evaluation of the braced frames is required to ensure structural adequacy.</b>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>SOFT STORY:</i> The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above. (Commentary: Sec. A.2.2.3. Tier 2: Sec. 5.4.2.2)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>VERTICAL IRREGULARITIES:</i> All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: Sec. A.2.2.4. Tier 2: Sec. 5.4.2.3)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>GEOMETRY:</i> There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines. (Commentary: Sec. A.2.2.5. Tier 2: Sec. 5.4.2.4)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>MASS:</i> There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: Sec. A.2.2.6. Tier 2: Sec. 5.4.2.5)
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<i>TORSION:</i> The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension. (Commentary: Sec. A.2.2.7. Tier 2: Sec. 5.4.2.6)

**Moderate Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)**

*Geologic Site Hazards*

**TIER 1 CHECKLISTS**

**Table 17-2. Collapse Prevention Basic Configuration Checklist**

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

<input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>LIQUEFACTION:</b> Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building. (Commentary: Sec. A.6.1.1. Tier 2: 5.4.3.1)</p>
<input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>SLOPE FAILURE:</b> The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure. (Commentary: Sec. A.6.1.2. Tier 2: 5.4.3.1)</p>
<input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>SURFACE FAULT RUPTURE:</b> Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: Sec. A.6.1.3. Tier 2: 5.4.3.1)</p>

**High Seismicity (Complete the Following Items in Addition to the Items for Moderate Seismicity)**

*Foundation Configuration*

<input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>OVERTURNING:</b> The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than 0.6S<sub>a</sub>. (Commentary: Sec. A.6.2.1. Tier 2: Sec. 5.4.3.3)</p>
<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>TIES BETWEEN FOUNDATION ELEMENTS:</b> The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C. (Commentary: Sec. A.6.2.2. Tier 2: Sec. 5.4.3.4)</p>

**TIER 1 CHECKLISTS**

**Table 17-4. Collapse Prevention Structural Checklist for Building Types W1 and W1a**

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

**Low and Moderate Seismicity  
Seismic-Force-Resisting System**

<input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>REDUNDANCY:</b> The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: Sec. A.3.2.1.1. Tier 2: Sec. 5.5.1.1)</p> <p><b>Non Compliant below the ground floor</b></p>
<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>SHEAR STRESS CHECK:</b> The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1. Tier 2: Sec. 5.5.3.1.1):</p> <p>Structural panel sheathing    1,000 lb/ft Diagonal sheathing            700 lb/ft Straight sheathing              100 lb/ft All other conditions            100 lb/ft</p> <p><b>By observation no shear walls at crawl space</b></p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>STUCCO (EXTERIOR PLASTER) SHEAR WALLS:</b> Multi-story buildings do not rely on exterior stucco walls as the primary seismic-force-resisting system. (Commentary: Sec. A.3.2.7.2. Tier 2: Sec. 5.5.3.6.1)</p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>GYPSUM WALLBOARD OR PLASTER SHEAR WALLS:</b> Interior plaster or gypsum wallboard is not used for shear walls on buildings more than one story high with the exception of the uppermost level of a multi-story building. (Commentary: Sec. A.3.2.7.3. Tier 2: Sec. 5.5.3.6.1)</p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>NARROW WOOD SHEAR WALLS:</b> Narrow wood shear walls with an aspect ratio greater than 2-to-1 are not used to resist seismic forces. (Commentary: Sec. A.3.2.7.4. Tier 2: Sec. 5.5.3.6.1)</p>
<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>WALLS CONNECTED THROUGH FLOORS:</b> Shear walls have an interconnection between stories to transfer overturning and shear forces through the floor. (Commentary: Sec. A.3.2.7.5. Tier 2: Sec. 5.5.3.6.2)</p> <p><b>No positive connection of walls thru floor level are evident</b></p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>HILLSIDE SITE:</b> For structures that are taller on at least one side by more than one-half story because of a sloping site, all shear walls on the downhill slope have an aspect ratio less than 1-to-1. (Commentary: Sec. A.3.2.7.6. Tier 2: Sec. 5.5.3.6.3)</p> <p><b>No shear walls present</b></p>
<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>CRIPPLE WALLS:</b> Cripple walls below first-floor-level shear walls are braced to the foundation with wood structural panels. (Commentary: Sec. A.3.2.7.7. Tier 2: Sec. 5.5.3.6.4)</p> <p><b>No shear walls present</b></p>
<input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>OPENINGS:</b> Walls with openings greater than 80% of the length are braced with wood structural panel shear walls with aspect ratios of not more than 1.5-to-1 or are supported by adjacent construction through positive ties capable of transferring the seismic forces. (Commentary: Sec. A.3.2.7.8. Tier 2: Sec. 5.5.3.6.5)</p>

**Connections**

<input type="checkbox"/> C <input checked="" type="checkbox"/> NC <input type="checkbox"/> N/A <input type="checkbox"/> U	<p><b>WOOD POSTS:</b> There is a positive connection of wood posts to the foundation. (Commentary: Sec. A.5.3.3. Tier 2: Sec. 5.7.3.3)</p> <p><b>None present by observation</b></p>
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**TIER 1 CHECKLISTS**

**Table 17-4. Collapse Prevention Structural Checklist for Building Types W1 and W1a**

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

<input type="checkbox"/> C	<input checked="" type="checkbox"/> NC	<input type="checkbox"/> N/A	<input type="checkbox"/> U	WOOD SILLS: All wood sills are bolted to the foundation. (Commentary: Sec. A.5.3.4. Tier 2: Sec. 5.7.3.3) <b>None present by observation</b>
<input type="checkbox"/> C	<input checked="" type="checkbox"/> NC	<input type="checkbox"/> N/A	<input type="checkbox"/> U	GIRDER/COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support. (Commentary: Sec. A.5.4.1. Tier 2: Sec. 5.7.4.1) <b>None present by observation</b>

**High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)**

*Connections*

<input type="checkbox"/> C	<input checked="" type="checkbox"/> NC	<input type="checkbox"/> N/A	<input type="checkbox"/> U	WOOD SILL BOLTS: Sill bolts are spaced at 6 ft or less with proper edge and end distance provided for wood and concrete. (Commentary: Sec. A.5.3.7. Tier 2: Sec. 5.7.3.3) <b>None present by observation</b>
----------------------------	--	------------------------------	----------------------------	---

*Diaphragms*

<input type="checkbox"/> C	<input type="checkbox"/> NC	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> U	DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: Sec. A.4.1.1. Tier 2: Sec. 5.6.1.1)
<input type="checkbox"/> C	<input checked="" type="checkbox"/> NC	<input type="checkbox"/> N/A	<input type="checkbox"/> U	ROOF CHORD CONTINUITY: All chord elements are continuous, regardless of changes in roof elevation. (Commentary: Sec. A.4.1.3. Tier 2: Sec. 5.6.1.1)
<input checked="" type="checkbox"/> C	<input type="checkbox"/> NC	<input type="checkbox"/> N/A	<input type="checkbox"/> U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: Sec. A.4.2.1. Tier 2: Sec. 5.6.2)
<input type="checkbox"/> C	<input type="checkbox"/> NC	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> U	SPANS: All wood diaphragms with spans greater than 24 ft consist of wood structural panels or diagonal sheathing. (Commentary: Sec. A.4.2.2. Tier 2: Sec. 5.6.2) <b>Only Horiz. Lumber sheathing is present, no diagonal lumber or structural panels used in existing diaphragm construction.</b>
<input type="checkbox"/> C	<input type="checkbox"/> NC	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft and shall have aspect ratios less than or equal to 4-to-1. (Commentary: Sec. A.4.2.3. Tier 2: Sec. 5.6.2)
<input type="checkbox"/> C	<input type="checkbox"/> NC	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: Sec. A.4.7.1. Tier 2: Sec. 5.6.5)

**SEISMIC HAZARD ANALYSIS**

ASCE 41-17 §2.4

**Site Coordinates**

Latitude = 37.1908 deg Beatty Property Home Condition Assessment  
Longitude = -121.9856 deg Santa Clara County

**Spectral Response Acceleration Parameters**

ASCE 41-17 §2.4.1.4

Site Class = **C** Site Soil Classification  
 $S_s = 1.058$  g Mapped Short-period Spectral Response Acceleration  
 $S_1 = 0.378$  g Mapped 1-sec period Spectral Response Acceleration  
 $S_{xs} = 1.270$  g Short-period Spectral Response Acceleration at BSE-1E  
 $S_{x1} = 0.567$  g 1-sec period Spectral Response Acceleration at BSE-1E

**SEISMIC FORCE**

ASCE 41-17 §4.5.2

**Building Properties**

Type N/S = **W1** Building Type in North-South Direction ASCE 41-17 Table 3-1  
 Type E/W = **W1** Building Type in East-West Direction ASCE 41-17 Table 3-1  
 Height,  $h_n = 10.00$  ft Height above base to roof level  
 Stories = **1** Number of stories  
 Weight N/S = **32.0** k Seismic Weight of Building in North-South Direction  
 Weight E/W = **32.0** k Seismic Weight of Building in East-West Direction

**Building Period**

ASCE 41-17 §4.5.2.4

North-South Direction:

$C_t = 0.02$  Period Adjustment Factor  
 $\beta = 0.75$  Empirical Fundamental Period Adjustment Factor  
 $T = 0.112$  sec Fundamental Period  $= C_t * h_n^\beta$

East-West Direction:

$C_t = 0.02$  Period Adjustment Factor  
 $\beta = 0.75$  Empirical Fundamental Period Adjustment Factor  
 $T = 0.112$  sec Fundamental Period  $= C_t * h_n^\beta$

**Pseudo-Seismic Force**

ASCE 41-17 §4.5.2.1

North-South Direction:

$S_a = 1.27$  g Spectral Response Acceleration  $= S_{x1}/T < S_{xs}$   
 $C = 1.30$  Modification Factor Table 4-8  
 $V = 1.65$  \*W Pseudo-Seismic Force in Terms of Weight  $= C * S_a * W$   
 $V = 52.8$  k Pseudo-Seismic Force

East-West Direction:

$S_a = 1.27$  g Spectral Response Acceleration  $= S_{x1}/T < S_{xs}$   
 $C = 1.30$  Modification Factor Table 4-8  
 $V = 1.65$  \*W Pseudo-Seismic Force in Terms of Weight  $= C * S_a * W$   
 $V = 52.8$  k Pseudo-Seismic Force

**WOOD SHEAR WALL SHEAR STRESS CHECK**

ASCE 41-13 §A.3.2.7.1

The shear stress in the shear walls, calculated using the Quick Check procedure of Section 4.5.3.3, is less than the following values (Commentary: Sec. A.3.2.7.1, Tier 2: Sec. 5.5.3.1.1):

**Definition:**

Wood Shear Wall Shear Capacity	
Structural panel sheathing	1000 plf
Diagonal sheathing	700 plf
Straight sheathing	100 plf
All other conditions	100 plf

P.O. = CP Performance objective

Sheathing = Straight sheathing

$V_{cap}$  = 100 plf Shear capacity of shear wall

$v_j^{avg}$  =  $(1 / M_s) (V_j / L_{net})$  Average shear stress in shear walls

$V_j$  = Story shear at level j

$L_{wall}$  = Total length of shear wall

$L_{opngs}$  = Total length of openings in shear wall

$L_{net}$  = Net length of shear wall

$M_s$  = 4.00 System modification factor per Table 4-9

**North-South**

Level	Gridline	$V_j$ k	$L_{wall}$ ft	$L_{opngs}$ ft	$L_{net}$ ft	$v_j^{avg}$ plf	DCR
Level 1	1	2.6	32.0	14.0	18.0		
	2	13.6	28.0	0.0	28.0		
	3	20.6	54.0	7.0	47.0		
	4	12.8	25.0	9.0	16.0		
	5	3.3	15.0	3.5	11.5		
	6				0.0		
<b>TOTAL</b>		<b>52.8</b>	<b>154.0</b>	<b>33.5</b>	<b>120.5</b>	<b>110</b>	<b>1.10</b>

***EXHIBIT C***

*Geotechnical Investigation*  
by Romig Engineers

DRAFT



## GEOTECHNICAL INVESTIGATION

BEATTY PROPERTY HOME STRUCTURAL STABILIZATION  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
SIERRA AZUL PRESERVE  
SANTA CLARA COUNTY, CALIFORNIA

Prepared for  
ZFA Structural Engineers  
1390 El Camino Real, Suite 100  
San Carlos, California 94070

October 2019

Project No. 4907-3



October 11, 2019  
4907-2

**ZFA Structural Engineers**  
1390 El Camino Real, Suite 100  
San Carlos, California 94070

**RE: GEOTECHNICAL INVESTIGATION  
STRUCTURAL STABILIZATION  
BEATTY PROPERTY HOME  
MIDPENINSULA REGIONAL OPEN SPACE  
DISTRICT - SIERRA AZUL PRESERVE  
SANTA CLARA COUNTY, CALIFORNIA**

Attention: Mr. Steve Patton, P.E.

Gentlemen:

In accordance with your request, we have performed a geotechnical investigation for the structural stabilization of the Beatty property home located in the Midpeninsula Regional Open Space District Sierra Azul Preserve in an unincorporated area of Santa Clara County near Los Gatos, California. The accompanying report summarizes the results of our field exploration, laboratory testing, and engineering analysis, and presents geotechnical recommendations for the proposed improvements.

We refer you to the text of our report for specific recommendations.

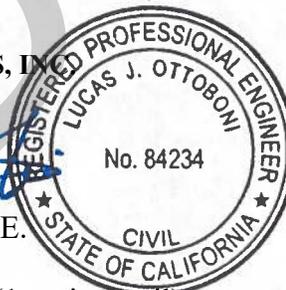
Thank you for the opportunity to work with you on this project. If you have any questions or comments concerning the findings or recommendations from our investigation, please call.

Very truly yours,

**ROMIG ENGINEERS, INC.**

*Lucas J. Ottoboni*

Lucas J. Ottoboni, P.E.



*Glenn A. Romig*

Glenn A. Romig, P.E., G.E.



Copies: Addressee (1 + via email)  
Midpeninsula Regional Open Space District (via email)  
Attn: Ms. Tanisha Werner

GAR:LO:pf

**GEOTECHNICAL INVESTIGATION  
STRUCTURAL STABILIZATION – BEATTY PROPERTY HOME  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
SANTA CLARA COUNTY, CALIFORNIA**

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**OCTOBER 2019**



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**GEOTECHNICAL INVESTIGATION  
FOR  
STRUCTURAL STABILIZATION – BEATTY PROPERTY HOME  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
SANTA CLARA COUNTY, CALIFORNIA**

## **INTRODUCTION**

This report presents the results of our geotechnical investigation for the proposed structural stabilization of the Beatty property home located in the Midpeninsula Regional Open Space District Sierra Azul Preserve in an unincorporated area of Santa Clara County near Los Gatos, California. The location of the site is shown on the Vicinity Map, Figure 1. The purpose of this investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for the proposed improvements.

### **Project Description**

The project consists of improving or abandoning the Beatty property home in the Midpeninsula Regional Open Space District Sierra Azul Preserve. Since the options to abandon the structure will not require engineering solutions, those options have not been addressed in our report. If improved, the existing structure will either be stabilized to allow for exterior viewing only or as a limited use retreat. We also note that it is possible that the structure may be relocated. If this option is explored, we should be contacted to update our report, as the recommendations in this report only apply to the structure where it exists currently.

### **Scope of Work**

The scope of our work for this investigation was presented in our agreement with ZFA Structural Engineers, dated June 25, 2019. In order to accomplish our investigation, we performed the following work.

- Review of geologic, geotechnical, and seismic conditions in the vicinity of the site.
- Subsurface exploration consisting of drilling and logging three exploratory borings near the existing structure.
- Laboratory testing of selected samples to aid in soil classification and to help evaluate the engineering properties of the soil and bedrock encountered at the site.

- Engineering analysis and evaluation of surface and subsurface data to develop earthwork guidelines and foundation design criteria for the project.
- Preparation of this report presenting our findings, conclusions, and geotechnical recommendations for the proposed improvements.

### **Limitations**

This report has been prepared for the exclusive use of ZFA Structural Engineers for specific application to developing geotechnical design criteria for the proposed structural stabilization of the Beatty property home located in the Midpeninsula Regional Open Space District Sierra Azul Preserve in an unincorporated area of Santa Clara County near Los Gatos, California. We make no warranty, expressed or implied, for the services performed for this project. Our services have been performed in accordance with the geotechnical engineering principles generally accepted at this time and location. This report was prepared to provide engineering opinions and recommendations only. In the event there are any changes in the nature, design, or location of the project, or if any future improvements are planned, the conclusions and recommendations presented in this report should not be considered valid unless: 1) the project changes are reviewed by us, and; 2) the conclusions and recommendations presented in this report are modified or verified in writing.

The analysis, conclusions, and recommendations presented in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of readily available reports relevant to the site conditions; and laboratory test results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes occur, we should be advised so that we can review our report in light of those changes.

### **SITE EXPLORATION AND RECONNAISSANCE**

Site reconnaissance and subsurface exploration were performed on September 9, 2019. Subsurface exploration was performed using portable Minuteman drilling and sampling equipment. Three exploratory borings were advanced to sampler refusal conditions at depths of 7.8 to 10 feet. The locations of the borings are shown on the Site Plan, Figure 2. The boring logs and the results of our laboratory tests performed on samples collected during our investigation are attached in Appendices A and B, respectively.

### **Surface Conditions**

The site is located within the Sierra Azul Open Space Preserve east of the Lexington Reservoir east of Alma Bridge Road. At the time of our investigation, the site was occupied by a single-story residence with wood-siding exterior. The area immediately surrounding the residence was vegetated with native grasses and medium to larger trees.

The residence was situated on a relatively flat pad which sloped down gently to the west. Beyond the relatively flat pad (about 15 to 20 feet away from the perimeter of the residence), the site slopes down to the north and south sides at a declination of about 3:1 to 2:1 (horizontal:vertical). At the west side, an over-steepened road cut slopes down to Alma Bridge Road at a declination of about 1.5: to 1:1 (horizontal:vertical).

The residence appeared to be supported on wood foundations at the perimeter and interior which were in direct contact with the earth. The existing residence was generally in poor condition with some of the wood siding and wood flooring observed to be deteriorating. The wood members in direct contact with the earth appeared to be rotted/deteriorating/weak.

### **Subsurface Conditions**

At the location of our exploratory borings, we generally encountered claystone and sandstone bedrock of the Santa Clara Formation which extended to the maximum depths explored of 8 feet, 7.8 feet, 10 feet in Borings EB-1, EB-2, and EB-3. We also note that we encountered 3 feet of clayey sand in the upper portion of Boring EB-1.

A free-swell test performed on a sample of bedrock obtained in Boring EB-3 indicated a free swell value of 40 percent. This free-swell test result along with our experience suggests the bedrock tested has a low potential for expansion.

### **Ground Water**

Free ground water was not encountered in the borings during our investigation. The borings were backfilled with grout immediately after drilling and sampling was completed; therefore, a stabilized ground water level was not obtained. Please be cautioned that fluctuations in the level of ground water can occur due to variations in rainfall, landscaping, underground drainage patterns, and other factors. It is also possible and perhaps even likely that perched ground water conditions could develop in the soils and near the surface of the bedrock during and after significant rainfall or due to landscape watering at the property and the upslope areas.

## **GEOLOGIC SETTING**

We have briefly reviewed our local experience and the geologic literature pertinent to the general site area. The information reviewed indicates that the site is located in a chaotic geologic setting mapped as being underlain by undivided alluvial terrace deposits (Qt), Santa Clara Formation bedrock (QTsc) and Mélange of the Central belt (fm), McLaughlin et al. (2001).

The alluvial terrace deposits are expected to consist of boulders, gravel, sand, silt, and soil deposited in stream and alluvial fan settings. The Santa Clara Formation bedrock is described as consisting of sandstone and siltstone and locally includes thinly bedded mudstone. The Mélange is described as consisting of a matrix of sheared argillite and lithic metasandstone metamorphosed to pumpellyite- and locally to lawsonite-bearing assemblages. The mélangé matrix typically exhibits a weak to moderate clastic structure and may also include chert, limestone, and mafic igneous rocks. The geology of the site vicinity is shown on the Vicinity Geologic Map, Figure 3.

The lot and immediate site vicinity are located in a moderately sloping hillside area east of the Lexington Reservoir at an elevation of approximately 700 feet above sea level, Figure 1.

### **Faulting and Seismicity**

There are no mapped through-going faults within or adjacent to the site and the site is not located within a State of California Earthquake Fault Zone (formerly known as a Special Studies Zone), an area where the potential for fault rupture is considered probable. The closest active fault is the San Andreas fault, which is located approximately 1.4 miles southwest of the property. Thus, the likelihood of surface rupture occurring from active faulting at the site is low.

In addition, we note that the site is located in a Santa Clara County fault zone due to the proximity of the Lexington fault. Based on Cross Section D-D prepared by McLaughlin et al. (2001), the site appears to be located west of the interpreted fault. Since the project scope does not include an increase in size or footprint of the structure, but instead, consists of voluntary improvements to an existing structure, evaluation of the potential for fault rupture was not included in our investigation of the site.

The San Francisco Bay Area is an active seismic region. Earthquakes in the region result from strain energy constantly accumulating because of the northwestward movement of the Pacific Plate relative to the North American Plate. On average about 1.6-inches of movement occur per year. Historically, the Bay Area has experienced large, destructive earthquakes in 1838, 1868, 1906, and 1989. The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The San Gregorio fault is located approximately 18 miles southwest of the site. The Hayward and Calaveras faults are located approximately 16 and 18 miles northeast of the site, respectively. These faults and significant earthquakes that have been documented in the Bay Area are listed in Table 1, and are shown on the Regional Fault and Seismicity Map, Figure 4.

**Table 1. Earthquake Magnitudes and Historical Earthquakes  
Beatty Property Home Structural Stabilization  
Santa Clara County, California**

<u>Fault</u>	<u>Maximum Magnitude (Mw)</u>	<u>Historical Earthquakes</u>	<u>Estimated Magnitude</u>
San Andreas	7.9	1989 Loma Prieta	6.9
		1906 San Francisco	7.9
		1865 N. of 1989 Loma Prieta Earthquake	6.5
		1838 San Francisco-Peninsula Segment	6.8
		1836 East of Monterey	6.5
Hayward	7.1	1868 Hayward	6.8
		1858 Hayward	6.8
Calaveras	6.8	1984 Morgan Hill	6.2
		1911 Morgan Hill	6.2
		1897 Gilroy	6.3
San Gregorio	7.3	1926 Monterey Bay	6.1

In the future, the subject property will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas fault or other active Bay Area fault zones. Using information from recent earthquakes, improved mapping of active faults, ground motion prediction modeling, and a new model for estimating earthquake probabilities, a panel of experts convened by the U.S.G.S. have concluded there is a 72 percent chance for at least one earthquake of Magnitude 6.7 or larger in the Bay Area before 2043. The Hayward fault has the highest likelihood of an earthquake greater than or equal to magnitude 6.7 in the Bay Area, estimated at 33 percent, while the likelihood on the San Andreas and Calaveras faults is estimated at approximately 22 and 26 percent, respectively (Aagaard et al., 2016).

### **Earthquake Design Parameters**

The State of California currently requires that buildings and structures be designed in accordance with the seismic design provisions presented in the 2016 California Building Code and in ASCE 7-10, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions and on information from our subsurface exploration at the site, the site may be classified as Site Class C, very dense soil and soft rock, in accordance with Chapter 20 of ASCE 7-10. Spectral Response Acceleration parameters and site coefficients may be taken directly from the U.S.G.S. website based on the longitude and latitude of the site. For site latitude (37.1908), longitude (-121.9856) and Site Class C, design parameters are presented on Table 2 on the following page.

**Table 2. 2016 CBC Seismic Design Criteria  
Beatty Property Home Structural Stabilization  
Santa Clara County, California**

<b><u>Spectral Response Acceleration Parameters</u></b>	<b><u>Design Value</u></b>
Mapped Value for Short Period - $S_S$	2.331
Mapped Value for 1-sec Period - $S_1$	1.111
Site Coefficient - $F_a$	1.0
Site Coefficient - $F_v$	1.3
Adjusted for Site Class - $S_{MS}$	2.331
Adjusted for Site Class - $S_{M1}$	1.444
Value for Design Earthquake - $S_{DS}$	1.554
Value for Design Earthquake - $S_{D1}$	0.962

### **CONCLUSIONS**

From a geotechnical viewpoint, the site is suitable for the proposed structural stabilization of the Beatty property home, provided the recommendations presented in this report are followed during design and construction. Specific geotechnical recommendations are provided in the following sections of this report.

The primary geotechnical concern for the proposed project is the potential for severe ground shaking at the site during a major earthquake. In our opinion, the residence may be retrofitted to be supported on conventional spread footing foundations bearing on bedrock. Specific geotechnical recommendations are provided in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the project plans for conformance with our recommendations; and 2) observe and test during earthwork and foundation construction.

## **FOUNDATIONS**

### **Shallow Foundations**

In our opinion, the Beatty property home may be retrofitted/supported on conventional spread footing foundations bearing in undisturbed weathered bedrock. The footings should have a width of at least 15 inches and should extend at least 24 inches below exterior grade, 18 inches below the bottom of concrete slabs-on-grades, and 15 inches below the crawl space grade, whichever is deeper. Footings should extend at least 6 inches into bedrock if this requires a deeper embedment than stated above.

Lowest adjacent finished grade should be considered to be the lowest grade within 5 feet of the edge of the foundation. Footings with at least these minimum dimensions may be designed for an allowable bearing pressure of 3,000 pounds per square foot for dead plus live loads with a one-third increase allowed when considering additional short-term wind or seismic loading.

All footings located adjacent to utility lines should be embedded below a 1:1 plane extending up from the bottom edge of the utility trench. All continuous footings should be reinforced with top and bottom steel, to provide structural continuity and to permit spanning of local irregularities.

The bottom of all footing excavations should be cleaned of loose or soft soil and/or disturbed bedrock or debris. A member of our staff should observe the footing excavations prior to placement of reinforcing steel to confirm that they expose suitable material, have at least the recommended minimum dimensions, and have been properly cleaned. If soil and/or disturbed bedrock or debris is encountered in the foundation excavations, our field representative will require these materials be removed and a deeper footing embedment depth before the reinforcing steel and concrete is placed.

Since the existing foundations were constructed with no geotechnical observation, and the depth and width of the foundations are unknown, there is more uncertainty concerning their performance than for the new footings for the addition. If the structural load on the existing foundations will be increased significantly, it may be prudent to selectively underpin the foundations as needed to reduce post-construction differential settlement due to the new loads from the proposed addition. When the existing foundations are exposed during construction, the design and construction team should observe their condition and determine if any remedial measures or supplemental recommendations would be appropriate.

### **Lateral Loads**

Lateral loads may be resisted by friction between the bottom of the footings and the supporting subgrade. A coefficient of friction of 0.35 may be assumed for design. In addition to friction, lateral resistance may also be provided by passive soil pressure acting against the sides of foundations cast neat in footing or backfilled with properly compacted structural fill. We recommend assuming an equivalent fluid pressure of 400 pounds per cubic foot for passive soil resistance, where appropriate. The upper foot of passive soil resistance should be neglected where soil adjacent to the foundations is not covered and protected by a concrete slab or pavement.

### **Settlement**

Thirty-year post-construction differential settlement due to static loads is not expected to exceed about 3/4-inch across the proposed residence supported on new foundations, provided foundations are designed and constructed as recommended.

## **SLABS-ON-GRADE**

### **General Slab Considerations**

To reduce the potential for movement of at-grade slabs, at least the upper 6-inches of the subgrade soil should be scarified and compacted at a moisture content slightly above the laboratory optimum value. The soil subgrade should be kept moist up until the time the non-expansive fill, aggregate base, and/or vapor barrier is placed. Slab subgrades and non-expansive fill should be prepared and compacted as recommended in the section of this report titled "Earthwork." Overly soft or moist soils should be removed from slab-on-grade areas. Exterior flatwork should be underlain by a layer of non-expansive fill as recommended below. The non-expansive fill should consist of Class 2 aggregate base or clayey soil with a Plasticity Index of 15 or less.

Considering the potential for some differential movement of the surface and near-surface soils, we expect that reinforced slabs will perform better than unreinforced slabs. Consideration should be given to using a control joint spacing on the order of 2 feet in each direction for each inch of slab thickness.

### **Exterior Flatwork**

Concrete walkways and exterior flatwork should be at least 4 inches thick and should be constructed on at least 6 inches of Class 2 aggregate base. We recommend that exterior slabs-on-grade, such as for patios, be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs and into the underlying base and subgrade. In our opinion, the thickened edges should be at least 8 inches wide and should extend at least 4 inches below the bottom of the underlying aggregate base layer.

### **Interior Slabs**

At-grade interior slab-on-grade floors, if any, should be constructed on a layer of non-expansive fill at least 6 inches thick. Recycled aggregate base should not be used for non-expansive fill below interior slabs-on-grade, since adverse vapor could occur from crushed asphalt components.

In areas where dampness of concrete floor slabs would be undesirable, such as within the garage and building interior, concrete slabs should be underlain by at least 6 inches of free-draining gravel, such as ½- to ¾-inch clean crushed rock with no more than 5 percent passing the ASTM No. 200 sieve. Pea gravel should not be used for this capillary break material. The crushed rock layer should be compacted and leveled with vibratory equipment. The crushed rock layer may be considered as the non-expansive fill recommended above.

To reduce vapor transmission up through at-grade concrete floor slabs, the crushed rock section should be covered with a high quality vapor barrier conforming to the requirements of ASTM E 1745 Class A, with a water vapor transmission rate less than or equal to 0.01 perms (such as 15-mil thick “Stego Wrap Class A”). The vapor barrier should be placed directly below the concrete slab. Sand above the vapor barrier is not recommended. The vapor barrier should be installed in accordance with ASTM E 1643. All seams and penetrations of the vapor barrier should be sealed in accordance with manufacturer’s recommendations.

The permeability of concrete is affected significantly by the water cement ratio of the mix, with lower ratios producing more damp-resistant slabs and being stronger structurally. Where moisture protection is important and/or where the concrete will be placed directly on the vapor barrier, the water-to-cement ratio should be 0.45 or less. To increase the workability of the concrete, mid-range plasticizers can be added to the mix. Water should not be added to the mix unless the slump is less than specified and the ratio will not exceed 0.45. Other steps that may be taken to reduce moisture transmission through the slab (or mat) include moist curing for 5 to 7 days and allowing the slab to dry for a period of two months or longer prior to placing floor coverings. Also, prior to installation of the floor covering, it may be appropriate to test the slab moisture content for adherence to the manufacturer's requirements to determine whether a longer drying time is necessary.

## **EARTHWORK**

### **Clearing and Subgrade Preparation**

All deleterious materials, such as existing foundations, slabs, utilities to be abandoned, existing fill, vegetation, root systems, and topsoil, should be cleared from areas of the site to be built or paved on. The actual stripping depth should be determined by a member of our staff in the field at the time of construction. Excavations that extend below finished grade should be backfilled with structural fill that is water-conditioned, placed, and compacted as recommended in the section titled "Compaction."

After the site has been properly cleared, stripped, and excavated to the required grades, exposed soil surfaces in areas to receive structural fill or concrete slabs-on-grade should be scarified to a depth of 6 inches, moisture conditioned, and compacted as recommended in the section of this report titled "Compaction."

### **Material For Fill**

All on-site soil containing less than 3 percent organic material by weight (ASTM D2974) should be suitable for use as structural fill. Structural fill should not contain rocks or pieces larger than 6 inches in greatest dimension and no more than 15 percent larger than 2.5 inches. Imported non-expansive fill should have a Plasticity Index no greater than 15, should be predominately granular, and should have sufficient binder so as not to slough or cave into foundation excavations and utility trenches. Recycled aggregate base should not be used for non-expansive fill at building interior. A member of our staff should approve proposed import materials prior to their delivery to the site.

**Compaction**

Scarified soil surfaces and all structural fill should be compacted in uniform lifts no thicker than 8 inches in pre-compacted thickness, conditioned to the appropriate moisture content, and compacted as recommended for structural fill in Table 3. The relative compaction and moisture content recommended in Table 3 is relative to ASTM Test D1557, latest edition.

**Table 3. Compaction Recommendations  
Beatty Property Home Structural Stabilization  
Santa Clara County, California**

<b><u>General</u></b>	<b><u>Relative Compaction*</u></b>	<b><u>Moisture Content*</u></b>
• Scarified subgrade in areas to receive fill or slabs.	90 percent	Above optimum
• Structural fill composed of non-expansive fill or native soil.	90 percent	Above optimum
• Structural fill below a depth of 5 feet.	93 percent	Above optimum
<b><u>Pavement Areas</u></b>		
• Upper 6-inches of soil below aggregate base.	95 percent	Near optimum
• Aggregate base.	95 percent	Near optimum
<b><u>Utility Trench Backfill</u></b>		
• On-site soil.	90 percent	Near optimum
• Imported sand	95 percent	Near optimum

\* Relative to ASTM Test D1557, latest edition.

**Temporary Slopes and Excavations**

The contractor should be responsible for the design and construction of all temporary slopes and any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state and federal safety regulations, including the current OSHA excavation and trench safety standards.

Because of the potential for variation of the on-site soils, field modification of temporary cut slopes and shoring may be required. Unstable materials encountered on slopes during and after excavation should be trimmed off even if this requires cutting the slopes back to a flatter inclination.

Protection of the structures near excavations and trenches should also be the responsibility of the contractor. In our experience, a preconstruction survey is generally performed to document existing conditions prior to construction, with intermittent monitoring of the structures during construction.

### **Finished Slopes**

We recommend that new finished slopes be cut or filled to an inclination no steeper than 2:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion that could require periodic maintenance. We recommend that all slopes and soil surfaces disturbed during construction be planted to with erosion resistant vegetation.

### **Surface Drainage**

Finished grades should be designed to prevent ponding of water and to direct surface water runoff away from foundations, edges of slabs, and pavements, and toward suitable collection and discharge facilities. Slopes of at least 2 percent are recommended for flatwork and pavement areas with 5 percent preferred in landscape areas within 8 feet of the structures, where possible. At a minimum, splash blocks should be provided at the discharge ends of roof downspouts to carry water away from perimeter foundations. Preferably, roof downspout water should be collected in a closed pipe system that is routed to a storm drain system or other suitable location.

Drainage facilities should be observed to verify that they are adequate and that no adjustments need to be made, especially during the first two years following construction. We recommend preparing an as-built plan showing the locations of surface and subsurface drain lines and clean-outs. The drainage facilities should be periodically checked to verify that they are continuing to function properly. It is likely the drainage facilities will need to be periodically cleaned of silt and debris that may build up in the lines.

## **FUTURE SERVICES**

### **Plan Review**

Romig Engineers should review the completed grading and foundation plans for conformance with the recommendations contained in this report. We should be provided with these plans as soon as possible upon completion in order to limit the potential for delays in the permitting process that might otherwise be attributed to our review process. In addition, it should be noted that many of the local building and planning departments now require “clean” geotechnical plan review letters prior to acceptance of plans for their

final review. Since our plan reviews typically result in recommendations for modification of the plans, our generation of a “clean” review letter often requires two iterations.

At a minimum, we recommend that the following note be added to the plans:

“Earthwork, foundation construction, slab subgrade and non-expansive fill preparation, utility trench backfill, pavement construction and site drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated October 11, 2019. Romig Engineers should be notified at least 48 hours in advance of any earthwork or foundation construction and should observe and test during earthwork and foundation construction as recommended in the geotechnical report.”

**Construction Observation and Testing**

The earthwork and foundation phases of construction should be observed and tested by us to: 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations presented in this report are based on a limited amount of subsurface exploration. The nature and extent of variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate our recommendations.

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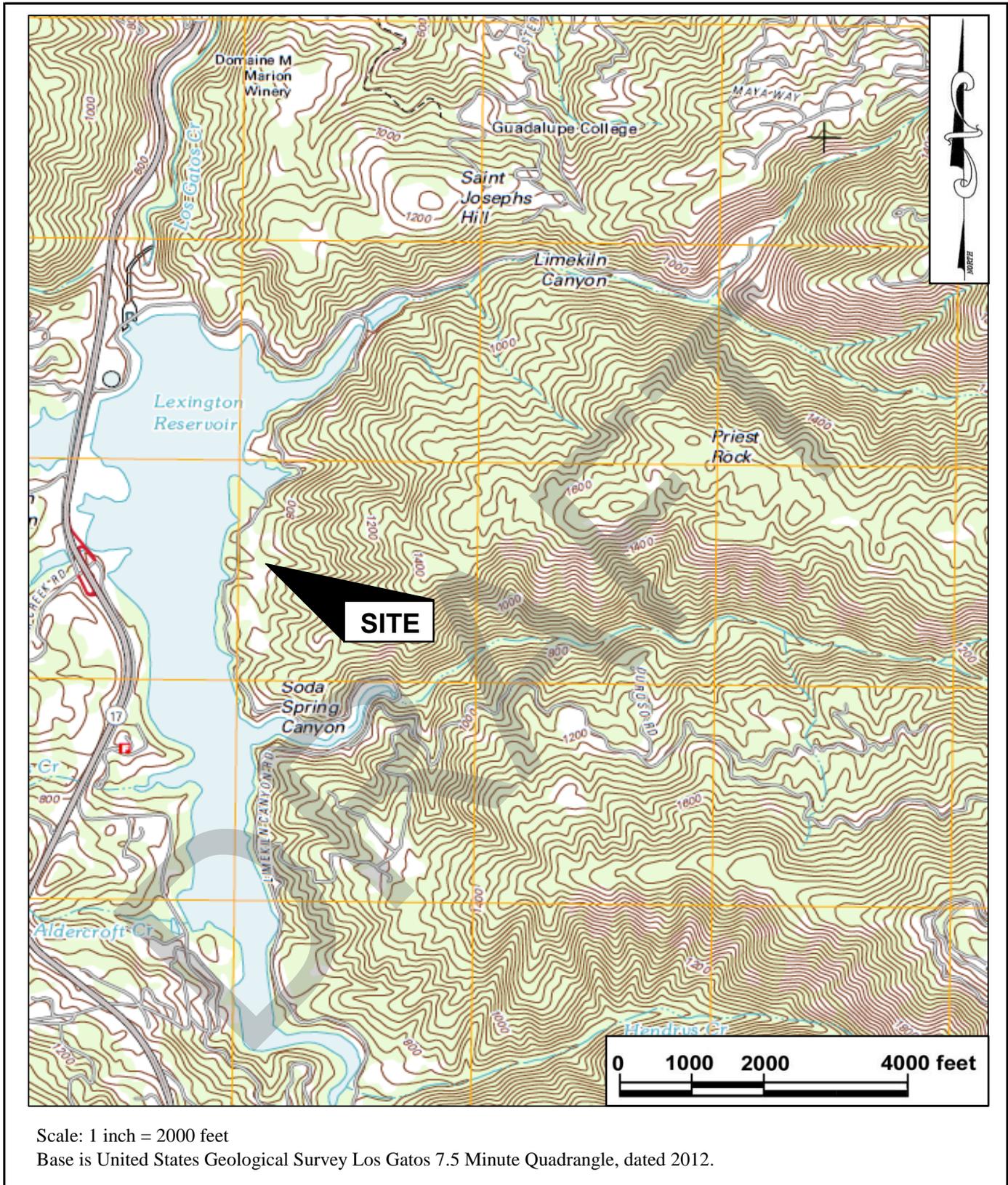
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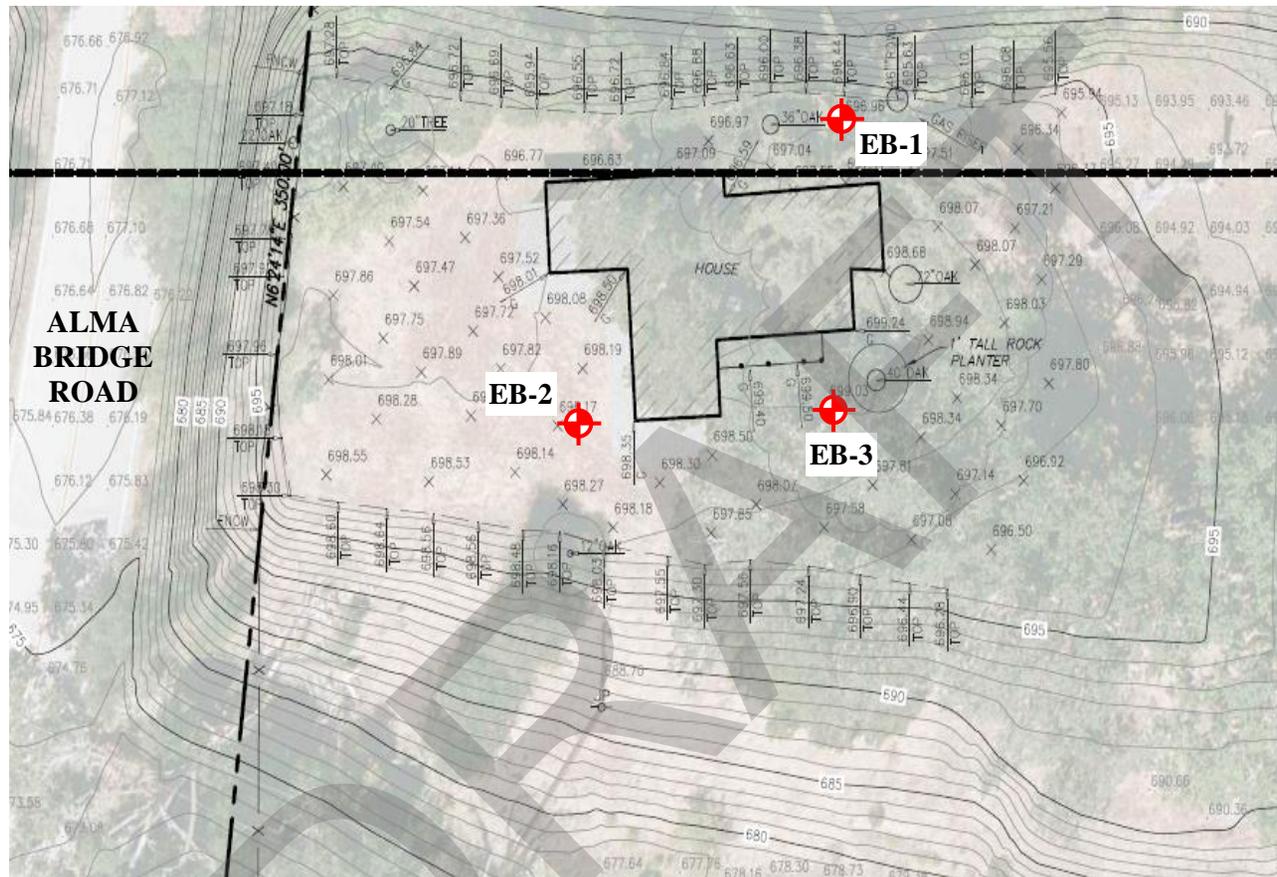
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**VICINITY MAP**  
MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
LOS GATOS, CALIFORNIA

**FIGURE 1**  
OCTOBER 2019  
PROJECT NO. 4907-3

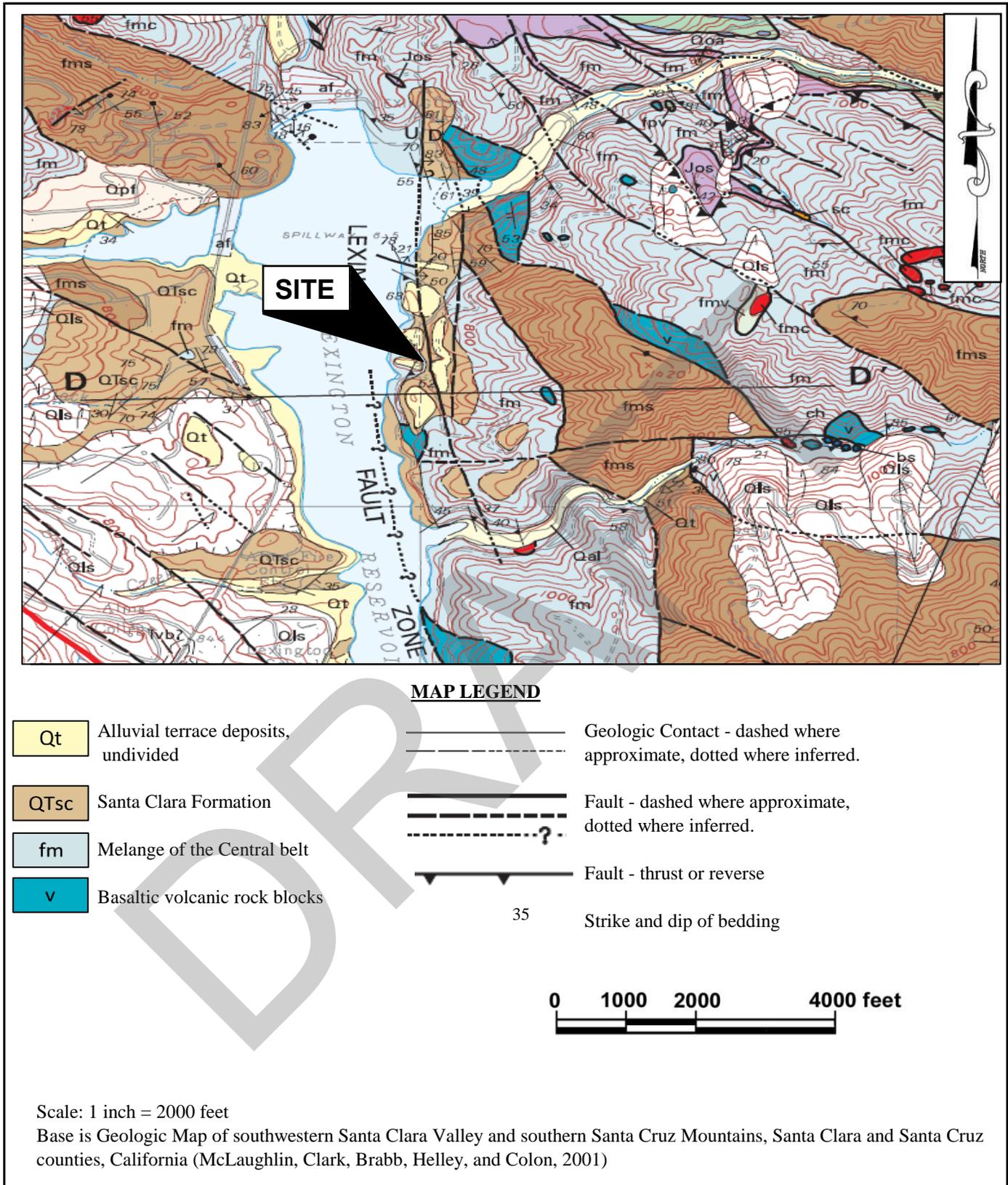


**EB-2**  **LEGEND**  
Approximate Locations of Exploratory Borings.  
Approximate Scale: 1 inch = 40 feet.  
Base is an undated topographic survey provided to us.

**SITE PLAN**  
MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
LOS GATOS, CALIFORNIA

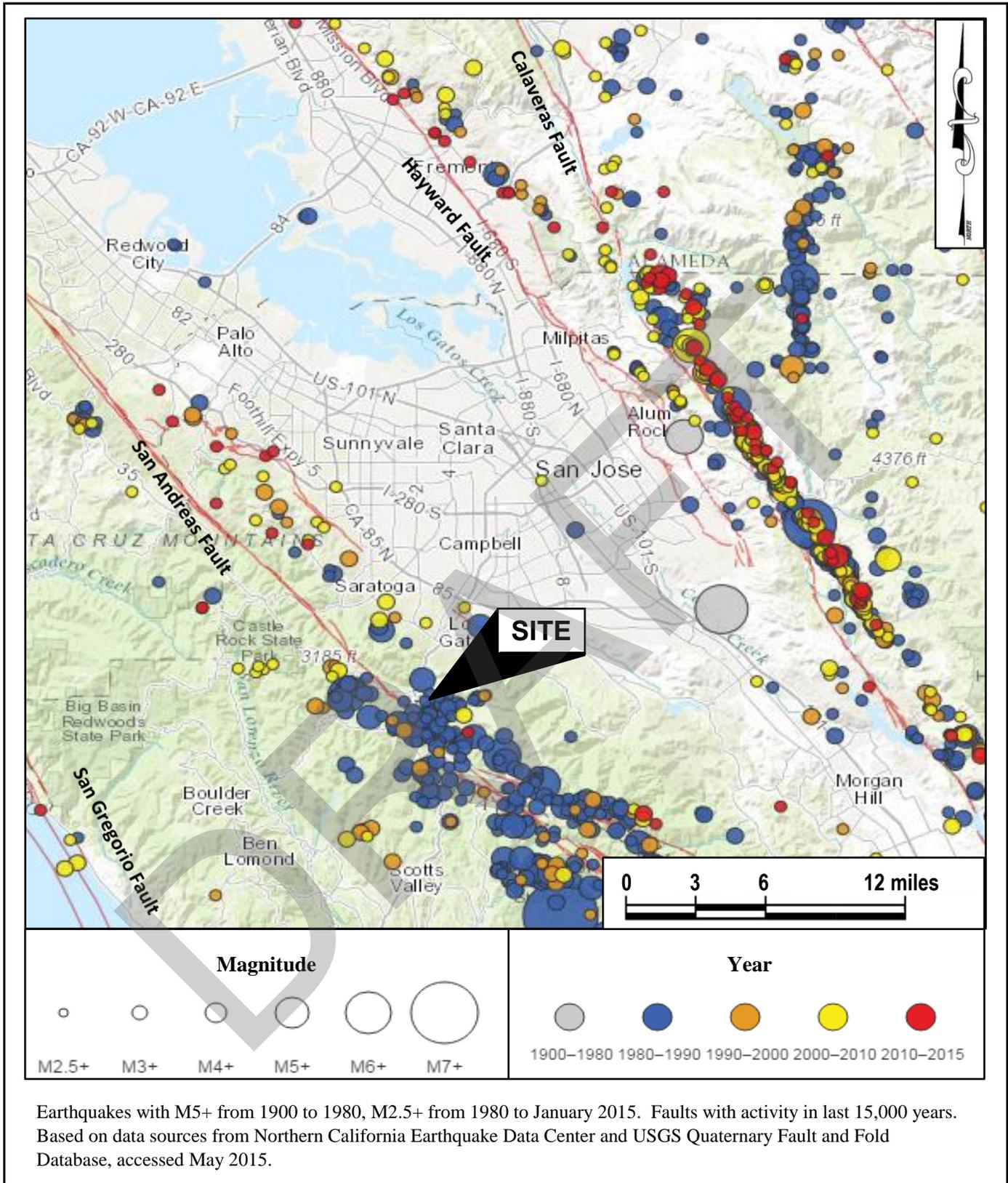


**FIGURE 2**  
OCTOBER 2019  
PROJECT NO. 4907-3



VICINITY GEOLOGIC MAP  
 MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
 LOS GATOS, CALIFORNIA

FIGURE 3  
 OCTOBER 2019  
 PROJECT NO. 4907-3



**REGIONAL FAULT AND SEISMICITY MAP**

MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
 LOS GATOS, CALIFORNIA

**FIGURE 4**

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 PROJECT NO. 4907-3



## APPENDIX A

### FIELD INVESTIGATION

The soils and bedrock encountered during drilling were logged by our representative and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were examined and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system (Figure A-1) and bedrock descriptions (Figure A-2) used on the logs, are attached.

Several tests were performed in the field during drilling. The standard penetration test resistance was determined by dropping a 140-pound hammer through a 30-inch free fall and recording the blows required to drive the 2-inch (outside diameter) sampler 18 inches. The standard penetration test (SPT) resistance is the number of blows required to drive the sampler the last 12 inches and is recorded on the boring logs at the appropriate depths. Soil samples were also collected using 2.5-inch and 3.0-inch O.D. drive samplers. The blow counts shown on the logs for these larger diameter samplers do not represent SPT values and have not been corrected in any way.

The locations and elevations of the borings were established by pacing using the site plan provided to us. The locations of the borings should be considered accurate only to the degree implied by the method used.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.



## USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
			GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
		SAND	CLEAN SAND (< 5% Fines)	SW
	SP			Poorly graded sands or gravelly sands, little or no fines.
	SAND WITH FINES		SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
	FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML
CL				Inorganic clays of low to medium plasticity, lean clays.
OL				Organic silts and organic clays of low plasticity.
SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.	
		CH	Inorganic clays of high plasticity, fat clays.	
		OH	Organic clays of medium to high plasticity, organic silts.	
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.
BEDROCK			BR	Weathered bedrock.

## RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

## CONSISTENCY

SILT & CLAY	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

## GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
	12 "	3"	0.75"	4	10	40	200
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

\* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

## KEY TO SAMPLERS

	Modified California Sampler (3-inch O.D.)
	Mid-size Sampler (2.5-inch O.D.)
	Standard Penetration Test Sampler (2-inch O.D.)

## KEY TO EXPLORATORY BORING LOGS

MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
LOS GATOS, CALIFORNIA

FIGURE A-1  
OCTOBER 2019  
PROJECT NO. 4907-3



## WEATHERING

### Fresh

Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.

### Very Slight

Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.

### Slight

Rock generally fresh, joints stained, and discoloration extends into rock up to 1 inch. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.

### Moderate

Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some are clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.

### Moderately Severe

All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick. Rock goes "clunk" when struck.

### Severe

All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.

### Very Severe

All rock except quartz discolored and stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.

### Complete

Rock reduced to "soil". Rock fabric not discernible or discernible only in small scattered locations. Quartz may be present as dikes or stringers.

## HARDNESS

### Very hard

Cannot be scratched with knife or sharp pick. Hand specimens requires several hard blows of geologist's.

### Hard

Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.

### Moderately Hard

Can be scratched with knife or pick. Gouges or grooves to 1/4 inch deep can be excavated by hard blow of point of a geologist's pick. Hard specimen can be detached by moderate blow.

### Medium

Can be grooved or gouged 1/16 inch deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1 inch maximum size by hard blows of the point of a geologist's pick.

### Soft

Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.

### Very Soft

Can be carved with knife. Can be excavated readily with point of pick. Pieces 1 inch or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

## JOINT BEDDING AND FOLIATION SPACING

Spacing	Joints	Bedding and Foliation
Less than 2 in.	Very Close	Very Thin
2 in. to 1 ft.	Close	Thin
1 ft. to 3 ft.	Moderately Close	Medium
3 ft. to 10 ft.	Wide	Thick
More than 10 ft.	Very Wide	Very Thick

## ROCK QUALITY DESIGNATOR (RQD)

RQD, as a percentage	Descriptor
Exceeding 90	Excellent
90 to 75	Good
75 to 50	Fair
50 to 25	Poor
Less than 25	Very Poor

### KEY TO BEDROCK DESCRIPTIONS

MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
LOS GATOS, CALIFORNIA

### FIGURE A-2

OCTOBER 2019  
PROJECT NO. 4907-3





DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger

Attachment 1  
 LOGGED BY: AS

DEPTH TO GROUND WATER: Not Encountered SURFACE ELEVATION: 698'

DATE DRILLED: 09/09/19

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Road Gravel				0					
<b>Santa Clara Formation:</b> Reddish brown, Claystone and Sandstone, moist, fine to coarse grained sand, fine to coarse grained angular to subangular gravel, roots, black oxide staining, very severely weathered, friable.	Soft	BR				56	12		
						85	12		
				5		54	15		
						60	16		

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger

Attachment 1  
 LOGGED BY: AS

DEPTH TO GROUND WATER: Not Encountered SURFACE ELEVATION: 699'

DATE DRILLED: 09/09/19

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Road Gravel				0					
<b>Santa Clara Formation:</b> Reddish brown, Claystone and Sandstone, moist, fine to coarse grained sand, fine to coarse grained angular to rounded gravels, roots, black oxide staining, very severely weathered, friable.  ▲ Free Swell = 40%.	Soft	BR				38	12		
						49	14		
				5		31	9		
						50	12		
						70	14		
				10					
Bottom of Boring at 10 feet									
				15					
				20					

**EXPLORATORY BORING LOG EB-3**

MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
 LOS GATOS, CALIFORNIA

**BORING EB-3**

OCTOBER 2019  
 PROJECT NO. 4907-3



## APPENDIX B

### LABORATORY TESTS

Samples collected during subsurface exploration were selected for tests to help evaluate the physical and engineering properties of the soils and bedrock that was encountered. The tests that were performed are briefly described below.

The natural moisture content was determined in accordance with ASTM D2216 on nearly all of the samples recovered from the borings. This test determines the moisture content, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs at the appropriate sample depths.

A free swell test was performed on one sample of the weathered bedrock recovered from Boring EB-3. The result is presented on the log of Boring EB-3 at the appropriate sample depth.

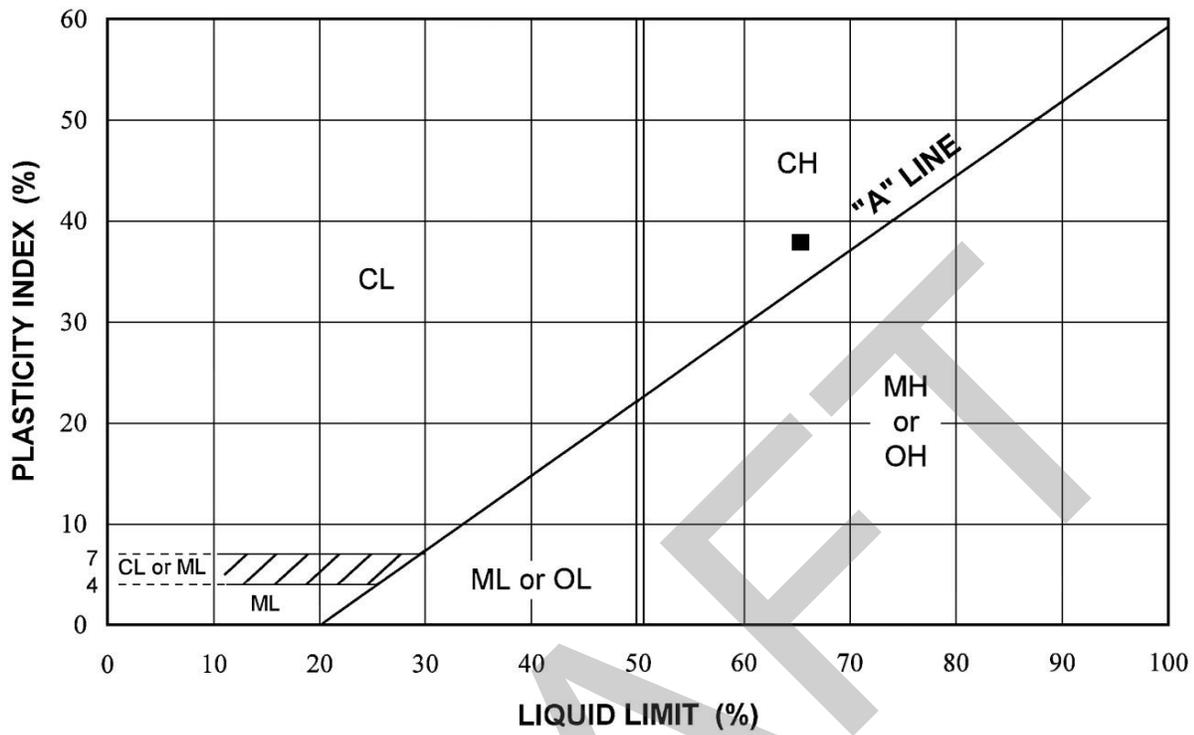


Chart Symbol	Boring Number	Sample Depth (feet)	Water Content (percent)	Liquid Limit (percent)	Plasticity Index (percent)	Liquidity Index (percent)	Passing No. 200 Sieve (percent)	USCS Soil Classification
■	EB-X	2-4						

**PLASTICITY CHART**

MIDPENINSULA REGIONAL OPEN SPACE BEATTY PROPERTY HOME  
 LOS GATOS, CALIFORNIA

**FIGURE B-1**

OCTOBER 2019  
 PROJECT NO. 4907-3

DRAFT



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***EXHIBIT D***

*Asbestos and Lead Survey*  
by Terracon Consultants, Inc.

# Asbestos & Lead Survey

Three Buildings  
Beatty House, La Honda White Barn, and La Honda Log Cabin  
Midpeninsula Regional Open Space District

August 20, 2019  
Revised November 14, 2019

Terracon Project No. R1197192



**Prepared for:**  
ZFA Structural Engineers  
San Carlos, CA 94070

**Prepared by:**  
Terracon Consultants, Inc.  
Emeryville, CA

Offices Nationwide  
Employee-Owned

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# Terracon

Geotechnical   ■   Environmental   ■   Construction Materials   ■   Facilities

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## **EXECUTIVE SUMMARY**

Terracon Consultants, Inc. (Terracon) conducted a pre-renovation asbestos and lead survey of three buildings, the Beatty House, La Honda White Barn, and La Honda Log Cabin near La Honda, California. We understand this asbestos survey was requested in support of the planned renovation of the building(s). The purpose of this survey was to sample and identify suspect materials and provide information regarding the identity, location, condition, and approximate quantities of asbestos containing materials (ACM), lead containing paint, mercury containing switches and light fixtures, PCB containing lighting ballasts and ozone depleting coolants. The survey was performed on July 2, 2019 by Mike Harrington and Mike Reed, asbestos inspectors in general accordance with the sampling protocols established in United State Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763 Subpart E 763, known as the Asbestos Hazard Emergency Response Act, (AHERA). Terracon collected 89 bulk samples from homogeneous areas of suspect ACM.

Terracon collected seventy (70) samples from twenty-two (22) homogeneous area of suspected asbestos-containing materials (ACM). Laboratory analysis reported that seven (7) samples and two (2) materials contain asbestos.

Terracon collected two (2) paint chip samples from the La Honda Log cabin, one (1) from the La Honda White Barn, and six (6) from the Beatty House. Analysis of the paint samples reported that all of paint-chip samples had detectable concentrations of lead. One (1) sample from the La Honda White Barn and three (3) samples from the Beatty House had lead concentrations in excess of the California Department of Public Health definition of Lead-Based Paint.

**HAZARDOUS MATERIALS SURVEY**  
**ZFA - Three Buildings Pre-Renovation Survey**  
**Beatty House, La Honda White Barn, and La Honda Log Cabin**  
**Midpeninsula Regional Open Space District**  
**Terracon Project No. R1197192**  
**43697**

## **1.0 INTRODUCTION**

Terracon Consultants, Inc. (Terracon) was contracted by ZFA Structural Engineers (ZFA) to conduct a hazardous materials survey of three buildings owned by the Midpeninsula Regional Open Space District, including the Beatty House near Los Gatos and the La Honda White Barn and La Honda Log Cabin near La Honda, California. The survey was conducted on July 2, 2019 by Mike Harrington and Mike Reed, asbestos inspectors. The survey included the interior and exterior building components. Homogeneous areas of suspect asbestos-containing materials (ACM), lead-containing paints, PCB containing lighting ballasts, mercury containing thermostats, and mercury containing lighting tubes were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas.

### **1.1 Scope of Work**

The scope of the survey was as follows:

- Inspect the subject buildings for the presence of suspect ACMs, lead-containing paint, mercury-containing products, polychlorinated biphenyl lighting ballasts.
- Collect samples of suspect ACMs following a National Emissions Standards for Hazardous Air Pollutants (NESHAPS) protocol for sample collection for a demolition survey.
- Asbestos bulk samples will be analyzed using polarized light microscopy (PLM) in accordance with the EPA's July 1993 method for the determination of asbestos in bulk building materials - EPA 600/R-93/116.
- Collect bulk paint chip samples of primary painted surfaces and other materials suspected to be lead containing. Bulk samples will be analyzed at an accredited laboratory by Flame Atomic Absorption (AA) for Total Lead reported in parts per million (ppm).
- Submit written report including analytical results, regulatory requirements and conclusions.

The subject spaces included in the scope of were limited to:

- The interior and exterior of the Beatty House,
- The interior and exterior of the La Honda Log Cabin, and

## Hazardous Materials Survey

ZFA - Three Buildings ■ Midpen

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- The interior and exterior of the La Honda White Barn.

## 2.0 ASBESTOS AND LEAD SURVEY

The survey was conducted by Mike Harrington and Mike Reed, asbestos inspectors. Mike Harrington is certified by the Division of Occupational Safety and Health (Cal/OSHA) as a Site Surveillance Technician (SST # 01-3017). Mike Reed is also certified by Cal/OSHA (SST # 08-4464). The survey was managed and supervised by Michael Benefield. Mr. Benefield is certified by Cal/OSHA as a Certified Asbestos Consultant (CAC # 06-3938). Terracon's project personnel's certifications can be found in Appendix E of this report. The survey was conducted in general accordance with the sampling protocols outlined in United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 763 Subpart E 763, known as the Asbestos Hazard Emergency Response Act (AHERA). Samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

### 2.1 Visual Assessment of Suspect ACM

Survey activities were initiated with visual observation of the interior and exterior of the building to identify homogeneous areas of suspect ACM. A homogeneous area (HA) consists of building materials that appear similar throughout in terms of color and texture with consideration given to the date of application. Interior assessment was conducted in visually accessible areas of the building proposed for demolition.

Terracon typically investigated for flooring beneath carpeting by lifting small corner sections of carpet. If additional flooring was seen, they have been identified in the report. If flooring was not seen at corners under the carpet, it does not imply that there are no tiles beneath the carpeted floor. Terracon inspected the walls in multiple places throughout the building and did not observe additional coverings/layers except where noted in this report, but there may be areas of additional suspect material present within the building walls not investigated. Terracon did not inspect in concealed wall cavities or in sub grade areas.

### 2.2 Bulk Sampling Suspect ACM

Bulk samples were collected of homogeneous suspect materials that were within the area covered by the scope of work. A homogeneous material is defined as a surfacing material, thermal system insulation, or miscellaneous material that is uniform in color, texture and age of construction. Examples of homogeneous materials include:

- Pipe insulation produced by the same manufacturer and installed during the same time period;
- Resilient flooring of identical color and pattern;

**Hazardous Materials Survey**

ZFA - Three Buildings ■ Midpen

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- Troweled on surfacing materials located in contiguous areas.

The buildings were visually inspected for the presence of suspect materials. As materials were identified, bulk samples were obtained with the aid of a coring device or other hand tool and placed into individual sampling bags. Each sample was given a discreet identification number and recorded on field notes as well as chain of custody forms. Refer to accompanying tables and appendices for details on material sample locations and results.

**2.3 Physical Assessment of Suspect ACM**

A physical assessment of each homogeneous area (HA) of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the USEPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials.

**2.4 Sample Analysis of Suspect ACM**

Bulk samples of suspect ACM were analyzed by EM Lab P&K of Phoenix, AZ. EML is accredited under the National Institute of Standards and Technology's National Voluntary Laboratory Accreditation Program (NVLAP). Analysis was conducted by Polarized Light Microscopy (PLM) in accordance with EPA 600/R92-116 (1993) method. Asbestos content was determined by visual estimation. The lower quantitation limit of PLM is recognized to be 1%. To reliably determine that a material in which asbestos was detected by PLM, contains less than 1% asbestos the samples must be re-analyzed by PLM Point Count. In accordance with EPA assessment criteria, if a single sample of a homogeneous material tests positive for asbestos, all areas of that homogeneous material are considered to be asbestos-containing.

**2.5 Bulk Sampling of Lead Paint and Suspect Bulk Materials**

Paint chip and bulk samples were collected using a hand scraper or chisel and were placed into individual plastic sampling containers. Each sample was provided a discreet sample number, which was recorded on a chain of custody form. The samples were transported under chain of custody procedures to J3 Resources of Pasadena, TX. Please refer to Table III for details on sample locations and sample results. All paint and ceramic tile glazing samples were analyzed for lead content using the Flame Atomic Absorption spectroscopy in accordance to EPA Method SW846-7420.

## Hazardous Materials Survey

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### 3.0 FINDINGS AND RECOMMENDATIONS

#### 3.1 Asbestos

The following asbestos-containing materials were identified as a result of laboratory analysis or assumed to be asbestos containing:

HM # / Material Description	General Material Location	NESHAP Category	Asbestos Type	Estimated Quantity
Tan vinyl sheet flooring	Beatty House: Living room	Friable – RACM	25% Chrysotile	360
Wallboard joint compound	Beatty House: Throughout, walls and ceilings	NA	2% Chrysotile in the joint compound, and 0.5% chrysotile composite	3,700
<small>NA = Not Applicable, CH = Chrysotile, lf = linear feet, sf = square feet, RACM = Regulated asbestos containing material (friable), Cat. I = Non-friable (note ACM must be reclassified as a RACM if rendered friable during removal), Cat. II = Category II Non-friable (note ACM must be reclassified as a RACM if rendered friable during removal), sf = square feet, lf = linear feet</small>				

No asbestos was detected in any of the samples collected in the La Honda Log Cabin or in the La Honda White Barn. No identified materials were unable to be sampled and assumed to contain asbestos in any of the three buildings.

Vinyl sheet flooring in the Beatty House Living Room is friable ACM. Friable ACM is Regulated Asbestos-Containing Material (RACM) and must be removed prior to start of demolition or renovation activities. The wallboard system in the Beatty House has ACM joint compound. Composite analysis of the joint compound and the wallboard by PLM point count reported that the composite contained less than 1% asbestos. This material is not an ACM as defined by NESHAP and BAAQMD. However, Cal/OSHA does not allow composite analysis, so the joint compound is an ACM as defined by Cal/OSHA. All removal of ACM materials including materials non-friable materials left in the building must be conducted by a licensed and registered asbestos abatement contractor in accordance with 8CCR1529 and the BAAQMD Regulation 11 Rule 2. If additional suspect materials that have not been characterized in this report are discovered during demolition, these materials must be assumed to contain asbestos and be treated accordingly until proven otherwise by appropriate sampling and laboratory analysis.

A summary of the classification, condition and approximate quantity of identified ACM is presented in Appendix A. The summary of sample locations is presented in Appendix B. Laboratory analytical reports are included in Appendix C.

## Hazardous Materials Survey

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### 3.2 Lead-Containing Paints and Materials

Nine (9) painted surfaces were sampled and analyzed for potential lead content. Nine (9) of the painted surfaces were found to contain lead content above the laboratory detection limit. Four (4) painted surfaces were found to contain lead in concentrations exceeding 5,000 parts per million. The laboratory results for lead testing are summarized in Table III below.

**TABLE III  
LEAD SAMPLE RESULTS**

Sample Number	Material Description and Location	Results mg/kg (ppm)	Lead-Containing	Lead-Based Paint
L-01	La Honda Log Cabin: Green paint on wood floor in the Log Cabin Kitchen	4,200	Y	N
L-02	La Honda Log Cabin: White paint on glass and wood on the Log Cabin south exterior	780	Y	N
L-03	La Honda White Barn:	48,000	Y	Y
L-04	Beatty House: Brown paint on wood exterior wall	1,500	Y	N
L-05	Beatty House: White paint on wood window frame	1,800	Y	N
L-06	Beatty House: White paint on wallboard wall in the living room	18,000	Y	Y
L-07	Beatty House: Brown paint on wood door frame between living room and kitchen	12,000	Y	Y
L-08	Beatty House: White paint on wood door frame in the kitchen	460	Y	N
L-09	Beatty House: White paint on glass and window frame on the exterior	43,000	Y	Y

mg/kg= Milligram per kilogram, ppm = parts per million

Disturbance of lead-containing paints and materials must be conducted in accordance with the requirements of Cal/OSHA (8CCR1532.1). Disturbance of lead-based paints must be conducted in accordance with the EPA RRP rule.

## Hazardous Materials Survey

ZFA - Three Buildings ■ Midpen

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## 4.0 REGULATORY SUMMARY

### 4.1 Asbestos

Disturbance of materials containing asbestos is regulated by Cal-OSHA in the Asbestos in Construction Industry Standard, 8 CCR 1529. Some of the key requirements are summarized below.

- Any individual who contracts to provide health and safety services relating to materials containing more than 0.1% asbestos must be certified by Cal-OSHA as either a Certified Asbestos Consultant or a Site Surveillance Technician. The activities that require certification include: conducting asbestos surveys; writing work plans or specifications for abatement; monitoring the work of abatement contractors; collecting air samples; and determining if the work area is safe for re-occupancy by non-asbestos workers. Regulation: Cal-OSHA 8 CCR 1529 (q)(1).
- If more than 100 square feet of materials that contain greater than 0.1% asbestos will be disturbed, the materials must be removed by a Cal-OSHA registered asbestos abatement contractor. Regulation: Cal-OSHA 8 CCR 1529 (r).
- ACMs that are classified by OSHA as thermal system insulation/surfacing materials are present. Removal of these materials is considered a Class I activity according to Cal-OSHA regulations. Work practices and engineering controls for Class I work are specified in Cal-OSHA 8 CCR 1529 (g) (4-6).
- ACMs that are classified by OSHA as other/miscellaneous materials are present. Removal of these materials is considered a Class II activity according to Cal-OSHA regulations. Work practices and engineering controls for Class II work are specified in Cal-OSHA 8 CCR 1529 (g) (7-8).
- Removal of friable ACMs greater than 100 square feet or 100 linear feet requires notification of the Bay Area Air Quality Management District ten (10) working days in advance of intended removal.
- Friable ACM waste must be manifested, transported, and disposed of as hazardous waste in accordance with the Department of Toxic and Substances Control (DTSC) and under a Waste Shipment Record as required by the Bay Area Air Quality Management District. DTSC regulates disposal of asbestos waste. DTSC issues U.S. EPA hazardous waste generator identification numbers.

### 4.2 Lead

Disturbing materials containing any detectable concentration of lead either through repair, maintenance, renovation or demolition activities triggers several regulations enforced by such agencies as OSHA (worker protection), EPA (environmental exposure, transportation and

**Hazardous Materials Survey**

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disposal), and Department of Public Health (DPH). Some of the key requirements of the regulations are summarized below.

- There are presently no federal, state or local regulations limiting the concentration of lead in public sector buildings, however several regulations established for the private sector as well as for government subsidized housing are used industry wide as guidelines for assessing exposure to lead. The Consumer Product Safety Commission (CPSC) has set a maximum limit of 90 ppm in paint used for residential purposes. The Department of Housing and Urban Development (HUD) requires abatement of lead hazards involving paint in concentrations exceeding 5,000 ppm.
- Disposal of all lead-containing materials is regulated at concentrations at or exceeding 1,000 ppm as stated in 40 Code of Federal Regulations (CFR) Part 263 - Land Disposal Regulations and Title 22, Division 4 Environmental Health of the California Administrative Code. Lead containing materials that exceed 50 ppm must be additionally analyzed to determine possible waste disposal restrictions with respect to lead.
- Federal OSHA and Cal-OSHA regulate all worker exposure during construction activities that impact lead-containing paint. Cal-OSHA enforces the Lead in Construction Standard in Title 8 CCR 1532.1. The scope covers construction work where employees may be exposed to lead during such activities as demolition, removal, surface preparation for re-painting, renovation, clean-up and routine maintenance. The OSHA specified method of compliance includes respiratory protection, protective clothing and equipment, housekeeping, hygiene facilities, medical surveillance, and training, among other requirements.

## 5.0 LIMITATIONS/GENERAL COMMENTS

Terracon did not perform sampling which required demolition or destructive activities such as knocking holes in walls, dismantling of equipment or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas which may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials which could not be safely reached with available ladders/man-lifts.

**Hazardous Materials Survey**

ZFA - Three Buildings ■ Midpen

August 13, 2019 ■ Terracon Project No. R1197192

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the survey results, Terracon concludes the following:

- Asbestos was detected in various materials including vinyl floor tile and mastics, joint compound associated with drywall, thermal system insulation, ceramic tile mastic, sink undercoating, roof mastics, transite (asbestos cement) panels, metal roof cap sealant, and flashing sealant.
- If additional suspect materials that have not been characterized as ACM or non-ACM in this report are discovered during demolition, these materials should be assumed to contain asbestos and be treated accordingly until proven otherwise by appropriate sampling and laboratory analysis.
- Lead was detected above the laboratory detection limit on nine (9) various painted surfaces throughout the building. Two (2) of the painted surfaces had lead concentrations above 5,000 ppm, the threshold for designation of lead-based paint.

This asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by ZFA Structural Engineers for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

**APPENDIX A**  
**ZFA Structural Engineers - Three Buildings Pre-Renovation Survey**  
**Beatty House, La Honda White Barn, and La Honda Log Cabin, Near**

**IDENTIFIED ASBESTOS CONTAINING MATERIALS BY HOMOGENEOUS AREA (HA)**

HA No.	Material Description	Material Location	NESHAP Classification	% and Type Asbestos**	Estimated Quantity*
201	Tan vinyl sheet flooring	Beatty House: Living room	Friable – RACM	25% Chrysotile	360 SF
204	Wallboard joint compound	Beatty House: Throughout, walls and ceilings	NA	2% Chrysotile in the joint compound, and 0.5% Chrysotile composite	3,700 SF

**\*Estimated quantities** are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos containing materials are present in hidden and/or inaccessible areas not evaluated as part of this survey.

**\*\*% & Type Asbestos** = this column contains both the analytical result of the sample with the highest concentration of asbestos detected in the samples that make up the HA and the types of asbestos identified.

The materials listed in this table have been sampled and determined to contain asbestos in concentrations greater than 1%. When disturbed, various federal, state and local regulations may apply. These materials should be monitored for damage over time and repaired as necessary by appropriately trained personnel. Removal may be necessary before renovations and in most cases before a demolition. See Appendix B for a summary of samples collected. See Appendix C for detailed analytical results.

## **APPENDIX B**

### **ASBESTOS SAMPLE LOCATION SUMMARY**

DRAFT

## Asbestos Samples Summary

Material	Sample	Sample Location	Description	Asbestos Content	NESHAP Category	OSHA Work Class	Material Quantity
<b>Log Cabin</b>							
1	1A	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Tan Sheet Flooring with Fibrous Backing and Gray Paint	None detected	NA	NA	
1	1A	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Brown Fibrous Material with Gray Paint	None detected			
1	1B	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Tan Sheet Flooring with Fibrous Backing and Gray Paint	None detected			
1	1B	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Brown Fibrous Material with Gray Paint	None detected			
1	1C	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Tan Sheet Flooring with Fibrous Backing and Gray Paint	None detected			
1	1C	Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North	Brown Fibrous Material with Gray Paint	None detected			
2	2A	Flooring-Lino Green Square Pattern;Kitchen-West	Green Sheet Flooring with Fibrous Backing	None detected	NA	NA	
2	2A	Flooring-Lino Green Square Pattern;Kitchen-West	Brown Mastic	None detected			
2	2B	Flooring-Lino Green Square Pattern;Kitchen-West	Green Sheet Flooring with Fibrous Backing	None detected			
2	2B	Flooring-Lino Green Square Pattern;Kitchen-West	Light Brown Mastic	None detected			
2	2B	Flooring-Lino Green Square Pattern;Kitchen-West	Dark Brown Mastic	None detected			
2	2B	Flooring-Lino Green Square Pattern;Kitchen-West	Orange Wood	None detected			
2	2C	Flooring-Lino Green Square Pattern;Kitchen-West	Green Sheet Flooring with Fibrous Backing	None detected			
2	2C	Flooring-Lino Green Square Pattern;Kitchen-West	Light Brown Mastic	None detected			
2	2C	Flooring-Lino Green Square Pattern;Kitchen-West	Dark Brown Mastic	None detected			
3	3A	Window Glaze;Ext Window Glaze-South Glass to Frame	White Window Glazing	None detected	NA	NA	
3	3B	Window Glaze;Ext Window Glaze-South Glass to Frame	White Window Glazing	None detected			
3	3C	Window Glaze;Ext Window Glaze-South Glass to Frame	White Window Glazing	None detected			
4	4A	Fireplace Brick /Mortar;Living Rm -South	Off-White Mortar	None detected	NA	NA	
4	4B	Fireplace Brick /Mortar;Living Rm -South	Off-White Mortar	None detected			
4	4C	Fireplace Brick /Mortar;Living Rm -South	Off-White Mortar	None detected			
5	5A	Roof Felt Double Layer Under Wood Shingle;Roof	Black Roofing Felt	None detected	NA	NA	
5	5A	Roof Felt Double Layer Under Wood Shingle;Roof	Tan Fibrous Material	None detected			
5	5B	Roof Felt Double Layer Under Wood Shingle;Roof	Black Roofing Felt	None detected			
5	5B	Roof Felt Double Layer Under Wood Shingle;Roof	Tan Fibrous Material	None detected			
5	5C	Roof Felt Double Layer Under Wood Shingle;Roof	Black Roofing Felt	None detected			
5	5C	Roof Felt Double Layer Under Wood Shingle;Roof	Tan Fibrous Material	None detected			
6	6A	Wiring Black;Cabin	Black Coating	None detected	NA	NA	
6	6A	Wiring Black;Cabin	White Wiring Insulation	None detected			
6	6B	Wiring Black;Cabin	Black Coating	None detected			
6	6B	Wiring Black;Cabin	White Wiring Insulation	None detected			
6	6C	Wiring Black;Cabin	Black Coating	None detected			
6	6C	Wiring Black;Cabin	White Wiring Insulation	None detected			
7	7A	Concrete Foundation;Under Porch	White Concrete	None detected	NA	NA	
7	7B	Concrete Foundation;Under Porch	White Concrete	None detected			
7	7C	Concrete Foundation;Under Porch	White Concrete	None detected			
8	8A	Wiring-White 1/8 in;Interior	Yellow Wiring Insulation	None detected	NA	NA	
8	8A	Wiring-White 1/8 in;Interior	Black Coating	None detected			
8	8B	Wiring-White 1/8 in;Interior	Yellow Wiring Insulation	None detected			
8	8B	Wiring-White 1/8 in;Interior	Black Coating	None detected			
8	8C	Wiring-White 1/8 in;Interior	Yellow Wiring Insulation	None detected			
8	8C	Wiring-White 1/8 in;Interior	Black Coating	None detected			

## Asbestos Samples Summary

Material	Sample	Sample Location	Description	Asbestos Content	NESHAP Category	OSHA Work Class	Material Quantity
9	9A	Wiring-Black 1/4 in;Cabin	Black Coating	None detected			
9	9A	Wiring-Black 1/4 in;Cabin	Brown Wiring Insulation	None detected			
9	9B	Wiring-Black 1/4 in;Cabin	Black Coating	None detected			
9	9B	Wiring-Black 1/4 in;Cabin	Brown Wiring Insulation	None detected			
9	9C	Wiring-Black 1/4 in;Cabin	Black Coating	None detected			
9	9C	Wiring-Black 1/4 in;Cabin	Brown Wiring Insulation	None detected			
<b>Barn</b>							
100	100A	Wiring;Black 1/8 In;Interior Barn;N	Black Wiring Insulation	None detected	NA	NA	
100	100B	Wiring;Black 1/8 In;Interior Barn;C	Black Wiring Insulation	None detected			
100	100B	Wiring;Black 1/8 In;Interior Barn;C	Black Tar Insulator	None detected			
100	100C	Wiring;Black 1/8 In;Interior Barn;S	Black Wiring Insulation	None detected			
<b>Beatty House</b>							
200	200A	Window Putty; Ext Windows	Off-White Window Putty with White Paint	None detected	NA	NA	
200	200B	Window Putty; Ext Windows	Off-White Window Putty with White Paint	None detected			
200	200C	Window Putty; Ext Windows	Off-White Window Putty with White Paint	None detected			
201	201A	Flooring Lino Tan; Living Rm	<b>Tan Linoleum with Fibrous Backing</b>	<b>25% Chrysotile</b>	<b>Friable RACM</b>	<b>Class 2</b>	<b>360 SF</b>
201	201A	Flooring Lino Tan; Living Rm	Black Felt	None detected			
201	201A	Flooring Lino Tan; Living Rm	Gray Fibrous Material	None detected			
201	201B	Flooring Lino Tan; Living Rm	<b>Tan Linoleum with Fibrous Backing</b>	<b>25% Chrysotile</b>			
201	201B	Flooring Lino Tan; Living Rm	Black Felt	None detected			
201	201B	Flooring Lino Tan; Living Rm	Gray Fibrous Material	None detected			
201	201C	Flooring Lino Tan; Living Rm	<b>Tan Linoleum with Fibrous Backing</b>	<b>25% Chrysotile</b>			
201	201C	Flooring Lino Tan; Living Rm	Black Felt	None detected			
201	201C	Flooring Lino Tan; Living Rm	Gray Fibrous Material	None detected			
202	202A	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected	NA	NA	
202	202A	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected			
202	202A	Flooring Multi Layer; Back Room; 4	Black Felt	None detected			
202	202A	Flooring Multi Layer; Back Room; 4	Gray Fibrous Material	None detected			
202	202B	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected			
202	202B	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected			
202	202B	Flooring Multi Layer; Back Room; 4	Black Felt	None detected			
202	202B	Flooring Multi Layer; Back Room; 4	Gray Fibrous Material	None detected			
202	202C	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected			
202	202C	Flooring Multi Layer; Back Room; 4	Multicolored Linoleum with Fibrous Backing	None detected			
202	202C	Flooring Multi Layer; Back Room; 4	Black Felt	None detected			
202	202C	Flooring Multi Layer; Back Room; 4	Gray Fibrous Material	None detected			
203	203A	Flooring Dark Gray Flower Pat; Bedroom 1	Dark Gray Linoleum with Fibrous Backing	None detected	NA	NA	
203	203B	Flooring Dark Gray Flower Pat; Bedroom 1	Dark Gray Linoleum with Fibrous Backing	None detected			
203	203C	Flooring Dark Gray Flower Pat; Bedroom 1	Dark Gray Linoleum with Fibrous Backing	None detected			

## Asbestos Samples Summary

Material	Sample	Sample Location	Description	Asbestos Content	NESHAP Category	OSHA Work Class	Material Quantity
204	204A	Wallboard Joint Compound; Hall	Gray Fibrous Material with Multilayered Paint	None detected	NA	Class 2	3,700 SF
204	204A	Wallboard Joint Compound; Hall	White Drywall with Brown Paper and Multilayered Paint	None detected			
204	204B	Wallboard Joint Compound; Ceil; Living Rm	Brown Fibrous Material with White Paint	None detected			
204	204B	Wallboard Joint Compound; Ceil; Living Rm	Brown Drywall with Brown Paper	None detected			
204	204C	Wallboard Joint Compound; Ceil; Back; 4	Brown Fibrous Material with White Paint	None detected			
204	204C	Wallboard Joint Compound; Ceil; Back; 4	Brown Drywall with Brown Paper	None detected			
204	204D	Wallboard Joint Compound; RR; West	<b>Tan Joint Compound with Multilayered Paint</b>	<b>2% Chrysotile</b>			
204	204D	Wallboard Joint Compound; RR; West	White Drywall with Brown Paper	None detected			
204	204D	Wallboard Joint Compound; RR; West	<b>Composite by PLM Point Count</b>	<b>&lt;0.25% Chrysotile</b>			
204	204E	Wallboard Joint Compound; East	Brown/Green Paper	None detected			
204	204E	Wallboard Joint Compound; East	<b>Tan Compound with Multilayered Paint</b>	<b>2% Chrysotile</b>			
204	204E	Wallboard Joint Compound; East	Cream Tape	None detected			
204	204E	Wallboard Joint Compound; East	<b>Tan Joint Compound</b>	<b>2% Chrysotile</b>			
204	204E	Wallboard Joint Compound; East	White Drywall with Brown Paper	None detected			
204	204E	Wallboard Joint Compound; East	<b>Composite by PLM Point Count</b>	<b>&lt;0.25% Chrysotile</b>			
204	204F	Wallboard Joint Compound; South	<b>Tan Compound with Multilayered Paint</b>	<b>2% Chrysotile</b>			
204	204F	Wallboard Joint Compound; South	Cream Tape	None detected			
204	204F	Wallboard Joint Compound; South	<b>Tan Joint Compound</b>	<b>2% Chrysotile</b>			
204	204F	Wallboard Joint Compound; South	White Drywall with Brown Paper	None detected			
204	204F	Wallboard Joint Compound; South	<b>Composite by PLM Point Count</b>	<b>&lt;0.25% Chrysotile</b>			
204	204G	Wallboard Joint Compound; North	<b>Tan Compound with Multilayered Paint</b>	<b>2% Chrysotile</b>			
204	204G	Wallboard Joint Compound; North	Cream Tape	None detected			
204	204G	Wallboard Joint Compound; North	<b>Tan Joint Compound</b>	<b>2% Chrysotile</b>			
204	204G	Wallboard Joint Compound; North	White Drywall with Brown Paper	None detected			
204	204G	Wallboard Joint Compound; North	<b>Composite by PLM Point Count</b>	<b>0.5% Chrysotile</b>			
205	205A	Flooring Hallway Gray; Hall; West	Black Felt with Pebbles and Gray Surface	None detected	NA	NA	
205	205B	Flooring Hallway Gray; Hall; Center	Black Felt with Pebbles and Gray Surface	None detected			
205	205C	Flooring Hallway Gray; Hall; East	Black Felt with Pebbles and Gray Surface	None detected			
206	206A	Cove Base/Flooring Creme Yellow Mastic; Kitchen; West	Cream Mastic with Yellow Paint	None detected	NA	NA	
206	206B	Cove Base/Flooring Creme Yellow Mastic; Kitchen; Center	Cream Mastic with Yellow Paint	None detected			
206	206C	Cove Base/Flooring Creme Yellow Mastic; Kitchen; East	Cream Mastic with Yellow Paint	None detected			
207	207A	Flooring Peach/Tan; Bedroom 2	Brown/Beige Linoleum with Fibrous Backing	None detected	NA	NA	
207	207B	Flooring Peach/Tan; Bedroom 2	Brown/Beige Linoleum with Fibrous Backing	None detected			
207	207C	Flooring Peach/Tan; Bedroom 2	Brown/Beige Linoleum with Fibrous Backing	None detected			
208	208A	Flooring Lino Tan; Kitchen; West	Tan Linoleum with Fibrous Backing	None detected	NA	NA	
208	208A	Flooring Lino Tan; Kitchen; West	White Mastic	None detected			
208	208A	Flooring Lino Tan; Kitchen; West	Brown Fiberboard Flooring	None detected			
208	208B	Flooring Lino Tan; Kitchen; Center	Tan Linoleum with Fibrous Backing	None detected			
208	208B	Flooring Lino Tan; Kitchen; Center	White Mastic with Brown Fibrous Material	None detected			
208	208C	Flooring Lino Tan; Kitchen; East	Tan Linoleum with Fibrous Backing	None detected			
208	208C	Flooring Lino Tan; Kitchen; East	White Mastic	None detected			
208	208C	Flooring Lino Tan; Kitchen; East	Brown Fiberboard Flooring	None detected			

## Asbestos Samples Summary

Material	Sample	Sample Location	Description	Asbestos Content	NESHAP Category	OSHA Work Class	Material Quantity
209	209A	Flooring Creme/Tan; Bath; East	Tan Flooring	None detected	NA	NA	
209	209A	Flooring Creme/Tan; Bath; East	Semi-Transparent Adhesive	None detected			
209	209A	Flooring Creme/Tan; Bath; East	Black Felt with Gray Coating	None detected			
209	209B	Flooring Creme/Tan; Bath; Center	Tan Flooring	None detected			
209	209B	Flooring Creme/Tan; Bath; Center	Semi-Transparent Adhesive	None detected			
209	209B	Flooring Creme/Tan; Bath; Center	Black Felt with Gray Coating	None detected			
209	209C	Flooring Creme/Tan; Bath; West	Tan Flooring	None detected			
209	209C	Flooring Creme/Tan; Bath; West	Semi-Transparent Adhesive	None detected			
209	209C	Flooring Creme/Tan; Bath; West	Black Felt with Gray Coating	None detected			
210	210A	Roofing; Shingles; Green; Roof; NW	Black Roofing Shingle with Green Pebbles	None detected	NA	NA	
210	210A	Roofing; Shingles; Green; Roof; NW	Black Roofing Tar	None detected			
210	210A	Roofing; Shingles; Green; Roof; NW	Black Roofing Felt	None detected			
210	210B	Roofing; Shingles; Green; Roof; SW	Black Roofing Shingle with Green Pebbles	None detected			
210	210B	Roofing; Shingles; Green; Roof; SW	Black Roofing Tar	None detected			
210	210B	Roofing; Shingles; Green; Roof; SW	Black Roofing Felt	None detected			
210	210C	Roofing; Shingles; Green; Roof; West	Black Roofing Shingle with Green Pebbles	None detected			
210	210C	Roofing; Shingles; Green; Roof; West	Black Roofing Tar	None detected			
210	210C	Roofing; Shingles; Green; Roof; West	Black Roofing Shingle with Green Pebbles	None detected			
210	210C	Roofing; Shingles; Green; Roof; West	Black Roofing Tar	None detected			
210	210C	Roofing; Shingles; Green; Roof; West	Black Roofing Felt	None detected			
211	211A	Concrete Porch	Gray Concrete	None detected	NA	NA	
211	211B	Concrete Porch	Gray Concrete	None detected			
211	211C	Concrete Porch	Gray Concrete	None detected			

**APPENDIX C**

**ASBESTOS ANALYTICAL LABORATORY DATA**

DRAFT



Report for:

**Mr. Michael Benefield, PE**  
**Terracon Consultants, Inc. - Emeryville**  
1466 66th Street  
Emeryville, CA 94608

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Regarding: Project: R1197192; ZFA Structural Engineers-La Honda Redwood Cabin  
EML ID: 2198987

Approved by:

Dates of Analysis:  
Asbestos PLM: 07-08-2019

*Renee Luna-Trepczynski*

Approved Signatory  
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Total Samples Submitted:** 27**Total Samples Analyzed:** 27**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 1A, Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North**

Lab ID-Version‡: 10447612-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing and Gray Paint	ND
Brown Fibrous Material with Gray Paint	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 1B, Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North**

Lab ID-Version‡: 10447613-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing and Gray Paint	ND
Brown Fibrous Material with Gray Paint	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 1C, Flooring-Lino 1x1 Squares Tan/Beige;Restroom-North**

Lab ID-Version‡: 10447614-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing and Gray Paint	ND
Brown Fibrous Material with Gray Paint	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 2A, Flooring-Lino Green Square Pattern;Kitchen-West**

Lab ID-Version‡: 10447615-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Brown Mastic	ND
<b>Composite Non-Asbestos Content:</b>	20% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. EMLab P&K reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 2B, Flooring-Lino Green Square Pattern;Kitchen-West**

Lab ID-Version‡: 10447616-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Light Brown Mastic	ND
Dark Brown Mastic	ND
Orange Wood	ND
<b>Composite Non-Asbestos Content:</b>	25% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 2C, Flooring-Lino Green Square Pattern;Kitchen-West**

Lab ID-Version‡: 10447617-1

Sample Layers	Asbestos Content
Green Sheet Flooring with Fibrous Backing	ND
Light Brown Mastic	ND
Dark Brown Mastic	ND
<b>Composite Non-Asbestos Content:</b>	25% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 3A, Window Glaze;Ext Window Glaze-South Glass to Frame**

Lab ID-Version‡: 10447618-1

Sample Layers	Asbestos Content
White Window Glazing	ND
<b>Sample Composite Homogeneity:</b>	Good

**Location: 3B, Window Glaze;Ext Window Glaze-South Glass to Frame**

Lab ID-Version‡: 10447619-1

Sample Layers	Asbestos Content
White Window Glazing	ND
<b>Sample Composite Homogeneity:</b>	Good

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Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 3C, Window Glaze;Ext Window Glaze-South Glass to Frame**

Lab ID-Version‡: 10447620-1

Sample Layers	Asbestos Content
White Window Glazing	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 4A, Fireplace Brick /Mortar;Living Rm -South**

Lab ID-Version‡: 10447621-1

Sample Layers	Asbestos Content
Off-White Mortar	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 4B, Fireplace Brick /Mortar;Living Rm -South**

Lab ID-Version‡: 10447622-1

Sample Layers	Asbestos Content
Off-White Mortar	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 4C, Fireplace Brick /Mortar;Living Rm -South**

Lab ID-Version‡: 10447623-1

Sample Layers	Asbestos Content
Off-White Mortar	ND
<b>Sample Composite Homogeneity:</b> Good	

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 5A, Roof Felt Double Layer Under Wood Shingle;Roof**

Lab ID-Version‡: 10447624-1

Sample Layers	Asbestos Content
Black Roofing Felt	ND
Tan Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 5B, Roof Felt Double Layer Under Wood Shingle;Roof**

Lab ID-Version‡: 10447625-1

Sample Layers	Asbestos Content
Black Roofing Felt	ND
Tan Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 5C, Roof Felt Double Layer Under Wood Shingle;Roof**

Lab ID-Version‡: 10447626-1

Sample Layers	Asbestos Content
Black Roofing Felt	ND
Tan Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 6A, Wiring Black;Cabin**

Lab ID-Version‡: 10447627-1

Sample Layers	Asbestos Content
Black Coating	ND
White Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	95% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 6B, Wiring Black;Cabin**

Lab ID-Version‡: 10447628-1

Sample Layers	Asbestos Content
Black Coating	ND
White Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	95% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 6C, Wiring Black;Cabin**

Lab ID-Version‡: 10447629-1

Sample Layers	Asbestos Content
Black Coating	ND
White Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	95% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 7A, Concrete Foundation;Under Porch**

Lab ID-Version‡: 10447630-1

Sample Layers	Asbestos Content
White Concrete	ND
<b>Sample Composite Homogeneity:</b>	Good

**Location: 7B, Concrete Foundation;Under Porch**

Lab ID-Version‡: 10447631-1

Sample Layers	Asbestos Content
White Concrete	ND
<b>Sample Composite Homogeneity:</b>	Good

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 7C, Concrete Foundation;Under Porch**

Lab ID-Version‡: 10447632-1

Sample Layers	Asbestos Content
White Concrete	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 8A, Wiring-White 1/8 in;Interior**

Lab ID-Version‡: 10447633-1

Sample Layers	Asbestos Content
Yellow Wiring Insulation	ND
Black Coating	ND
<b>Composite Non-Asbestos Content:</b> 70% Cellulose	
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: 8B, Wiring-White 1/8 in;Interior**

Lab ID-Version‡: 10447634-1

Sample Layers	Asbestos Content
Yellow Wiring Insulation	ND
Black Coating	ND
<b>Composite Non-Asbestos Content:</b> 70% Cellulose	
<b>Sample Composite Homogeneity:</b> Moderate	

**Location: 8C, Wiring-White 1/8 in;Interior**

Lab ID-Version‡: 10447635-1

Sample Layers	Asbestos Content
Yellow Wiring Insulation	ND
Black Coating	ND
<b>Composite Non-Asbestos Content:</b> 70% Cellulose	
<b>Sample Composite Homogeneity:</b> Moderate	

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers-La Honda  
 Redwood Cabin

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 9A, Wiring-Black 1/4 in;Cabin**

Lab ID-Version‡: 10447636-1

Sample Layers	Asbestos Content
Black Coating	ND
Brown Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 9B, Wiring-Black 1/4 in;Cabin**

Lab ID-Version‡: 10447637-1

Sample Layers	Asbestos Content
Black Coating	ND
Brown Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 9C, Wiring-Black 1/4 in;Cabin**

Lab ID-Version‡: 10447638-1

Sample Layers	Asbestos Content
Black Coating	ND
Brown Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



002198987

# Terracon

<input type="checkbox"/> PM - S. Steiner sosteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com	<b>ACM BULK SAMPLE DATA SHEET</b>  <input checked="" type="checkbox"/> PLM Analysis (Analyze all samples) <input type="checkbox"/> Stop Analysis at First Positive <input type="checkbox"/> Point Count Analysis (1000-point)
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Katchee tkatchee@terracon.com	<input type="checkbox"/> PM - D. Block David.block@terracon.com	
<input type="checkbox"/> PM - W. Frieszel wmfrieszel@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wallen@terracon.com		
PAGE 1 OF 3			

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- LA HONDA REDWOOD CABINProject# R1197192 Sampled By: MR. & M.H Sampling Date: 07-2-19Sample(s) sent to:  MAL  EMSL  EMLAB  TAT  Rush  24HRS  3 DAY\*\*\***FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)**\*\*\*\*\*\***ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com**\*\*\*

HM# 1	Material Description - Flooring - LINO	1X1 squares TAN/ Beige
Sample ID	Sample Location & Material Location	Quantity: 120
1A	Rest Room - North	10X12
1B		
1C		
HM# 2	Material Description - Flooring - LINO	Green Square Pattern
Sample ID	Sample Location & Material Location	Quantity: 625
2A	Kitchen - West	25X25
2B		
2C		
HM# 3	Material Description - window Glaze	
Sample ID	Sample Location & Material Location	Quantity: 18sq 300 LF
3A	ext window Glaze - South Glass to frame	
3B		
3C		
HM# 4	Material Description - Fire place Brick/ mortar	
Sample ID	Sample Location & Material Location	Quantity: 1500 sq
4A	Living Rm - South	
4B		
4C		

Relinquished By: M.HARRINGTONSignature: MLHDate/Time: 07-3-19

Received By: \_\_\_\_\_

Signature: MLHDate/Time: 7/5/19 FedEx 950

Relinquished By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

002198987

Terracon

<input type="checkbox"/> PM - S. Steiner spssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com	<b>ACM BULK SAMPLE DATA SHEET</b>
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wall@terracon.com	
<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM D. Block David.block@terracon.com		
			<input checked="" type="checkbox"/> PLM Analysis (Analyze all samples) <input type="checkbox"/> Stop Analysis at First Positive <input type="checkbox"/> Point Count Analysis (1000-point)
			PAGE 2 OF 3

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- LA HONDA REDWOOD CABINProject# R1197192 Sampled By: M.R & M.H Sampling Date: 07-2-19Sample(s) sent to:  MAL  EMSL  EMLAB TAT  Rush  24HRS  3-DAY\*\*\*FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)\*\*\*\*\*\*ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com\*\*\*

HM#	Material Description	Sample Location & Material Location	Quantity:
5	Material Description - Roof felt Double Layer under wood shingle		
Sample ID			
5A		Roof	
5B			
5C			
6	Material Description - WIRING Black 3/4		
Sample ID			
6A		cabin	
6B			
6C			
7	Material Description - concrete foundation		
Sample ID			
7A		under porch	
7B			
7C			
8	Material Description WIRING - White 1/8"		
Sample ID			
8A		interior	
8B			
8C			

Relinquished By: M.HARRINGTONSignature: M.HDate/Time: 07-3-19

Received By: \_\_\_\_\_

Signature: M.HDate/Time: 7/5/19 RedEx 95

Relinquished By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_



002198987

# Terracon

<input type="checkbox"/> PM - S. Steiner sosteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattochee takattochee@terracon.com	<input type="checkbox"/> PM - D. Block David.block@terracon.com
<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wallen@terracon.com	

**ACM BULK SAMPLE DATA SHEET**

PLM Analysis (Analyze all samples)  
 Stop Analysis at First Positive  
 Point Count Analysis (1000-point)

PAGE 3 OF 3

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS, LA HONDA REDWOOD CABINProject# R1197192 Sampled By: MR & M.H Sampling Date: 07-2-19Sample(s) sent to:  MAL  EMSL  EMLAB  TAT  Rush  24HRS  3 DAY\*\*\*FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)\*\*\*\*\*\*ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com\*\*\*

HM#	Material Description	Quantity:
9A	wiring - Black	Y4IN
9B	cabin	
9C		
HM#	Material Description	Quantity:
HM#	Material Description	Quantity:
HM#	Material Description	Quantity:

Relinquished By: <u>M.HARRINGTON</u>	Signature: <u>MH</u>	Date/Time: <u>07-3-19</u>
Received By: _____	Signature: <u>[Signature]</u>	Date/Time: <u>7/5/19 FedEx 95c</u>
Relinquished By: _____	Signature: _____	Date/Time: _____
Received By: _____	Signature: _____	Date/Time: _____



Report for:

**Mr. Michael Benefield, PE**  
**Terracon Consultants, Inc. - Emeryville**  
1466 66th Street  
Emeryville, CA 94608

---

Regarding: Project: R1197192; ZFA Structural Engineers-LA Honda White Barn  
EML ID: 2198983

Approved by:

Approved Signatory  
Renee Luna-Trepczynski

REVISED REPORT

Dates of Analysis:  
Asbestos PLM: 07-09-2019 and 07-10-2019

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

---

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Terracon Consultants, Inc. - Emeryville  
C/O: Mr. Michael Benefield, PE  
Re: R1197192; ZFA Structural Engineers-LA Honda  
White BarnDate of Sampling: 07-02-2019  
Date of Receipt: 07-05-2019  
Date of Report: 07-10-2019**ASBESTOS PLM REPORT****Total Samples Submitted:** 3**Total Samples Analyzed:** 3**Total Samples with Layer Asbestos Content > 1%:** 0**Location: 100A, Wiring;Black 1/8 In;Interior Barn;N**

Lab ID-Version‡: 10447309-1

Sample Layers	Asbestos Content
Black Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	15% Cotton 4% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 100B, Wiring;Black 1/8 In;Interior Barn;C**

Lab ID-Version‡: 10447310-2

Sample Layers	Asbestos Content
Black Wiring Insulation	ND
Black Tar Insulator	ND
<b>Composite Non-Asbestos Content:</b>	15% Cotton 4% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 100C, Wiring;Black 1/8 In;Interior Barn;S**

Lab ID-Version‡: 10447311-1

Sample Layers	Asbestos Content
Black Wiring Insulation	ND
<b>Composite Non-Asbestos Content:</b>	15% Cotton 4% Synthetic Fibers
<b>Sample Composite Homogeneity:</b>	Moderate

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: Terracon Consultants, Inc. - Emeryville  
C/O: Mr. Michael Benefield, PE  
Re: R1197192; ZFA Structural Engineers-LA Honda  
White Barn

Date of Sampling: 07-02-2019  
Date of Receipt: 07-05-2019  
Date of Report: 07-10-2019

---

**SUMMARY OF REVISIONS**

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**Location:** 100B; Wiring;Black 1/8 In;Interior Barn;C Lab ID-Version‡: 10447310-2  
Analysis Time revised. Sample Layers revised.

DRAFT

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



002198983

Attachment 1

**Terracon**

<input type="checkbox"/> PM - S. Steiner ssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com	<b>ACM BULK SAMPLE DATA SHEET</b>
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wall@terracon.com	
<input type="checkbox"/> PM - W. Frieszel wmfrieszel@terracon.com	<input type="checkbox"/> PM O. Block David.block@terracon.com		
			<input checked="" type="checkbox"/> PLM Analysis (Analyze all samples) <input type="checkbox"/> Stop Analysis at First Positive <input type="checkbox"/> Point Count Analysis (1000-point)
			PAGE 1 OF 1

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- LA HONDA WHITE BARNProject# R1197192 Sampled By: M.R. & M.H. Sampling Date: 07-2-19Sample(s) sent to:  MAL  EMSL  EMLAB  TAT  Rush  24HRS  3-DAY\*\*\***FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)**\*\*\*\*\*\***ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com**\*\*\*

HM# 100	Material Description -	Quantity:
Sample ID	Sample Location & Material Location	
100A	Interior BARN - N	80 LF
100B	- C	
100C	- S	
HM# 101	Material Description -	Quantity:
Sample ID	Sample Location & Material Location	
101A		
101B		
101C		
HM# 102	Material Description -	Quantity:
Sample ID	Sample Location & Material Location	
102A		
102B		
102C		
HM# 103	Material Description -	Quantity:
Sample ID	Sample Location & Material Location	
103A		
103B		
103C		

Relinquished By:	<u>M.HARRINGTON</u>	Signature:	<u>MH</u>	Date/Time:	<u>07-3-19</u>
Received By:		Signature:	<u>Mc</u>	Date/Time:	<u>7/5/19</u>
Relinquished By:		Signature:		Date/Time:	
Received By:		Signature:		Date/Time:	



Report for:

**Mr. Michael Benefield, PE**  
**Terracon Consultants, Inc. - Emeryville**  
1466 66th Street  
Emeryville, CA 94608

---

Regarding: Project: R1197192; ZFA Structural Engineers - Beatty House 17820 Alma Bridge Rd  
EML ID: 2198988

Approved by:

Dates of Analysis:  
Asbestos PLM: 07-08-2019

*Renee Luna-Trepczynski*

Approved Signatory  
Renee Luna-Trepczynski

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)

---

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Total Samples Submitted:** 40**Total Samples Analyzed:** 40**Total Samples with Layer Asbestos Content > 1%:** 7**Location: 200A, Window Putty; Ext Windows**

Lab ID-Version‡: 10447674-1

Sample Layers	Asbestos Content
Off-White Window Putty with White Paint	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 200B, Window Putty; Ext Windows**

Lab ID-Version‡: 10447675-1

Sample Layers	Asbestos Content
Off-White Window Putty with White Paint	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 200C, Window Putty; Ext Windows**

Lab ID-Version‡: 10447676-1

Sample Layers	Asbestos Content
Off-White Window Putty with White Paint	ND
<b>Sample Composite Homogeneity:</b> Good	

**Location: 201A, Flooring Lino Tan; Living Rm**

Lab ID-Version‡: 10447677-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	25% Chrysotile
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	20% Cotton 15% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b> Poor	

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 201B, Flooring Lino Tan; Living Rm**

Lab ID-Version‡: 10447678-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	25% Chrysotile
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	20% Cotton 15% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 201C, Flooring Lino Tan; Living Rm**

Lab ID-Version‡: 10447679-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	25% Chrysotile
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	20% Cotton 15% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 202A, Flooring Multi Layer; Back Room; 4**

Lab ID-Version‡: 10447680-1

Sample Layers	Asbestos Content
Multicolored Linoleum with Fibrous Backing	ND
Multicolored Linoleum with Fibrous Backing	ND
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	30% Cellulose 12% Cotton 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

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1501 West Knudsen Drive, Phoenix, AZ 85027  
 (800) 651-4802 Fax (623) 780-7695 www.emlab.com

Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 202B, Flooring Multi Layer; Back Room; 4**

Lab ID-Version‡: 10447681-1

Sample Layers	Asbestos Content
Multicolored Linoleum with Fibrous Backing	ND
Multicolored Linoleum with Fibrous Backing	ND
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	30% Cellulose 12% Cotton 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 202C, Flooring Multi Layer; Back Room; 4**

Lab ID-Version‡: 10447682-1

Sample Layers	Asbestos Content
Multicolored Linoleum with Fibrous Backing	ND
Multicolored Linoleum with Fibrous Backing	ND
Black Felt	ND
Gray Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	30% Cellulose 12% Cotton 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 203A, Flooring Dark Gray Flower Pat; Bedroom 1**

Lab ID-Version‡: 10447683-1

Sample Layers	Asbestos Content
Dark Gray Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	35% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 203B, Flooring Dark Gray Flower Pat; Bedroom 1**

Lab ID-Version‡: 10447684-1

Sample Layers	Asbestos Content
Dark Gray Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	35% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 203C, Flooring Dark Gray Flower Pat; Bedroom 1**

Lab ID-Version‡: 10447685-1

Sample Layers	Asbestos Content
Dark Gray Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	35% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 204A, Wallboard Joint Compound; Hall**

Lab ID-Version‡: 10447686-1

Sample Layers	Asbestos Content
Gray Fibrous Material with Multilayered Paint	ND
White Drywall with Brown Paper and Multilayered Paint	ND
<b>Composite Non-Asbestos Content:</b>	20% Cotton 10% Cellulose 2% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 204B, Wallboard Joint Compound; Ceil; Living Rm**

Lab ID-Version‡: 10447687-1

Sample Layers	Asbestos Content
Brown Fibrous Material with White Paint	ND
Brown Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 204C, Wallboard Joint Compound; Ceil; Back; 4**

Lab ID-Version‡: 10447688-1

Sample Layers	Asbestos Content
Brown Fibrous Material with White Paint	ND
Brown Drywall with Brown Paper	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 204D, Wallboard Joint Compound; RR; West**

Lab ID-Version‡: 10447689-1

Sample Layers	Asbestos Content
Tan Joint Compound with Multilayered Paint	2% Chrysotile
White Drywall with Brown Paper	ND
<b>Composite Asbestos Fibrous Content:</b>	< 1% Asbestos
<b>Composite Non-Asbestos Content:</b>	10% Cellulose
<b>Sample Composite Homogeneity:</b>	Moderate

**Comments:** Composite content provided for this analysis has been performed by following the NESHAP guidelines.

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Client: Terracon Consultants, Inc. - Emeryville  
 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 204E, Wallboard Joint Compound; East**

Lab ID-Version‡: 10447690-1

Sample Layers	Asbestos Content
Brown/Green Paper	ND
Tan Compound with Multilayered Paint	2% Chrysotile
Cream Tape	ND
Tan Joint Compound	2% Chrysotile
White Drywall with Brown Paper	ND
<b>Composite Asbestos Fibrous Content:</b>	< 1% Asbestos
<b>Composite Non-Asbestos Content:</b>	20% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Comments:** Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

**Location: 204F, Wallboard Joint Compound; South**

Lab ID-Version‡: 10447691-1

Sample Layers	Asbestos Content
Tan Compound with Multilayered Paint	2% Chrysotile
Cream Tape	ND
Tan Joint Compound	2% Chrysotile
White Drywall with Brown Paper	ND
<b>Composite Asbestos Fibrous Content:</b>	< 1% Asbestos
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Comments:** Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

**Location: 204G, Wallboard Joint Compound; North**

Lab ID-Version‡: 10447692-1

Sample Layers	Asbestos Content
Tan Compound with Multilayered Paint	2% Chrysotile
Cream Tape	ND
Tan Joint Compound	2% Chrysotile
White Drywall with Brown Paper	ND
<b>Composite Asbestos Fibrous Content:</b>	< 1% Asbestos
<b>Composite Non-Asbestos Content:</b>	15% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Comments:** Composite asbestos content provided is only for Drywall/Joint compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

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 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 205A, Flooring Hallway Gray; Hall; West**

Lab ID-Version‡: 10447693-1

Sample Layers	Asbestos Content
Black Felt with Pebbles and Gray Surface	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose 2% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

DRAFT

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 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
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 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 205B, Flooring Hallway Gray; Hall; Center**

Lab ID-Version‡: 10447694-1

Sample Layers	Asbestos Content
Black Felt with Pebbles and Gray Surface	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose 2% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 205C, Flooring Hallway Gray; Hall; East**

Lab ID-Version‡: 10447695-1

Sample Layers	Asbestos Content
Black Felt with Pebbles and Gray Surface	ND
<b>Composite Non-Asbestos Content:</b>	60% Cellulose 2% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 206A, Cove Base/Flooring Creme Yellow Mastic; Kitchen; West**

Lab ID-Version‡: 10447696-1

Sample Layers	Asbestos Content
Cream Mastic with Yellow Paint	ND
<b>Sample Composite Homogeneity:</b>	Good

**Location: 206B, Cove Base/Flooring Creme Yellow Mastic; Kitchen; Center**

Lab ID-Version‡: 10447697-1

Sample Layers	Asbestos Content
Cream Mastic with Yellow Paint	ND
<b>Sample Composite Homogeneity:</b>	Good

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 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

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 Date of Receipt: 07-05-2019  
 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 206C, Cove Base/Flooring Creme Yellow Mastic; Kitchen; East**

Lab ID-Version‡: 10447698-1

Sample Layers	Asbestos Content
Cream Mastic with Yellow Paint	ND
<b>Sample Composite Homogeneity:</b>	Good

**Location: 207A, Flooring Peach/Tan; Bedroom 2**

Lab ID-Version‡: 10447699-1

Sample Layers	Asbestos Content
Brown/Beige Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	50% Cellulose 4% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 207B, Flooring Peach/Tan; Bedroom 2**

Lab ID-Version‡: 10447700-1

Sample Layers	Asbestos Content
Brown/Beige Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	50% Cellulose 4% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 207C, Flooring Peach/Tan; Bedroom 2**

Lab ID-Version‡: 10447701-1

Sample Layers	Asbestos Content
Brown/Beige Linoleum with Fibrous Backing	ND
<b>Composite Non-Asbestos Content:</b>	50% Cellulose 4% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Moderate

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 House 17820 Alma Bridge Rd

Date of Sampling: 07-02-2019  
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 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 208A, Flooring Lino Tan; Kitchen; West**

Lab ID-Version‡: 10447702-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	ND
White Mastic	ND
Brown Fiberboard Flooring	ND
<b>Composite Non-Asbestos Content:</b>	50% Cellulose < 1% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 208B, Flooring Lino Tan; Kitchen; Center**

Lab ID-Version‡: 10447703-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	ND
White Mastic with Brown Fibrous Material	ND
<b>Composite Non-Asbestos Content:</b>	20% Cellulose < 1% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 208C, Flooring Lino Tan; Kitchen; East**

Lab ID-Version‡: 10447704-1

Sample Layers	Asbestos Content
Tan Linoleum with Fibrous Backing	ND
White Mastic	ND
Brown Fiberboard Flooring	ND
<b>Composite Non-Asbestos Content:</b>	50% Cellulose < 1% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 209A, Flooring Creme/Tan; Bath; East**

Lab ID-Version‡: 10447705-1

Sample Layers	Asbestos Content
Tan Flooring	ND
Semi-Transparent Adhesive	ND
Black Felt with Gray Coating	ND
<b>Composite Non-Asbestos Content:</b>	25% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

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**ASBESTOS PLM REPORT****Location: 209B, Flooring Creme/Tan; Bath; Center**

Lab ID-Version‡: 10447706-1

Sample Layers	Asbestos Content
Tan Flooring	ND
Semi-Transparent Adhesive	ND
Black Felt with Gray Coating	ND
<b>Composite Non-Asbestos Content:</b>	25% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 209C, Flooring Creme/Tan; Bath; West**

Lab ID-Version‡: 10447707-1

Sample Layers	Asbestos Content
Tan Flooring	ND
Semi-Transparent Adhesive	ND
Black Felt with Gray Coating	ND
<b>Composite Non-Asbestos Content:</b>	25% Cellulose 3% Hair/Wool
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 210A, Roofing; Shingles; Green; Roof; NW**

Lab ID-Version‡: 10447708-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Black Roofing Tar	ND
Black Roofing Felt	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose 10% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 210B, Roofing; Shingles; Green; Roof; SW**

Lab ID-Version‡: 10447709-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Black Roofing Tar	ND
Black Roofing Felt	ND
<b>Composite Non-Asbestos Content:</b>	15% Cellulose 10% Glass Fibers
<b>Sample Composite Homogeneity:</b>	Poor

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 C/O: Mr. Michael Benefield, PE  
 Re: R1197192; ZFA Structural Engineers - Beatty  
 House 17820 Alma Bridge Rd

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 Date of Report: 07-08-2019

**ASBESTOS PLM REPORT****Location: 210C, Roofing; Shingles; Green; Roof; West**

Lab ID-Version‡: 10447710-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Green Pebbles	ND
Black Roofing Tar	ND
Black Roofing Shingle with Green Pebbles	ND
Black Roofing Tar	ND
Black Roofing Felt	ND
<b>Composite Non-Asbestos Content:</b>	12% Glass Fibers 10% Cellulose
<b>Sample Composite Homogeneity:</b>	Poor

**Location: 211A, Concrete Porch**

Lab ID-Version‡: 10447711-1

Sample Layers	Asbestos Content
Gray Concrete	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 211B, Concrete Porch**

Lab ID-Version‡: 10447712-1

Sample Layers	Asbestos Content
Gray Concrete	ND
<b>Sample Composite Homogeneity:</b>	Moderate

**Location: 211C, Concrete Porch**

Lab ID-Version‡: 10447713-1

Sample Layers	Asbestos Content
Gray Concrete	ND
<b>Sample Composite Homogeneity:</b>	Moderate

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## ACM BULK SAMPLE DATA SHEET

- PLM Analysis (Analyze all samples)  
 Stop Analysis at First Positive  
 Point Count Analysis (1000-point)

PAGE 1 OF 4

PM - S. Steiner  
 ssteiner@terracon.com

PM - K. Schroeter  
 kmschroeter@terracon.com

PM - K. Pilgrim  
 kmpilgrim@terracon.com

PM - T. Kallchee  
 tkallchee@terracon.com

PM D. Block  
 David.block@terracon.com

PM - D.WALLEN  
 d.wallen@terracon.com

PM - M. Benefield  
 mbenefield@terracon.com

PM - W. Frieszell  
 wmfrieszell@terracon.com

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- BEATTY HOUSE 17820 ALMABRIDGE RD

Project# R1197192 Sampled By: M.R. & M.H Sampling Date: 07-2-19

Sample(s) sent to:  MAL  EMSL  EMLAB  TAT  Rush  24HRS  3-5 DAY

\*\*\*FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)\*\*\*

\*\*\*ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com\*\*\*

HM#	Material Description	Sample Location & Material Location	Quantity
200	Window Putty		200 LF
Sample ID			
200A		Ext windows	14 windows
200B			
200C			3x4
201	Flooring Lino		TAN
Sample ID			Quantity: 360 S.F
201A		Living Rm	18x20
201B			
201C			
202	Flooring multi layer		
Sample ID			Quantity: 625 SF
202A		Back Room - 4	25x25
202B			
202C			
203	Flooring Dark Gray Flawed Pat		
Sample ID			Quantity: 320 S.F
203A		Bed room - 1	16x20
203B			
203C			

Relinquished By: M.HARRINGTON

Signature: M.H

Date/Time: 07-3-19

Received By: \_\_\_\_\_

Signature: [Signature]

Date/Time: 7/5/19 10:45 AM

Relinquished By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_



002198988

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<input type="checkbox"/> PM - S. Steiner spsteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Block David_block@terracon.com
<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wall@terracon.com	

**ACM BULK SAMPLE DATA SHEET**

PLM Analysis (Analyze all samples)  
 Stop Analysis at First Positive  
 Point Count Analysis (1000-point)

PAGE 2 OF 4

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS-BEATTY HOUSE 17820 ALMABRIDGE RD

Project# R1197192      Sampled By: M.R & M.H      Sampling Date: 07-2-19

Sample(s) sent to:  MAL     EMSL     EMLAB    TAT     Rush     24HRS     3-5 DAY

\*\*\***FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)**\*\*\*

\*\*\***ADDITIONAL REPORT RECIPIENT(S):** mdharrington@terracon.com \*\*\*

HM#	Material Description	Sample Location & Material Location	Quantity:
204	Material Description - wallboard joint compound		
204 A	Hall -		(480 sq ft House)
B	ceiling - Living Rm		
C	ceiling - Back Rm - 4		
204	Material Description -		
D	RR - west		
E	EAST		
F	South		
204	Material Description -		
204 G	North		
HM#	Material Description	Sample Location & Material Location	Quantity:

Relinquished By:	<u>M.HARRINGTON</u>	Signature:	<u>M.H</u>	Date/Time:	<u>07-3-19</u>
Received By:		Signature:	<u>[Signature]</u>	Date/Time:	<u>7/5/19 Red 950</u>
Relinquished By:		Signature:		Date/Time:	
Received By:		Signature:		Date/Time:	



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<input type="checkbox"/> PM - S. Steiner spssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Pilgrim kmpilgrim@terracon.com
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattchee takattchee@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wallen@terracon.com
<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM D. Block David.block@terracon.com	

**ACM BULK SAMPLE DATA SHEET**

PLM Analysis (Analyze all samples) -  
 Stop Analysis at First Positive  
 Point Count Analysis (1000-point)

PAGE 3 OF 4

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS: BEATTY HOUSE 17820 ALMABRIDGE RD

Project# R1197192 Sampled By: MR & MH Sampling Date: 07-2-19

Sample(s) sent to:  MAL  EMSL  EMLAB  TAT  Rush  24HRS  3-DAY

\*\*\***FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)**\*\*\*

\*\*\***ADDITIONAL REPORT RECIPIENT(S): mdharrington@terracon.com**\*\*\*

HM#	Material Description	Sample Location & Material Location	Quantity
205	Flooring Gray	Hallway	110 SF
205A		Hall - west	27X4
205B		- center	
205C		- East	
206	Cove base / Flooring Crema Yellow mastic		200 SF
206A		Kitchen - west	14X4
206B		- center	
206C		- East	
207	Flooring Peach / TAN		200 SF
207A		Bedroom 2 -	12X16
207B		-	
207C		-	
208	Flooring LINO TAN		200 SF
208A		Kitchen - West	14X14
208B		- center	
208C		- East	

Relinquished By: M.HARRINGTON

Signature: MH

Date/Time: 07-3-19

Received By: \_\_\_\_\_

Signature: [Signature]

Date/Time: 7/5/19 10:16:950

Relinquished By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_



002198988

# Terracon

<input type="checkbox"/> PM - S. Steiner spssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kmschroeter@terracon.com	<input type="checkbox"/> PM - K. Págrim kmpilgrim@terracon.com	<b>ACM BULK SAMPLE DATA SHEET</b>  <input checked="" type="checkbox"/> PLM Analysis (Analyze all samples) <input type="checkbox"/> Stop Analysis at First Positive <input type="checkbox"/> Point Count Analysis (1000-point)
<input checked="" type="checkbox"/> PM - M. Benefield msbenefield@terracon.com	<input type="checkbox"/> PM - T. Kattchee tekattchee@terracon.com	<input type="checkbox"/> PM - D. Block David.block@terracon.com	
<input type="checkbox"/> PM - W. Frieszell wmfrieszell@terracon.com	<input type="checkbox"/> PM - D. Wallen d.wallen@terracon.com		
PAGE <u>4</u> OF <u>4</u>			

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- BEATTY HOUSE 17820 ALMABRIDGE RDProject# R1197192 Sampled By: M.R & M.H Sampling Date: 07-2-19Sample(s) sent to:  MAL  EMSL  EMLAB TAT  Rush  24HRS  3-5 DAY\*\*\***FAX OR E-MAIL REPORT TO: SEE ABOVE PROJECT MANAGER (PM)**\*\*\*\*\*\***ADDITIONAL REPORT RECIPIENT(S):** mdharrington@terracon.com \*\*\*

HM#	Material Description	Sample Location & Material Location	Quantity:
209	FLOORING		
Sample ID			
209A	Bath - East		200 sf
209B	- center		
209C	- west		
210	Roofing - shingles - Green		
Sample ID			
210A	Roof - NW		600 sf
210B	- SW		
210C	- west		
211	concrete		
Sample ID			
211A	porch -		
211B	-		
211C	-		
HM#	Material Description		
Sample ID	Sample Location & Material Location		Quantity:

Relinquished By: M.HARRINGTONSignature: MHDate/Time: 07-3-19

Received By: \_\_\_\_\_

Signature: [Signature]Date/Time: 7/5/19 FedEx 9:2

Relinquished By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

Received By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date/Time: \_\_\_\_\_

**APPENDIX D**

**LEAD ANALYTICAL LABORATORY DATA**

DRAFT



# Lead Paint Chip Analysis Report

Environmental Hazards Services, L.L.C.  
7469 Whitepine Rd  
Richmond, VA 23237  
Telephone: 800.347.4010

Report Number: 19-07-01313

Client: Eurofins EMLab P&K  
4101 Shuffel Street NW  
North Canton, OH 44720

Received Date: 07/09/2019  
Analyzed Date: 07/10/2019  
Reported Date: 07/10/2019

Project/Test Address: 2199222  
Collection Date:

Client Number:  
201676

Fax Number:  
330-497-0772

## Laboratory Results

Lab Sample Number	Client Sample Number	Collection Location	Pb (ug/g) ppm	% Pb by Wt.	Narrative ID
19-07-01313-001	L-1		4200	0.42	
19-07-01313-002	L-2		780	0.078	

Preparation Method: ASTM E-1979-17  
Analysis Method: EPA SW846 7000B  
Accreditation #: OH 10028

Reviewed By Authorized Signatory:

Tariq Mohammed  
QC Clerk

The HUD lead guidelines for lead paint chips are 0.50% by Weight, 5000 ppm, or 1.0 mg/cm<sup>2</sup>. The Reporting Limit (RL) for samples prepared by ASTM E-1979-17 is 10.0 ug Total Pb. The RL for samples prepared by EPA SW846 3050B is 25.0 ug Total Pb. Paint chip area and results are calculated based on area measurements determined by the client. All internal quality control requirements associated with this batch were met, unless otherwise noted.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Sample location, description, area, etc., was provided by the client. Results reported above in mg/cm<sup>3</sup> are calculated based on area supplied by client. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C.

ELLAP Accreditation through AIHA-LAP, LLC (100420), NY ELAP #11714.

LEGEND	Pb= lead	ug = microgram	ppm = parts per million
	ug/g = micrograms per gram	Wt. = weight	



# Lead Chain-of-Custody Form

SHIP TO: 7469 Whitepine Rd. Richmond, VA 23237  
Phone: (800) 347-4010 FAX: (804) 275-4907

ONLINE CLIENT PORTAL AVAILABLE FOR ANALYSIS RESULTS AT:  
[www.leadlab.com](http://www.leadlab.com)

Environmental Hazards Services, LLC

Company Name: Eurofins EMLab P&K Account Number: 201676  
Address: 1501 W Knudsen Dr City/State/Zip: Phoenix AZ 85027  
Phone: (623) 298-1014 Email: ahetherington@emlabpk.com Fax: \_\_\_\_\_

Project Name / Testing Address: 2199222 Project City/State (Required): \_\_\_\_\_  
Collected By: \_\_\_\_\_ Certification Number: \_\_\_\_\_ P.O. #: \_\_\_\_\_

Do wipe samples submitted meet ASTM E1792 requirements?  Yes  No

Sample Type - Key For Grid		Sample Location Abbreviations - Key For Grid				Surface Type for Dust Wipes - Key For Grid			
Single Dust Wipe = DW	Air = A	F = Front	1 = 1 <sup>st</sup> FL	BA = Bath	BR = Bedroom	FL = Floor	SL = Window Sill	CP = Carpet	WW = Window Well
Paint Chip = PC	Soil = S	R = Rear	2 = 2 <sup>nd</sup> FL	DR = Dining Room	O = Basement				
Composite Soil = CS		LT = Left	RT = Right	KT = Kitchen					

TURN AROUND TIMES: IF NO TAT IS SPECIFIED, SAMPLE(S) WILL BE PROCESSED AND CHARGED AS 3 DAY TAT.

No.	Client Sample ID	Collection Date	Time	Sample Type	Collection Location (LR, KT, LTFBR, RTRBR, etc.)	Surface Type	Area Length X Width in inches (Provide paint chip area only if requesting mg/cm2)	Paint Chip mg/cm <sup>2</sup>	Air		Comments
									Total Time (minutes)	Flow Rate (L/min)	
1	L-1		A.M./P.M.	PC			X	X			
2	L-2		A.M./P.M.	PC			X	X			
3			A.M./P.M.				X				7:00 PM - old of weight per
4			A.M./P.M.				X				7:00 PM - old of weight per
5			A.M./P.M.				X				7:00 PM - old of weight per
6			A.M./P.M.				X				7:00 PM - old of weight per
7			A.M./P.M.				X				7:00 PM - old of weight per
8			A.M./P.M.				X				7:00 PM - old of weight per
9			A.M./P.M.				X				7:00 PM - old of weight per
10			A.M./P.M.				X				7:00 PM - old of weight per

Released by: Kendra Griffith Signature: K. Griffith Date/Time: 7/15/19  
 Received by: D. Enay Signature: D. Enay Date/Time: 7/19/19 11:05 AM

611617 R Z



002199222

**Terracon**

\*\*\*E-MAIL REPORT TO: PROJECT MANAGER (PM)\*\*\*

**LEAD PAINT SAMPLE DATA SHEET**

<input type="checkbox"/> Denise Wallen denise.wall@terracon.com Engineering Assistant	<input type="checkbox"/> Eric Dyer eric.dyer@terracon.com Engineering Assistant	* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) _____ TLIC		
<input type="checkbox"/> PM - S. Steiner ssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter kpschroeter@terracon.com	PAGE <u>1</u> OF <u>1</u>		
<input type="checkbox"/> PM - K. Pignin kpignin@terracon.com	<input checked="" type="checkbox"/> PM - M. Benefield mbenefield@terracon.com	<input type="checkbox"/> PM - W. Prieszell wprieszell@terracon.com	<input type="checkbox"/> PM - T. Katchee tkatchee@terracon.com	<input type="checkbox"/> PM - D. Block david.block@terracon.com

Project Name/ Address/ Building No. **ZFA STRUCTURAL ENGINEERS-LA HONDA REDWOOD CABIN**

Project# **R1197192** Sampled By: **MLR & M.H** Sampling Date: **7-3-19**

Sample(s) sent to:  MAL  EMSL  Aerobiology  Quantem  Other **Em Lab**

TAT  Rush  24HRS  48HRS  3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/E/P)
L-1	Paint Color: <u>Green</u> Substrate: <u>wood</u> Component: <u>Floor</u> Sample Location: Bldg # <u>cabin</u> Unit # <u>west</u> Room <u>Kit</u>	F
L-2	Paint Color: <u>white</u> Substrate: <u>Glass wood</u> Component: <u>window</u> Sample Location: Bldg # <u>cabin</u> Unit # <u>South</u> Room <u>Ext</u>	F
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	

**M.HARRINGTON**

Relinquished By: \_\_\_\_\_ Signature: M.H Date/Time: 7-3-19  
 Received By: \_\_\_\_\_ Signature: [Signature] Date/Time: 7/5/19 Rd Ex 950  
 Received By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_


**J3 Resources, Inc.**

3113 Red Bluff Road Pasadena, Texas 77503

Phone: (713) 290-0223 – Fax: (832) 831-5669

j3resources.com

**Lead in Paint Performed by**  
**Flame AA – USEPA SW846 7420/3050B**

Angela Hetherington  
 EMLab P&K  
 1501 W Knudsen Dr  
 Phoenix, AZ 85027

**J3 Order #:** JP191014468  
**Project #:** 3042679  
**Receipt Date:** 8-Jul-2019  
**Analysis Date:** 10-Jul-2019  
**Report Date:** 10-Jul-2019

**2199099**

SAMPLE ID	PAINT COLOR	LEAD CONCENTRATION (mg/kg)	LEAD CONCENTRATION (%)
L-3	Paint Chip	48000	4.8%

Reporting Limit = 50.0 mg/kg N/A = Not Applicable  
 INS = Insufficient Sample Weight NS = Not Submitted

**Analyst:** Korry Huddleston

  
 Scott Ward, Ph.D. Lab Director



This report relates only to the samples submitted. The analysis has been conducted according to the method(s) listed above. Blank corrections are not applied to data unless requested by the customer. This report is for the exclusive use of the addressed customer and shall not be reproduced except in full without written approval by J3 Resources, Inc. (J3). Unless otherwise noted, all quality control samples performed within specifications established by the laboratory.

Open Lab Fee

# IH CHAIN OF CUSTODY



14408

<b>Submitter Name:</b> Shannon Nast	<b>Bill to:</b> Accounts Payable
<b>Company:</b> EMLab P&K	<b>Address:</b> EMLab P&K LLC
<b>Address:</b> 1501 W. Knudsen Drive	4101 Shuffel Street NW
<b>City/State:</b> Phoenix, AZ	<b>City/State:</b> North Canton, OH <b>Zip:</b> 44720
<b>Zip:</b> 85027	<b>PO #:</b> 3042679 Per S.D./n.t.

### Project Information

<b>Project Name:</b> 2199099	<b>Project Manager:</b> Angela Hetherington
<b>Project #:</b>	<b>Telephone – Office/Cell:</b> 623-298-1056
<b>Reports - Email Address:</b> ahetherington@emlabpk.com	
<b>Invoice - Email Address:</b> ahetherington@emlabpk.com	<b>Notification By:</b> Email: <input checked="" type="checkbox"/> Verbal: <input type="checkbox"/> Text: <input type="checkbox"/>
<b>Special Instructions:</b>	

### Turnaround Times – Please Select One

<b>Emergency*</b> <input type="checkbox"/>	<b>1 Day</b> <input type="checkbox"/>	<b>2 Day</b> <input type="checkbox"/>	<b>3 Day</b> <input checked="" type="checkbox"/>	<b>5 Day</b> <input type="checkbox"/>
--	---------------------------------------	---------------------------------------	--	---------------------------------------

### ASBESTOS

PLM - Bulk	PCM - Air	TEM - Air	TEM - Bulk	TEM - Water	TEM - Dust	TEM/PLM Soil/Vermiculite/Ore
<b>EPA 600/R-93/116</b> <input type="checkbox"/> Visual Estimation (<1%) <input type="checkbox"/> 400 Point Count 0.25% <input type="checkbox"/> 1,000 Point Count 0.1% <input type="checkbox"/> Gravimetric Reduction <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> OSHA ID-191	<input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> ASTM D7201 <input type="checkbox"/> ISO 8672 <input type="checkbox"/> OSHA ID-160	<input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> ASTM D6281 <input type="checkbox"/> ISO 10312 <input type="checkbox"/> ISO 13794	<input type="checkbox"/> Gravimetric Reduction (<1%) <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> Qualitative (+/-) <input type="checkbox"/> Drop Mount <input type="checkbox"/> Filtration	<input type="checkbox"/> EPA 100.2 Drinking Water <input type="checkbox"/> >10 µm fibers <input type="checkbox"/> ≥0.5 µm fibers <input type="checkbox"/> EPA 100.2 Effluent / WW	<input type="checkbox"/> ASTM D5755 Microvac <input type="checkbox"/> ASTM D6480 Wipe <input type="checkbox"/> 600/J-93/167 Carpet - EPA <input type="checkbox"/> Bulk Dust Qualitative	<input type="checkbox"/> ASTM 7521-TEM (+/-) <input type="checkbox"/> ASTM 7521-TEM (<1%) <input type="checkbox"/> CARB 435-Modified <input type="checkbox"/> Soil – PLM Only (+/-) <input type="checkbox"/> Vermiculite - TEM (+/-) <input type="checkbox"/> Vermiculite-Cincinnati <input type="checkbox"/> Erionite ID

### METALS

### SILICA/PARTICULATES

Flame AA	Graphite Furnace AA - LEAD	ICP	X-Ray Diffraction / Gravimetric
<input checked="" type="checkbox"/> Lead in Paint – SW846 7420/3050B <input type="checkbox"/> Lead in Air – NIOSH 7082 <input type="checkbox"/> Lead in Wipes – SW846 7420/3050B <input type="checkbox"/> Lead in Soil – SW846 7420/3050B	<input type="checkbox"/> Drinking Water – EPA 200.9 <input type="checkbox"/> Wastewater – SW846-7421 <input type="checkbox"/> Soil/Sludge – SW846-7421 <input type="checkbox"/> Air – NIOSH 7105	<input type="checkbox"/> Elements in Air – NIOSH 7300 <input type="checkbox"/> Wipe/Soil – SW846-6010B <input type="checkbox"/> Effluent – SW846-6010B <input type="checkbox"/> Welding Fume – NIOSH 7300M <input type="checkbox"/> TCLP – SW846-1311/6010B	<input type="checkbox"/> Respirable Crystalline Silica NIOSH 7500 / OSHA 142 <input type="checkbox"/> NIOSH 0500 – Total Particulates <input type="checkbox"/> NIOSH 0600 – Respirable Particulates

**Total Number of Samples Submitted:** 1

**Positive Stop:**  YES  NO

### Signatures

<b>Relinquished By:</b> <i>[Signature]</i>	<b>Date:</b> 7/5/19	<b>Time:</b>
<b>Received By:</b> <i>[Signature]</i>	<b>Date:</b> 7/18/19	<b>Time:</b> 9:30
<b>Relinquished By:</b>	<b>Date:</b>	<b>Time:</b>
<b>Received By:</b>	<b>Date:</b>	<b>Time:</b>

\* Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.  
 \*\*TAT's are in Business Days rather than Hours (i.e. 1 Day TAT = End of Next Business Day)





# Terracon

\*\*\*E-MAIL REPORT TO: PROJECT MANAGER (PM)\*\*\*

## LEAD PAINT SAMPLE DATA SHEET

<input type="checkbox"/> <u>denise.wallen@terracon.com</u> Engineering Assistant	<input type="checkbox"/> <u>eric.dyer@terracon.com</u> Engineering Assistant	* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) _____ TTLC		
<input type="checkbox"/> PM - S. Steiner <u>ssteiner@terracon.com</u>	<input type="checkbox"/> PM - K. Schroeter <u>kschroeter@terracon.com</u>	PAGE <u>1</u> OF <u>1</u>		
<input type="checkbox"/> PM - K. Pilgrim <u>kpilgrim@terracon.com</u>	<input checked="" type="checkbox"/> PM - M. Benefield <u>mbenefield@terracon.com</u>	<input type="checkbox"/> PM - W. Frieszel <u>wfrieszel@terracon.com</u>	<input type="checkbox"/> PM - T. Katchee <u>tkatchee@terracon.com</u>	<input type="checkbox"/> PM - D. Block <u>david.block@terracon.com</u>

Project Name/ Address/ Building No. ZEA STRUCTURAL ENGINEERS-LA HONDA WHITE BARN

Project# R1197192 Sampled By: M.R & M.H Sampling Date: 7-3-19

Sample(s) sent to:  MAL  EMSL  Aerobiology  Quantum  Other Enlab

TAT  Rush  24HRS  48HRS  3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/P)
<u>L-3</u>	Paint Color: <u>White</u> Substrate: <u>WOOD</u> Component: <u>Siding</u> Sample Location: Bldg # <u>upper</u> Unit # <u>BARN</u> Room <u>ext</u> <u>strip under eave</u>	<u>P</u>
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	

M.HARRINGTON

Relinquished By: \_\_\_\_\_ Signature: M.H Date/Time: 7-3-19  
 Received By: \_\_\_\_\_ Signature: M.R Date/Time: 7/5/19 Fed Ex Rec  
 Received By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_



Report for:

**Mr. Michael Benefield, PE**  
**Terracon Consultants, Inc. - Emeryville**  
1466 66th Street  
Emeryville, CA 94608

---

Regarding: Project: R1197192; ZFA Structural Engineers - Beatty House 17820 Alma Bridge Rd  
EML ID: 2199075

Approved by:

Operations Manager  
Joshua Cox

Dates of Analysis:  
Lead Analysis (sub-contracted): 07-09-2019

---

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

---


**J3 Resources, Inc.**

3113 Red Bluff Road Pasadena, Texas 77503

Phone: (713) 290-0223 – Fax: (832) 831-5669

j3resources.com

**Lead in Paint Performed by**  
**Flame AA – USEPA SW846 7420/3050B**

Angela Hetherington  
 EMLab P&K  
 1501 W Knudsen Dr  
 Phoenix, AZ 85027

**J3 Order #:** JP191014467  
**Project #:** 3042648  
**Receipt Date:** 8-Jul-2019  
**Analysis Date:** 9-Jul-2019  
**Report Date:** 9-Jul-2019

**2199075**

SAMPLE ID	PAINT COLOR	LEAD CONCENTRATION (mg/kg)	LEAD CONCENTRATION (%)
L-4	Paint Chip	1500	0.15%
L-5	Paint Chip	1800	0.18%
L-6	Paint Chip	18000	1.8%
L-7	Paint Chip	12000	1.2%
L-8	Paint Chip	460	0.046%
L-9	Paint Chip	43000	4.3%

*Reporting Limit = 50.0 mg/kg N/A = Not Applicable*  
*INS = Insufficient Sample Weight NS = Not Submitted*

**Analyst:** Korry Huddleston

**Scott Ward, Ph.D. Lab Director**



This report relates only to the samples submitted. The analysis has been conducted according to the method(s) listed above. Blank corrections are not applied to data unless requested by the customer. This report is for the exclusive use of the addressed customer and shall not be reproduced except in full without written approval by J3 Resources, Inc. (J3). Unless otherwise noted, all quality control samples performed within specifications established by the laboratory.

Open Lab Fee

# IH CHAIN OF CUSTODY



14467 (Lab Use only)

<b>Submitter Name:</b> Shannon Nast	<b>Bill to:</b> Accounts Payable
<b>Company:</b> EMLab P&K	<b>Address:</b> EMLab P&K LLC
<b>Address:</b> 1501 W. Knudsen Drive	4101 Shuffel Street NW
<b>City/State:</b> Phoenix, AZ	<b>City/State:</b> North Canton, OH <b>Zip:</b> 44720
<b>Zip:</b> 85027	<b>PO #:</b> 3042648 Per D.H./n.t.

### Project Information

<b>Project Name:</b> 2199075	<b>Project Manager:</b> Angela Hetherington
<b>Project #:</b>	<b>Telephone – Office/Cell:</b> 623-298-1056
<b>Reports - Email Address:</b> ahetherington@emlabpk.com	
<b>Invoice - Email Address:</b> ahetherington@emlabpk.com	<b>Notification By:</b> Email: <input checked="" type="checkbox"/> Verbal: <input type="checkbox"/> Text: <input type="checkbox"/>

Special Instructions:

### Turnaround Times – Please Select One

<b>Emergency*</b> <input type="checkbox"/>	<b>1 Day</b> <input checked="" type="checkbox"/>	<b>2 Day</b> <input type="checkbox"/>	<b>3 Day</b> <input type="checkbox"/>	<b>5 Day</b> <input type="checkbox"/>
--	--	---------------------------------------	---------------------------------------	---------------------------------------

### ASBESTOS

PLM - Bulk	PCM - Air	TEM - Air	TEM - Bulk	TEM - Water	TEM - Dust	TEM/PLM Soil/Vermiculite/Ore
<b>EPA 600/R-93/116</b> <input type="checkbox"/> Visual Estimation (<1%) <input type="checkbox"/> 400 Point Count 0.25% <input type="checkbox"/> 1,000 Point Count 0.1% <input type="checkbox"/> Gravimetric Reduction <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> OSHA ID-191	<input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> ASTM D7201 <input type="checkbox"/> ISO 8672 <input type="checkbox"/> OSHA ID-160	<input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> ASTM D6281 <input type="checkbox"/> ISO 10312 <input type="checkbox"/> ISO 13794	<input type="checkbox"/> Gravimetric Reduction (<1%) <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> Qualitative (+/-) <input type="checkbox"/> Drop Mount <input type="checkbox"/> Filtration	<input type="checkbox"/> EPA 100.2 Drinking Water <input type="checkbox"/> >10 µm fibers <input type="checkbox"/> ≥0.5 µm fibers <input type="checkbox"/> EPA 100.2 Effluent / WW	<input type="checkbox"/> ASTM D5755 Microvac <input type="checkbox"/> ASTM D6480 Wipe <input type="checkbox"/> 600/J-93/167 Carpet - EPA <input type="checkbox"/> Bulk Dust Qualitative	<input type="checkbox"/> ASTM 7521-TEM (+/-) <input type="checkbox"/> ASTM 7521-TEM (<1%) <input type="checkbox"/> CARB 435-Modified <input type="checkbox"/> Soil – PLM Only (+/-) <input type="checkbox"/> Vermiculite - TEM (+/-) <input type="checkbox"/> Vermiculite-Cincinnati <input type="checkbox"/> Erionite ID

### METALS

### SILICA/PARTICULATES

Flame AA	Graphite Furnace AA - LEAD	ICP	X-Ray Diffraction / Gravimetric
<input checked="" type="checkbox"/> Lead in Paint – SW846 7420/3050B <input type="checkbox"/> Lead in Air – NIOSH 7082 <input type="checkbox"/> Lead in Wipes – SW846 7420/3050B <input type="checkbox"/> Lead in Soil – SW846 7420/3050B	<input type="checkbox"/> Drinking Water – EPA 200.9 <input type="checkbox"/> Wastewater – SW846-7421 <input type="checkbox"/> Soil/Sludge – SW846-7421 <input type="checkbox"/> Air – NIOSH 7105	<input type="checkbox"/> Elements in Air – NIOSH 7300 <input type="checkbox"/> Wipe/Soil – SW846-6010B <input type="checkbox"/> Effluent – SW846-6010B <input type="checkbox"/> Welding Fume – NIOSH 7300M <input type="checkbox"/> TCLP – SW846-1311/6010B	<input type="checkbox"/> Respirable Crystalline Silica NIOSH 7500 / OSHA 142  <input type="checkbox"/> NIOSH 0500 – Total Particulates <input type="checkbox"/> NIOSH 0600 – Respirable Particulates

<b>Total Number of Samples Submitted:</b> 6	<b>Positive Stop:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
---	--

### Signatures

<b>Relinquished By:</b> <u><i>2 K Wynn</i></u>	<b>Date:</b> <u>7/15/19</u>	<b>Time:</b> _____
<b>Received By:</b> <u><i>Ruby Gonzalez</i></u>	<b>Date:</b> <u>7/18/19</u>	<b>Time:</b> <u>9:30am</u>
<b>Relinquished By:</b> _____	<b>Date:</b> _____	<b>Time:</b> _____
<b>Received By:</b> _____	<b>Date:</b> _____	<b>Time:</b> _____

\* Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.

\*\*TAT's are in Business Days rather than Hours (i.e. 1 Day TAT = End of Next Business Day)





002199075

# Terracon

\*\*\*E-MAIL REPORT TO: PROJECT MANAGER (PM)\*\*\*

## LEAD PAINT SAMPLE DATA SHEET

<input type="checkbox"/> <u>terese.walton@terracon.com</u> Engineering Assistant	<input type="checkbox"/> <u>eric.dyer@terracon.com</u> Engineering Assistant	* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) _____ TTLC _____	
<input type="checkbox"/> PM - S. Steiner <u>spsteiner@terracon.com</u>	<input type="checkbox"/> PM - K. Schroeter <u>kschroeter@terracon.com</u>	PAGE <u>1</u> OF <u>1</u>	
<input type="checkbox"/> PM - K. Pagan <u>kmpagan@terracon.com</u>	<input checked="" type="checkbox"/> PM - M. Bonfield <u>mbonfield@terracon.com</u>	<input type="checkbox"/> PM - W. Frieszell <u>wmfrieszell@terracon.com</u>	<input type="checkbox"/> PM - T. Katchee <u>tkatchee@terracon.com</u>
			<input type="checkbox"/> PM - D. Block <u>david.block@terracon.com</u>

Project Name/ Address/ Building No. ZFA STRUCTURAL ENGINEERS- BEATTY HOUSE 17820 ALMA BRIDGE RD

Project# R1197192 Sampled By: M.R & M.H Sampling Date: 7-3-19

Sample(s) sent to:  MAL  EMSL  Aerobiology  Quantum  Other EN Lab

TAT  Rush  24HRS  48HRS  3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/P)
L-4	Paint Color: <u>Brown</u> Substrate: <u>wood</u> Component: <u>wall</u> Sample Location: Bldg # <u>ext wall</u> Unit # <u>west</u> Room _____	P
L-5	Paint Color: <u>white</u> Substrate: <u>wood</u> Component: <u>window</u> Sample Location: Bldg # <u>window</u> Unit # _____ Room _____ <u>frame</u>	P
L-6	Paint Color: <u>White</u> Substrate: <u>Drywall</u> Component: <u>wall</u> Sample Location: Bldg # _____ Unit # _____ Room <u>LiV Rm</u>	P
L-7	Paint Color: <u>Brown</u> Substrate: <u>wood</u> Component: <u>Door frame</u> Sample Location: Bldg # _____ Unit # _____ Room <u>LiV Kit</u>	P
L-8	Paint Color: <u>White</u> Substrate: <u>wood</u> Component: <u>Kit</u> Sample Location: Bldg # _____ Unit # <u>Door frame</u> Room <u>wall</u>	P

Relinquished By: M.HARRINGTON Signature: MH Date/Time: 7-3-19

Received By: \_\_\_\_\_ Signature: [Signature] Date/Time: 7/5/19 FedEx 9:00

Received By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_

002199075

**Terracon**

**E-MAIL REPORT TO: PROJECT MANAGER (PM) \*\*\***

<input type="checkbox"/> don.se.wallen@terracon.com Engineering Assistant	<input type="checkbox"/> eric.dyer@terracon.com Engineering Assistant	<b>LEAD PAINT SAMPLE DATA SHEET</b>		
<input type="checkbox"/> PM - S. Steiner ssteiner@terracon.com	<input type="checkbox"/> PM - K. Schroeter knschroeter@terracon.com	* Lead Analysis <input checked="" type="checkbox"/> Flame AA (EPA 7420) _____ TTLC		
<input type="checkbox"/> PM - K. Pigrim kpigrim@terracon.com	<input checked="" type="checkbox"/> PM - M. Bensfield mbensfield@terracon.com	<input type="checkbox"/> PM - W. Frieszel wfrieszel@terracon.com	<input type="checkbox"/> PM - T. Katchee tkatchee@terracon.com	PAGE <u>2</u> OF <u>2</u>
<input type="checkbox"/> PM - D. Block david.block@terracon.com				

Project Name/ Address/ Building No. ZEA STRUCTURAL ENGINEERS- BEATTY HOUSE 17820 ALMA BRIDGE RD

Project# R1197192 Sampled By: M.R & M.H Sampling Date: 7-3-19

Sample(s) sent to:  MAL  EMSL  Aerobiology  Quantem  Other Em Lab

TAT  Rnsh  24HRS  48HRS  3-5 Day

Sample ID	Paint Description and Sample Location	Condition (I/E/P)
L-9	Paint Color: <u>white</u> Substrate: <u>window putty</u> Component: <u>Glass Wood</u> Sample Location: Bldg # _____ Unit # _____ Room <u>EXT</u> <u>14 WINDOWS 4X5 200 LF</u>	E
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	
	Paint Color: _____ Substrate: _____ Component: _____ Sample Location: Bldg # _____ Unit # _____ Room _____	

Relinquished By: M.HARRINGTON Signature: MH Date/Time: 7-3-19

Received By: \_\_\_\_\_ Signature: [Signature] Date/Time: 7/5/19 FedEx 950

Received By: \_\_\_\_\_ Signature: \_\_\_\_\_ Date/Time: \_\_\_\_\_

**APPENDIX E**  
**LICENSES AND CERTIFICATIONS**

DRAFT

State of California  
Division of Occupational Safety and Health  
**Certified Site Surveillance Technician**

**Michael H Reed**



Name

Certification No. **08-4464**

Expires on **12/18/19**

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.

DRAFT



# LEAD-RELATED CONSTRUCTION CERTIFICATE

**INDIVIDUAL:**



**Micheal Reed**

**CERTIFICATE TYPE:**

Lead Sampling Technician

**NUMBER:**

LRC-00000224

**EXPIRATION DATE:**

5/21/2020

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clppb](http://www.cdph.ca.gov/programs/clppb) or calling (800) 597-LEAD.

State of California  
Division of Occupational Safety and Health  
Certified Site Surveillance Technician

**Michael D Harrington**

Name

Certification No. 01-3017

Expires on 12/05/19



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.

DRAFT

State of California Department of Public Health

Lead-Related  
Construction  
Certificate

Certificate  
Type

Expiration  
Date

Project Monitor	04/26/2020
Sampling Technician	04/26/2020



Michael D. Harrington



ID #: 2207

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

**Michael S Benefield**



Name

Certification No. **06-3938**

Expires on **02/15/20**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7140 et seq. of the Business and Professions Code.



DRAGNET

DRAFT

State of California Department of Public Health

Lead-Related  
Construction  
Certificate



Michael S. Benefield

Certificate  
Type

Inspector/Assessor

Project Monitor

Expiration  
Date

03/28/2020

03/28/2020



ID #: 10445

**APPENDIX F**  
**PHOTOGRAPHS**

DRAFT



Photo 1 La Honda Log Cabin



Photo 2 La Honda White Barn



Photo 3 Beatty House



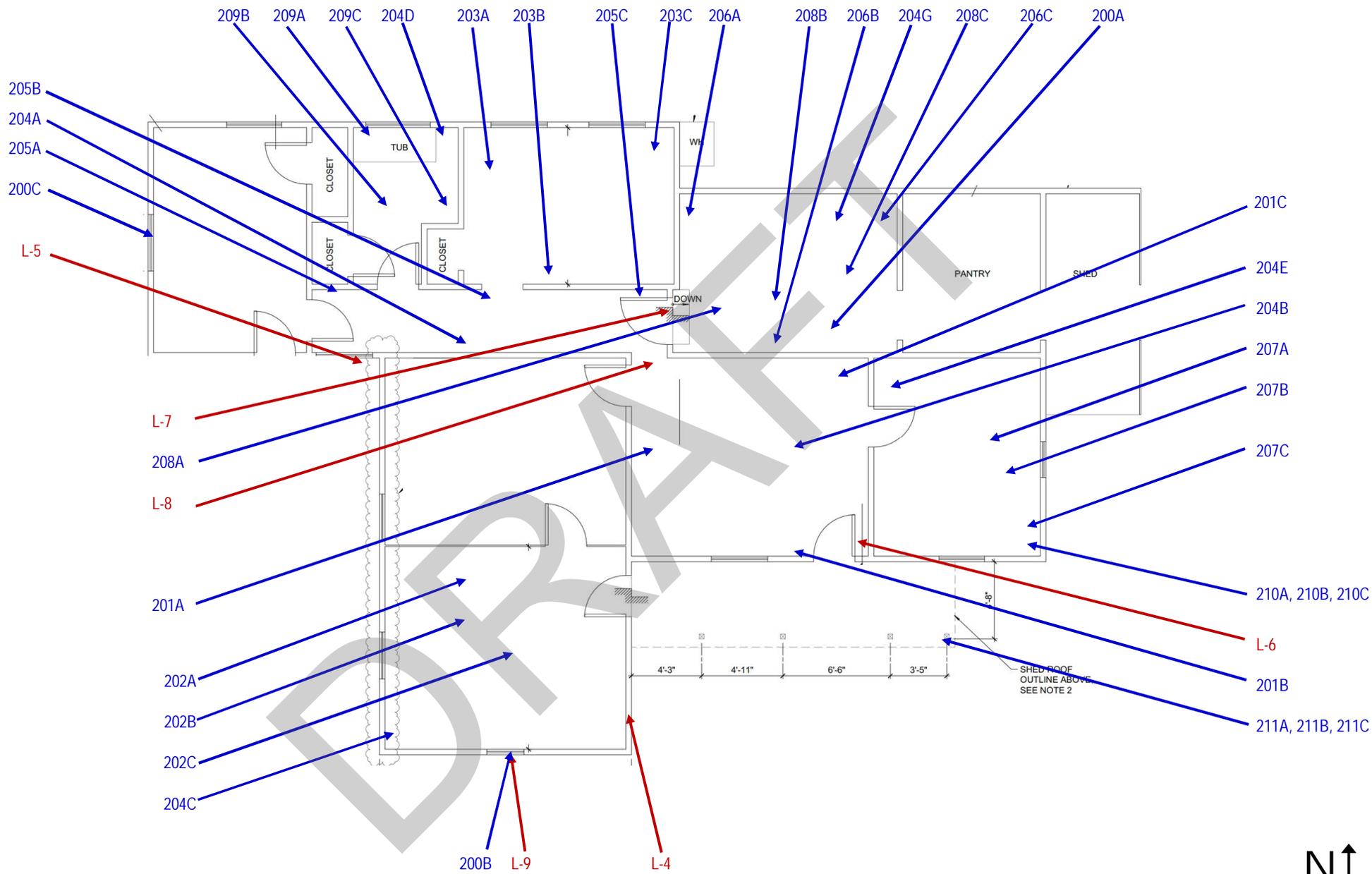
Photo 4 Material 204 - ACM joint Compound on wallboard walls and ceilings in the Beatty House



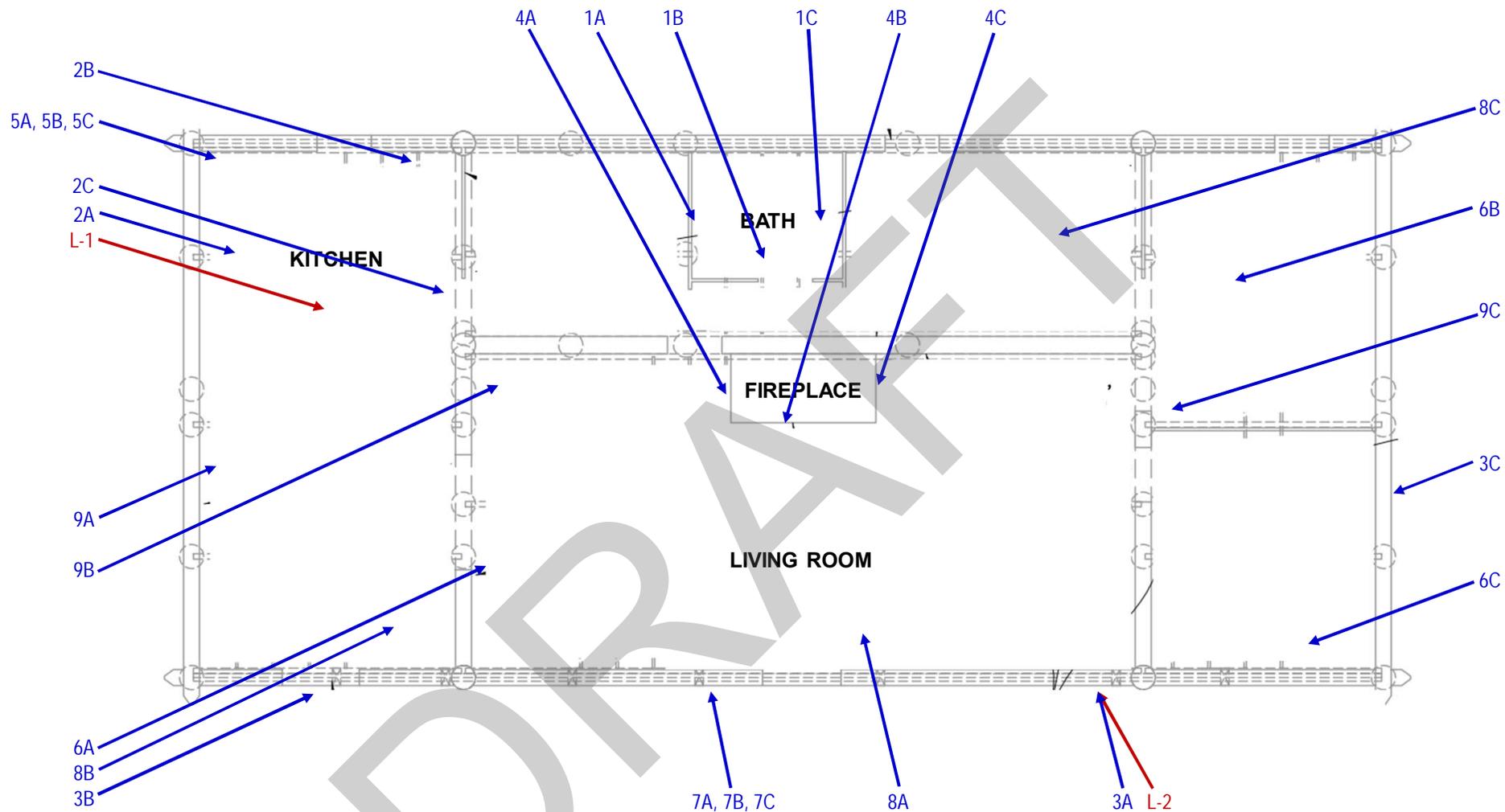
Photo 5 Material 201 ACM vinyl sheet flooring in the Beatty House

**APPENDIX G**  
**SAMPLE LOCATION DRAWINGS**

DRAFT



	Beatty House La Honda Creek Open Space Preserve	17820 Alma Bridge Road Los Gatos, CA	Drafted By: DW	Not to Scale
	SURVEY DATE: July 2, 2019	PROJECT NO.: R1197192	Checked By: MB	FIGURE: 2



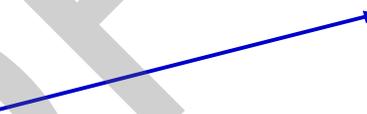
	Redwood Log Cabin La Honda Creek Open Space Preserve	17820 Alma Bridge Road Los Gatos, CA	Drafted By: DW	Not to Scale
	SURVEY DATE: July 2, 2019	PROJECT NO.: R1197192	Checked By: MB	FIGURE: 2



Sample L-3 white paint on wood siding collected from exterior of barn



Samples 100A, 100B, and 100C Black 1/8" wiring collected from interior of barn



	White Barn	17820 Alma Bridge Road Los Gatos, CA	Drafted By: DW	Not to Scale
	SURVEY DATE: July 2, 2019	PROJECT NO.: R1197192	Checked By: MB	FIGURE: 3

***EXHIBIT E***

*Structural Surveys for Special-Status Mammal Species*  
by Swaim Biological, Incorporated



Swaim Biological, Incorporated  
 4435 First Street PMB #312  
 Livermore, CA 94551

---

**T O** Matthew Chaney, Midpeninsula Regional Open Space District  
 330 Distel Circle  
 Los Altos, Ca 94022

**F R O M** Karen Swaim and Ryan Byrnes, Swaim Biological Incorporated  
 4435 First Street  
 Livermore, CA 94551

**D A T E** June 30, 2019

**S U B J E C T** La Honda Creek Preserve, Sierra Azul Preserve, Purisima Uplands and Rancho San Antonio Preserve – Structural Surveys for Special-Status Mammal Species

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## **1. INTRODUCTION AND BACKGROUND**

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Per Midpeninsula Regional Open Space District's (District) request, Swaim Biological Incorporated (SBI) has conducted habitat and occupancy surveys for special status mammal species at the La Honda Creek Preserve, Sierra Azul Preserve, Purisima Uplands (Guisti Property) and Rancho San Antonio Preserve in June 2019. Surveys evaluated structures and the surrounding areas in preparation for structure stabilization and demolition projects. SBI's qualified biologists surveyed for San Francisco dusky-footed woodrats (*Neotoma fuscipes annectens*) and roosting bats at nine (9) structures, twelve (12) storage tanks and multiple debris piles at six (6) separate locations. This report details the methods and provides a summary of our survey results and recommendations. A follow-up bat emergence survey was conducted at the Sierra Azul Preserve - Beatty Property by District Biologist Matthew Chaney on July 30, 2019.

## **2. METHODS**

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### *Special Status Bat Surveys*

Surveys for bats are difficult to standardize because of the large amount of variability that exists at individual survey sites and among survey sites in a project area, much less across the range of a species. Nevertheless, several practices were used to survey for bats, including; bat habitat assessments, daytime maternity roost and signs of bats use surveys (i.e., guano pellets and urine staining), emergence surveys, and acoustic surveys.

SBI biologists conducted a daytime bat survey at each location to determine if the structures, storage tanks, and associated debris piles are currently in use by bats. During the surveys, the biologists inspected habitat

features on the exterior of each structure and searched for bats or signs of bat occupancy including maternity roosts, day roosting bats, guano pellets and urine staining. Coordinates and photographs were taken of each roost identified.

The bat emergence and acoustic surveys began one-half hour before sunset and continued until at least one hour after sunset or until it was otherwise too dark to see emerging bats. Surveyors positioned themselves so that emerging bats would be silhouetted against the sky as they exited the roost. Surveyors were close enough to the roost to observe all exiting bats, but not close enough to influence emergence. Acoustic detectors were deployed in conjunction with emergence survey efforts to monitor bat activity within the proposed project area. Bat vocalization calls were recorded with SonoBatLIVE (using the Petterson M500 USB mic), Anabat Swift, and Petterson D500 (bat acoustical detectors). Bat vocalization files were analyzed and vetted through SonoBat 4.4 using the SonoVet utility (bat call analysis software) by qualified biologists.

In locations where suitable bat habitat was observed but no bats or signs of bats were observed, absence is not presumed. Bats may switch roosts on a nightly basis and the surveys conducted are not interpreted as presence/absence surveys.

Bat occupancy was determined as a potential maternity colony whenever an aggregate of bats were observed roosting or emerging at a specific structure. Classification as a maternity colony is a conservative/cautious estimate for aggregates of bats and is therefore not discriminating between non-reproductive male or female roosts. A single bat could be a "maternity colony" (i.e. One adult bat with a pup) and even small maternity roosts could represent a large portion of the local bat population and are therefore "significant". Bats (including females with pups) may switch roosts on a nightly basis and therefore might use suitable habitat, if present, though not observed during the surveys. Therefore, we classified and reported aggregates of bats observed as maternity colonies during the summer/maternity season.

#### *San Francisco Dusky-footed Woodrat Surveys*

SBI qualified biologists also conducted detailed surveys for woodrats by searching the interior and exterior of all structures, storage tanks (exterior only), and associated debris piles for signs of woodrat occupancy (nests and droppings) within 50-foot of the project area. SBI flagged and photographed any nests that were encountered. Coordinates of each nest was recorded along with a description of the nest.

### **3. SURVEY RESULTS**

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Survey results for each survey location are provided below. Site specific recommendations are provided at the end of each location section. Descriptions of recommendations for all sites are compiled at the end of the report.

### 3.1 LA HONDA CREEK PRESERVE – WHITE BARN (DYER BARN)

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#### SUMMARY

The survey for White Barn on Allen Road, Woodside, California was conducted on June 17, 2019 by biologists Ashley Estacio and Leslie Koenig. The biologists conducted a daytime survey at the barn and surrounding area evaluating potential bat roosts and woodrat nest structures (Photo 1-2). Three roosting bats were detected during the daytime survey. No dusky-footed woodrat nest structures were observed inside or near existing structures although signs of rodent activity were observed throughout the barn.

#### STRUCTURE

The barn surveyed receives partial shade from the riparian corridor to the west (Photo 3). Surrounding the barn is signs of wetland / wet meadow as demonstrated by the presence of (giant plantago (*Plantago major*), sedges (*Scirpus spp.*), elderberry (*Sambucus nigra spp. Caerulea.*), and willows (*Salix sp*). A concrete drainage adjacent to the east side of the barn appears to drain overland flow into the adjacent drainage (Photo 4). The barn itself is in a flat that leads to a downstream ravine and riparian corridor. The interior of the barn (Photo 5 and 6) is comprised of one area subdivided into sections by feeding stalls, an interior enclosed chicken coop, and an open space area. The barn has a pitched roof with corrugated metal sheets held up in regular intervals by rafters (Photo 7).

#### RESULTS

The entire structure is accessible to bats and rodents through the gaps between the floor, roof and the walls of the barn. The gaps as well as multiple missing wood slats allow bats to easily enter the building and roost. These conditions provide suitable bat roosting habitat within the structure including the crevice habitat between the rafters and the corrugated roof. Moderately suitable maternity roost habitat is found adjacent to the structure in the form of bat tree roost habitat, no other structures or outbuildings were observed in the immediate area to provide additional maternity roost habitat. Suitable bat foraging habitat is found throughout the White Barn survey area.

Bat guano was observed in the interior of the structure on the floor along the north wall (Photo 8). Three *Myotis sp.* (Photo 9 and 10) were observed day roosting in these rafters on the north side of the barn. Abundant insect activity was observed in the adjacent riparian area providing suitable bat foraging habitat.

Rodent sign is present throughout the structure with multiple large grass nests (Photo 11) and a significant number of rodent droppings observed (Photo 12). While the biologists were within the chicken coop, they heard a rodent scurrying directly overhead. No woodrat nests were observed on the premises or within the 50-foot buffer. There was a woodrat squeaking repeatedly in the nearby riparian corridor although no middens were observed where the noise was coming from.

## DISCUSSION AND RECOMMENDATIONS

Suitable bat roost habitat is present within the structure and moderately suitable maternity roost habitat is found adjacent to the structure in the form of bat tree roost habitat. Based on the observed presence of at least three bats roosting within the structure this site is presumed to be serving as a maternity roost.

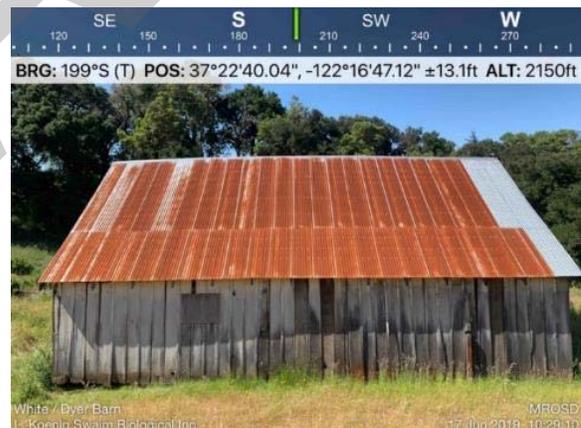
No signs of woodrats were present in the structure or surrounding natural habitat. While no woodrat nests were observed, the riparian habitat near the structure provides suitable habitat and absence of woodrats should not be assumed.

Recommendations for the White Barn include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- The need for replacement habitat due to impacts on the maternity roost per District guidelines is dependent upon whether the planned stabilization activities will eliminate roosting habitat. Determination of the need for replacement habitat plan should coincide with the development of the deterrent plan.



**Photo 1.** White Barn exterior.



**Photo 2.** White Barn exterior.



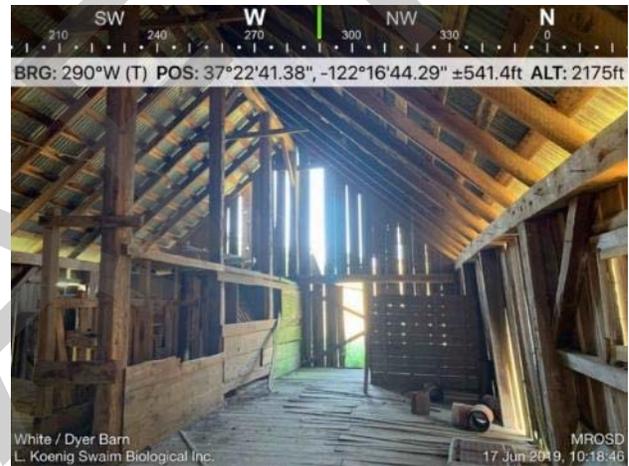
**Photo 3.** White Barn exterior missing wooden slats and entry points for bats.



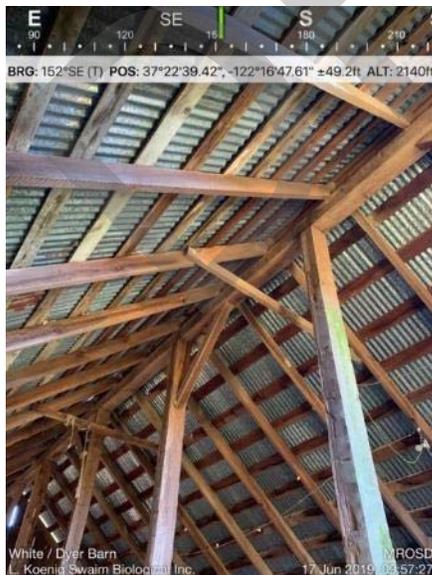
**Photo 4.** Concrete drainage to the east of White Barn that feeds into the riparian corridor.



**Photo 5.** Interior of White Barn.



**Photo 6.** Interior of White Barn.



**Photo 7.** Corrugated roof slats and rafters provide suitable bat roosting habitat.



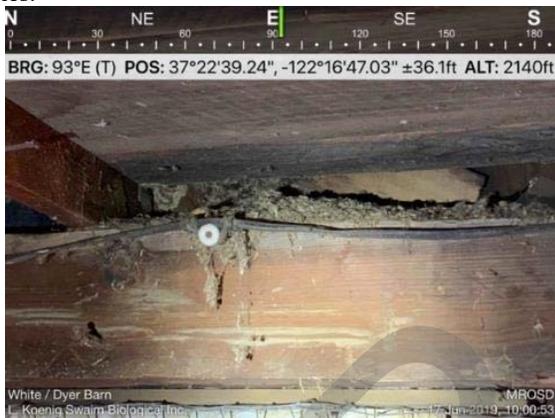
**Photo 8.** Bat guano present on the floor.



**Photo 9.** *Myotis sp.* (circled in red) observed roosting in rafters.



**Photo 10.** *Myotis sp.* (circled in red) observed roosting in rafters.



**Photo 11.** Rodent nests observed within the barn. These grass nests are most likely deer mouse (*Peromyscus sp.*) nests.



**Photo 12.** Rodent droppings and destroyed food caches observed within the barn.

### 3.2 LA HONDA CREEK PRESERVE – REDWOOD CABIN

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#### SUMMARY

An external survey for Redwood Cabin on Skyline Boulevard, Redwood City, California was conducted on June 17, 2019 by biologists Ashley Estacio and Leslie Koenig. An internal and emergence survey was completed on June 26, 2019 by biologists Rachael Burnham and Leslie Rivas. No signs of roosting bats were detected during the internal and external survey of existing structures within. Four dusky-footed woodrat nest structures were observed inside the structure. No bats were observed emerging from the Redwood Cabin during the emergence survey. Acoustic recordings identified fringed myotis (*Myotis thysanodes*) foraging calls in the vicinity.

#### STRUCTURE

The Redwood Cabin is a one-story structure situated in a redwood forest and is well shaded with only dappled light coming through to the cabin and forest floor (Photo 13 and 14). The log cabin has several rooms, including a kitchen and two bathrooms. On the east side, the deck and portion of the house are supported off the ground by pillars and other support structure.

#### RESULTS

There are several possible entryways that bats and woodrats could enter the house: open/broken window, chimney, and crevices in the floor and roof. The ample space underneath the house had numerous crevices that could be used by roosting bats. There were also many cracks and crevices that could provide bat roosting habitat under the eaves, between the logs, and inside the cabin. However, no roosting bats nor signs of bats (i.e., guano pellets and urine staining) were observed during the survey. In general, moderately to highly suitable bat maternity roost habitat surrounds the Redwood Cabin and nearby riparian area. Bat tree roost crevice and cavity roost habitat can be found through the Redwood Cabin work area.

Signs of woodrats were present throughout the cabin including a large number of fecal pellets in all rooms of the cabin. One woodrat nest structure was built into a cabinet in the kitchen (Photo 15), twigs around and behind the oven, twigs on ceiling beams in between rooms (Photo 16), and two nest structures built on top of sinks in two rooms (possibly connected behind the wall) (Photo 17 – 18).

#### EMERGENCE RESULTS

The bat emergence survey at the Redwood Cabin was conducted one hour before sunset and continued until one-half hour after sunset. No bats were observed emerging from the structure. The acoustic recording device set up in front of the cabin identified one species of bats: fringed myotis. During the emergence survey, no bats were detected emerging from the cabin.

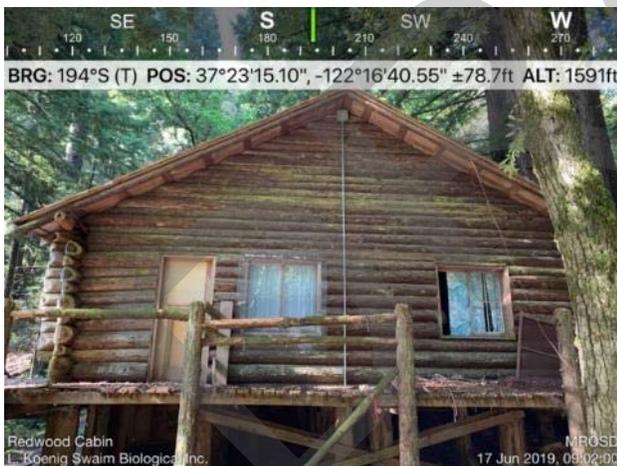
## DISCUSSION AND RECOMMENDATIONS

The cabin provides suitable bat roost habitat outside and within the cabin with multiple entry points. Moderately to highly suitable bat maternity roost habitat surrounds the Redwood Cabin and nearby riparian area. While no bats or signs were observed within or outside the cabin during day surveys and no bats were observed emerging during night surveys, a single bat (fringed myotis) was detected with acoustics within proximity of the cabin. Therefore, there is still potential of bat roosting given the available habitat outside and within the cabin. However, this structure receives little light throughout the day and the building is unlikely to warm up sufficiently enough to support a bat maternity roost.

Signs of woodrats were present throughout the structure, however no natural nests were observed outside of the structure. The riparian habitat near the structure provides moderately to highly suitable habitat and may become occupied by woodrats prior to project work.

Recommendations for the Redwood Cabin include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Follow general woodrat avoidance measures presented in Section 4.2.



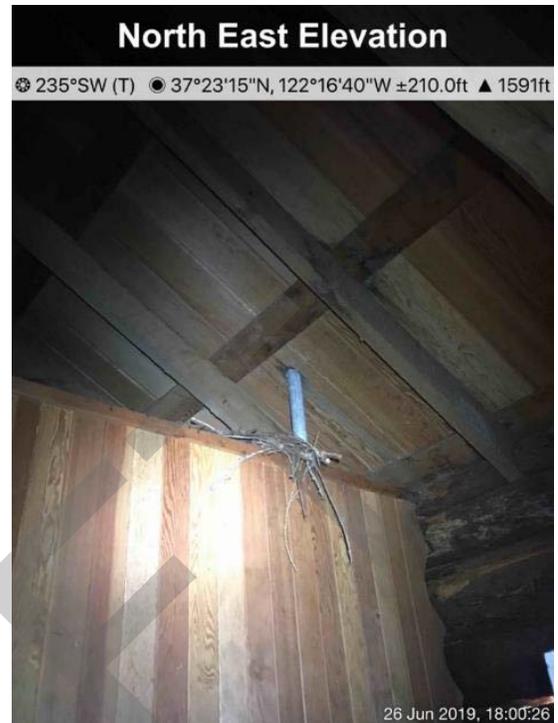
**Photo 13.** North side of Redwood cabin.



**Photo 14.** Redwood cabin.



**Photo 15.** Woodrat nest built into kitchen cabinet of redwood cabin.



**Photo 16.** Woodrat nest on ceiling beams of redwood cabin.



**Photo 17.** Woodrat nest on sink in Room A of redwood cabin.



**Photo 18.** Woodrat nest on sink in a Room B of redwood cabin.

### 3.3 SIERRA AZUL PRESERVE- MEYER PROPERTY

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#### SUMMARY

An external survey for Meyer Property on Mount Umunhum Road, San Jose, California was conducted on June 11, 2019 by biologists Ben Dudek and Joie de Leon. An internal and emergence survey was completed on June 25, 2019 by biologists Elizabeth Armistead, Ben Dudek, Kathleen Grady, and Leslie Rivas. The biologists conducted a daytime survey at all three structures (labeled A, B, and C) for bat roosts and woodrat nest structures, and a nighttime bat emergence survey. No roosting bats nor signs of bats (i.e., guano pellets and urine staining) were observed inside any of the three structures. One *Myotis Sp.* (Photo 27) was observed in a crevice in a nearby shed on June 11<sup>th</sup> but not on June 25<sup>th</sup>. Two dusky-footed woodrat nest structures were observed in oak trees Structure A. Two bats were observed emerging from two exit points during the emergence survey from Structure B. Acoustic recordings identified two species of bats foraging within the vicinity: California myotis (*Myotis californicus*) and big brown bat (*Eptesicus fuscus*).

#### STRUCTURES

Structure A is a two-level house that is set to be demolished (Photo 19 and 20). Structure A is well shaded on the north and west sides of the house by oak trees and is unshaded on the east and south sides of the house. Structure B is the one-level studio apartment that will not be demolished (Photo 25). The structure is mostly unshaded with a flat-topped roof. There is a garage with an open-air shed space attached. Structure C is a shed that will also remain and not be demolished (Photo 26). In general, moderately – highly suitable bat maternity habitat is found adjacent to the structures listed above and within the structures scheduled to remain.

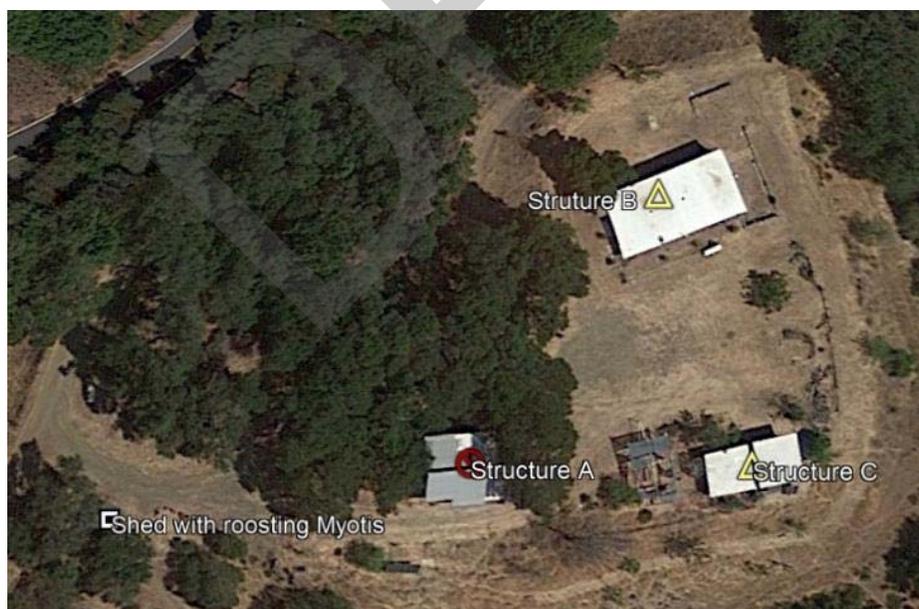


Figure 1. Meyer Property Structures

## RESULTS

*Structure A:* The ceiling of Structure A is accessible to bats through a few entry points under the roof eaves and the interior is accessible through the chimney (Photo 21). The interior of the house is comprised of a lower level with six sections (kitchen, dining room, laundry room, living room, bedroom, bathroom, and a crawl space) and an upper level with two sections (hallway and bedroom). No visible sign of bat occupancy was observed inside the house. Some nearby oaks had hollows that could provide moderately to highly suitable bat maternity habitat, including a tree with full sun exposure with 20% exfoliating bark.

Two woodrat nests were located approximately 25-feet from Structure A in the hollowed-out trunks of two large coast live oaks (*Quercus agrifolia*) (Photo 22). A black phoebe (*Sayornis nigricans*) nest was observed under the eave of Structure A.

*Structure B:* A seam running under the roof eaves of Structure B was observed that could provide suitable bat roosting habitat although no roosting bats or signs of roosting bats were observed (Photo 23). Inside Structure B large quantities of woodrat fecal pellets were observed scattered throughout the shed.

*Structure C:* The open structure has suitable bat maternity and night roosting habitat within (Photo 24). A potential woodrat midden is located outside of the shed on an upper shelf (Photo 25).

*Shed:* There is a shed to the west of the structures that were to be surveyed where a day roosting *Myotis* sp. was observed on June 11 (Photo 26). No roosting bats were observed on June 25.

## EMERGENCE RESULTS

The bat emergence surveys at Structure A and B were conducted one-half hour before sunset and continued until one and a half hours after sunset. No bats were observed emerging from Structure A. However, bats were observed foraging in the oaks about 25-feet north of Structure A. At Structure B, the biologists observed two bats emerge from two points (Table 1) and fly west towards the coast live oak trees. Acoustic surveys positioned over the open space south of Structure B confirmed the presence of California myotis and big brown bat foraging in the vicinity.

Table 1. Bat Emergence Results at Sierra Azul – Meyer Property (Structure B)

Time	No. of Bats Emerging	Location	Latitude	Longitude
2048	1	Structure B - northwest	37° 10' 2.46" N	121° 52' 9.22" W
2053	1	Structure B - southwest	37° 10' 2.24" N	121° 52' 8.87" W

Table 2. Woodrat nest locations – Meyer Property

Location	Latitude	Longitude	Flagging Color
Oak tree near Structure A	37.1670993	-121.8695911	Pink
Oak tree near Structure A	37.1670114	-121.8696032	Pink
Structure C	37.1670462	-121.8690466	Not flagged

## DISCUSSION AND RECOMMENDATIONS

Since these some structures are scheduled for removal and others only stabilization (as described above), we present recommendations for each specific structure. All structures are potentially suitable bat day and night roost habitat. Bats were observed foraging in the in the oaks near these structures which serve as moderately to highly suitable maternity roost habitat nearby.

*Structure A:* The structure provides potential bat entry points to the structure through ventilation holes in the roof eaves and the chimney. The structure provides suitable roosting habitat under the roof eaves and within the structure if access was obtained through any of the current entry points. While no bats or signs were observed within or outside of the structure during day surveys and no bats were observed emerging from the structure during night surveys, absence cannot be assumed.

Two natural woodrat nests were observed outside of the structure in two large coast live oaks although they are likely outside of the disturbance area for demolition activities.

Recommendations for the Meyer Property Structure A include:

- Preconstruction surveys for bats and woodrats prior to demolition activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure demolition activities.
- General woodrat avoidance measures presented in Section 4.2.

*Structure B:* The roof eaves of the structure provide suitable bat roosting habitat. While no bats or signs were observed within or outside of the structure during day surveys, two bats were observed emerging from the structure during the night survey. Based on the observed presence of more than one bat emerging from the structure this site is presumed to be serving as a maternity roost.

Woodrat sign was observed within the structure although no natural nests were observed.

Recommendations for the Meyer Property Structure B include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Follow general woodrat avoidance measures presented in Section 4.2.
- Provide replacement bat maternity roost habitat as part of the deterrent plan for approval by CDFW. This replacement habitat will serve as replacement habitat for any habitat removed or disturbed within all structures at the Meyer Property. No additional replacement habitat is recommended unless required by CDFW.

*Structure C*: While no bats or signs were observed within the shed during day surveys, though potentially suitable bat day and night roost habitat is present.

Signs of woodrats were present in the structure, however no natural nests were observed outside in the vicinity.

Recommendations for the Meyer Property Structure C include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Develop a bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Follow general woodrat avoidance measures presented in Section 4.2.



**Photo 19.** Structure A is partially shaded by oak trees.



**Photo 20.** Structure A



**Photo 21.** Ventilation holes under the eave of Structure A.



**Photo 22.** Woodrat middens in hollows of oak trees west of Structure A.



**Photo 23.** Structure B – north-side view.



**Photo 24.** Structure C – shed west of Structure A.



**Photo 25.** Possible woodrat midden on shelf in Structure C.



**Photo 26.** *Myotis sp.* (circled in red) observed roosting in crevice in nearby shed to the west of the structure to be removed.

### 3.4 SIERRA AZUL PRESERVE – BEATTY PROPERTY

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#### SUMMARY

An external survey for Beatty Property off Alma Bridge Road, Los Gatos, California was conducted on June 19, 2019 by Hailey Pexton and Ben Dudek. An internal and emergence survey was completed on June 28, 2019 by biologists Elizabeth Armistead, Rachael Burnham, and Leslie Rivas. The biologists conducted a daytime survey for bat roosts and woodrat nest structures and a night emergence survey. No bats were observed on the June 19 survey. On June 28 six roosting *Myotis sp.* bats were detected during the daytime survey and eight bats were observed emerging from four exit points during the emergence survey. On July 30, District staff completed follow up emergence surveys and observed 11 bats emerging from the structure. Habitat surrounding the structure is highly suitable for maternity bat roost and foraging habitat. Three dusky-footed woodrat nest structures were observed within 50 feet of the existing structure with large amounts of woodrat sign (e.g., fecal pellets) observed throughout the entire house.

#### STRUCTURE

The structure is a one-story house with crawl space and is situated in oak woodland with nearby grassland and Lexington Reservoir within 500 feet of the property (Photo 27). There was a total of nine rooms in the house, including a kitchen, laundry room, and bathroom. The house is shaded on the north, east, and south sides and has full sun exposure on the west side.

#### RESULTS

Biologists fully surveyed around the exterior of the house and found multiple potential bat and woodrat entry and exit points on all sides of the house (Photo 27 and 28). Several large oaks surrounding the structure could support roosting bat habitat; two snags on the west side with 5 – 10% exfoliating bark with full sun exposure, one snag of the east side with 5% exfoliating bark with full sun exposure (Photo 29). The house is in disrepair with many decaying eaves around the roofline that bats could be obtaining access through. There is space between many of the boarded-up windows and doors, and some wooden slats of the house are broken that could also provide bat entry points (Photos 30 – 35). There are various holes and broken wooden slats along the bottom of the house that could provide bat or woodrat entry.

There are large amounts of bat signs (e.g., urine staining and guano) on the walls of the interior of the house and all rooms showed signs of bat use (Photo 36). Six bats (*Myotis sp.*) were observed in various places throughout the house.

Upon entry to the house, large amounts of woodrat sign (e.g., fecal pellets) were observed throughout the entire house (Photo 37 and 38). Lots of debris on the floor of the house and two stick piles observed, one on top of the stove in the kitchen and one on top of the sink in the bathroom (Photos 37 - 42). No substantial woodrat nests were observed inside the structure, but there are numerous woodrat access points to the crawl space and area between ceiling and roof that were not surveyed. Three woodrat nests were observed within the 50 feet of the Beatty house structure (Photos 39 – 41).

## EMERGENCE RESULTS

The bat emergence survey was conducted one-half hour before sunset and continued until one half hour after sunset. Eight bats were observed exiting the structure (Table 3) at four locations (Photo 34 and 35).

Table 3. Bat Emergence at Sierra Azul – Beatty Property

Time	No. of Bats Emerging	Location	Latitude	Longitude
2032	1	east	37° 11' 26.97" N	121° 59' 8.18" W
2033	1	east	37° 11' 26.97" N	121° 59' 8.18" W
2033	1	west	37° 11' 26.91" N	121° 59' 8.55" W
2038	1	east	37° 11' 26.97" N	121° 59' 8.18" W
2046	1	west	37° 11' 26.91" N	121° 59' 8.55" W
2047	2	west	37° 11' 26.91" N	121° 59' 8.55" W
2048	1	south	37° 11' 26.84" N	121° 59' 8.45" W

Table 4. Woodrat nest locations Beatty Property

Location (see photos 39-41)	Latitude	Longitude	Flagging Color
South of house – woodrat number 1	37.1906508	-121.9856141	Pink
Down hillside from house – woodrat number 2	37.1909208	-121.9857824	Pink
In tree adjacent to house – woodrat number 3	37.1909558	-121.9858746	Pink

## DISCUSSION AND RECOMMENDATIONS

The Beatty Property provides highly suitable bat roosting habitat. Based on the observed presence of bat signs throughout the structure, observed bats roosting within, and bats emerging from the structure this site is presumed to be serving as a maternity roost.

Woodrat sign was observed throughout the structure and natural nests observed outside.

Recommendations for the Beatty Property include:

- Preconstruction surveys for bats and woodrats prior to removal activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Provide replacement bat maternity roost habitat as part of the deterrent plan for approval by CDFW.
- Follow general woodrat avoidance measures presented in Section 4.2.



**Photo 27.** Beatty property.



**Photo 28.** The housing structure is located beneath a canopy of coast live oaks (photo facing west).



**Photo 29.** Two snags that could support roosting bats on west side of Beatty structure.



**Photo 32.** Hole on wall that could provide bat access.



**Photo 33.** Wooden slats peeling away from the wall.



**Photo 34.** Bats observed emerging from hole in wall (circled in red) on east side of the house.



**Photo 35.** Bats observed emerging from wooden slats (circled in red) on west side of the house.



**Photo 36.** Bat urine staining and guano on wall; *Myotis sp.* (circled in red) observed roosting.



**Photo 37.** Stick pile on top of stove in kitchen.



**Photo 38.** Large amount of woodrat feces on floor.



**Photo 39.** Woodrat nest number 1 is located under an ornamental bush 9 meters south of the structure



**Photo 40.** Woodrat nest number 2 is located along a fence 10 meters northeast of the structure.



**Photo 41.** Woodrat nest number 3 is located in a tree, northwest of the structure.



**Photo 42.** Woodrat A large amount of woodrat feces was observed in one location along the exterior of the structure.

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### 3.5 PURISIMA UPLANDS

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#### SUMMARY

A survey for Purisima Uplands in San Mateo County, California was conducted on June 27, 2019 by biologists Victoria Brunal, Rachael Burnham, Ryan Byrnes, and Ben Dudek. The biologists conducted a daytime survey at all locations for bat roosts and woodrat nest structures, and a nighttime bat emergence survey at Areas B and E. No sign of roosting bats was detected during the daytime survey of existing structures. Fourteen dusky-footed woodrat nest structures were observed inside or near existing structures. Three bats were observed emerging from the roofline of the hunting cabin in Area E during the emergence survey. Acoustic recordings at Area E identified these three individual bats as two species: California myotis and Mexican free-tailed bat (*Tadarida brasiliensis*). No bats were observed during the emergence survey at Area B.

#### RESULTS

**AREA A:** The structure at Area A is a small, open, un-shaded shed with a corrugated tin roof. No sign of bats (e.g., guano pellets and urine staining) was observed on the inside of the structure. The exposure of the shed, and lack of small crevices inside the structure may make this building sub-optimal for day roosting bats. Dusky-footed woodrat sign (e.g., pellets) were observed inside the shed. Additionally, five woodrat nest structures were observed throughout the site, including a nest underneath Tank 13 and a second nest in a pipe leading away from the tank.

**AREA B:** The inside of Tanks 1-2 could not be observed due to their height, but both tanks appeared to be single-walled and open on the top. These tanks are likely unsuitable for day roosting bats due to exposure to the elements and the lack of additional surfaces that could create crevices. The distillation column was capped on the top but appeared to have a small opening on its side about 15 feet off the ground that could potentially be used by roosting bats (Photo 43). The structure on the east side of Area B included a series of iron grates over a concrete box filled with water as well as a dilapidated shed with a corrugated tin roof. The shed contained pieces of wood attached to corrugated tin that created small crevices that could be suitable for bats, but no signs of bats were observed. Large woodrat nest structures were observed inside the series of iron gates and inside the dilapidated shed, as well as behind the shed (Photo 44 and 45).

**AREA C:** Tanks 3-6 appeared sealed and therefore unlikely to support any bat roosting habitat. The roof on Tank 7 is in the process of falling off the structure. Where the ceiling hung over the tank, there was a small area where bats could find shelter, but no sign of bats was observed. One woodrat nest was observed near Tank 3, and another nest was observed near Tank 6.

**AREA D:** Tanks 8-12, the area around the concrete pylons, and the various debris piles all were searched. The tanks all appeared to be single-walled without any additional surfaces to create crevices suitable for day-roosting bats. Open tops, or open sides in the cases of tanks lying on their sides, created exposure to

the elements that may preclude these structures from being used by bats (Photo 46). A large woodrat nest was observed inside Tank 11, and two smaller satellite nests were observed surrounding the tank.

*AREA E:* The exterior of the hunting cabin had rotted and loose wood paneling, especially near the roofline, that could be suitable for roosting bats (Photo 47 and 48). A search of the structure's exterior found no sign of bats, however, many holes and crevices that led to the space between the roof and the structure's interior could not be fully observed. A search of the interior of the structure revealed that the previous owners had used the cabin recently. Maternity colony day-roosting habitat was observed inside the structure and no guano pellets or urine staining were observed. Additionally, no sign of woodrats were observed inside the cabin, however small mammals droppings (likely *Peromyscus* sp.) were present throughout the cabin. One large woodrat nest structure was observed behind the cabin.

#### EMERGENCE RESULTS

The bat emergence surveys at Areas B and E were conducted one-half hour before sunset and continued until one and half hours after sunset. At Area B, the biologists observed the dilapidated building and an opening on the distillation column. No bats were observed emerging from the small opening on the distillation column, or from the dilapidated structure on the east side of Area B. Additionally no bats were observed flying over the habitat. At Area E, the biologist observed the roofline along the front of the hunting cabin. Three bats were observed emerging from the front of the hunting cabin near the roofline. As the bats were seen flying from the cabin, the acoustic recording device set up in front of the cabin identified two species of bats: California myotis and Mexican free-tailed bat. After emergence, bats were observed flying over the habitat and continued to be recorded by the recording device.

Table 5. Woodrat nest locations Purisma Uplands

Location	Latitude	Longitude	Flagging Color
Area A – woodrat nest 1 wooden shed	37.401899	-122.410356	Pink
Area A – woodrat nest 2 near T13	37.401916	-122.410164	Pink
Area A – woodrat nest 3 near T13	37.401961	-122.410085	Pink
Area A – woodrat nest 4 near T13	37.402006	-122.410073	Pink
Area A – woodrat nest 5 near T13	37.402015	-122.409983	Pink
Area D – woodrat nest 6 near T11	37.402713	-122.409107	Pink
Area D – woodrat nest 7 near T11	37.402723	-122.409152	Pink
Area D – woodrat nest 8 near T11	37.402731	-122.409062	Pink
Area C – woodrat nest 9 near T6	37.402968	-122.407817	Pink
Area C – woodrat nest 10 near T3	37.403112	-122.407635	Pink
Area B – woodrat nest 11 near Storage Shed	37.403192	-122.407431	Pink
Area B – woodrat nest 12 near Storage Shed	37.403155	-122.407364	Pink
Area B – woodrat nest 13 near Storage Shed	37.403191	-122.407363	Pink
Hunting Cabin – woodrat nest 14	37.406049	-122.403736	Pink

## DISCUSSION AND RECOMMENDATIONS

None of the tanks to be removed provide suitable bat roost habitat. The structure in Area A provides sub-optimal day roosting habitat and the shed in Area B provides suitable bat roosting habitat in the form of crevices although no bats or signs of bats were observed at either structure. No bats or signs of bats were observed during inspections of the interior of the Hunting Cabin in Area E, however, three bats were observed emerging during night surveys. Based on the observation of bats emerging from the Hunting Cabin this site is presumed to be serving as a maternity roost.

Woodrat signs and nests were observed throughout the property in structures, debris piles and natural nests.

Recommendations for the Purisima Property include:

- Preconstruction surveys for bats and woodrats prior to demolition and debris removal activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure demolition activities at the Area E Hunting Cabin.
- Provide replacement bat maternity roost habitat for impacts to removal of maternity roost habitat at Area E Hunting Cabin as part of the deterrent plan for approval by CDFW. This replacement habitat will serve as replacement habitat for all bat roost habitat removed or disturbed during removal activities.
- Follow general woodrat avoidance measures presented in Section 4.2.



**Photo 43.** Area B – the distillation column was sealed on top but appeared to have a small opening on the left-hand side near the valve connection.



**Photo 44.** Area B – woodrat nest structure inside the series of iron grates. This structure sits over a concrete spring box filled with water.



**Photo 45.** Area B – woodrat nest structure inside the dilapidated building.



**Photo 46.** Area D – most tanks were single-walled without any small crevice space for roosting bats.



**Photo 47.** Area E – additional openings and interstitial spaces underneath the roofline.



**Photo 48.** Area E – openings underneath the roofline of the hunting cabin.

### 3.6 RANCHO SAN ANTONIO PRESERVE- DEER HOLLOW FARM WHITE BARN

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#### SUMMARY

The survey for White Barn at Deer Hollow Farm in Cupertino, California was conducted on June 18, 2019 by biologists Ashley Estacio and Leslie Koenig. The biologists conducted a daytime survey at the barn and surrounding area evaluating potential bat roosts and woodrat nest structures. Though the barn provides potentially suitable bat day and night roost habitat, no roosting bats were observed. Signs (bat guano) of bat roosting were observed in the upper level of the barn. In general, highly suitable bat maternity roost habitat and foraging habitat was observed throughout the site in the form of bat tree roosts and man-made structures. No dusky-footed woodrat nest structures were observed inside or near existing structures although signs of rodent activity were observed throughout the barn.

#### STRUCTURE

The barn that was surveyed is one of many structures in Deer Hollow Farm that is an active educational farm. The lower level of the barn is actively used as a goat milk barn, storage location, and hay barn (Photos 49 and 50). The upper level / former hayloft of the barn is less stable although it too is actively used for storage. The barn receives partial shade from the riparian corridor to the north and a large valley oak to the south. The barn has a pitched roof with corrugated metal sheets held up in regular intervals by rafters (Photo 51 and 52).

#### RESULTS

The entire structure is accessible to bats and rodents through the gaps between the roof and hayloft doors which are left open. The openings allow for bats to easily enter the building and roost although the openness may reduce the ability for the barn to be used as a maternity roost. These conditions provide suitable bat roosting habitat within the structure including the crevice habitat between the rafters and the corrugated roof.

Bat guano was observed in the interior of the structure on the floor throughout the hayloft (Photo 53). Abundant insect activity was observed in the adjacent riparian area providing suitable bat foraging habitat and the adjacent riparian area has plentiful tree roost habitat available.

Rodent sign is present throughout the structure with rodent droppings observed (Photo 54). No woodrat nests were observed on the premises or within the 50-foot buffer. While no woodrat nests were observed, the riparian habitat near the structure provides suitable habitat and absence of woodrats should not be assumed.

#### DISCUSSION AND RECOMMENDATIONS

While no day roosting bats were observed during the surveys, signs of bats presence (guano) was observed. The site serves a potentially suitable day and night roosting habitat with adjacent suitable bat foraging and tree roost habitat.

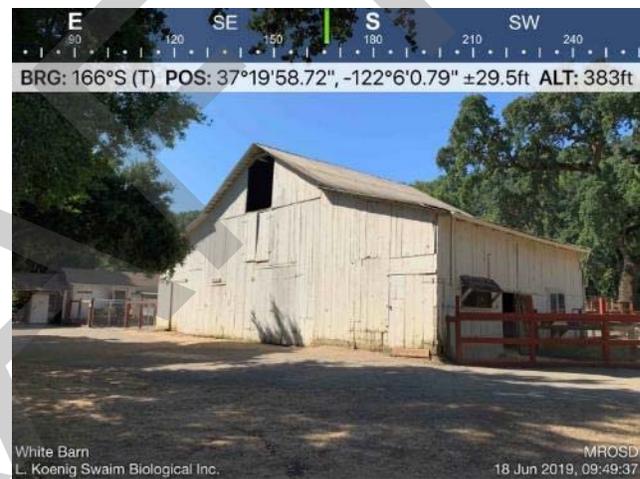
No signs of woodrats were present in the structure or surrounding habitat. The active farm nearby likely limits the potential of woodrats to occur within a construction footprint for the barn, however, the nearby riparian habitat provides suitable habitat and therefore woodrat absence should not be assumed.

Recommendations for the Deer Hollow White Barn include:

- Preconstruction surveys for bats and woodrats prior to stabilization activities.
- Follow the general bat avoidance and minimization measures presented in Section 4.1.
- Development of bat roost deterrent plan for approval by the California Department of Fish and Wildlife (CDFW) prior to structure stabilization activities.
- Follow general woodrat avoidance measures presented in Section 4.2.



**Photo 49.** White Barn exterior showing hayloft doors and open access points.



**Photo 50.** White Barn exterior showing hayloft doors and open access points.



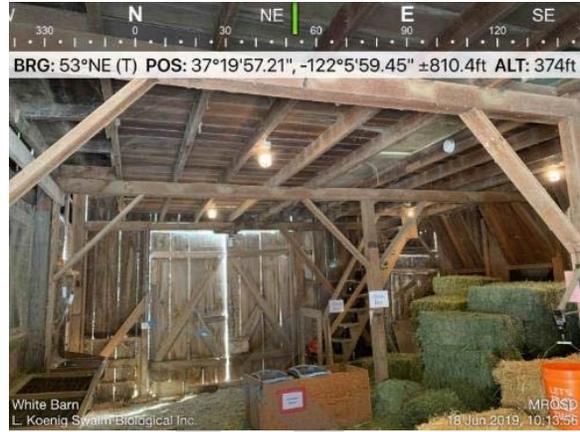
**Photo 51.** White Barn hayloft with crevice roost habitat between roof and rafters.



**Photo 52.** Interior of hayloft with wooden slat openings



**Photo 53.** Bat guano on floorboards.



**Photo 54.** Lower level with hay storage and milk barn

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## 4. RECOMMENDATIONS

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Based on the results of these surveys, bats and woodrats are currently using multiple locations within and adjacent to the structures surveyed.

### 4.1 BATS

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The recommendations below should be implemented for each survey location as discussed above in Section 3. At some of these locations suitable bat habitat was observed but no bats were observed during the daytime roost surveys or during emergence. However, bats may switch roosts on a nightly basis, therefore, there is still potential of bats roosting within these structures where suitable habitat is observed. A demolition and deterrent plan for each location that identifies locations for deterrence and what mitigation measures (i.e., replacement habitat) are warranted prior to structure demolition and/or stabilization should be completed as recommended above for each survey location.

The following measures and recommendations for bat deterrence and demolition will be included in the exclusion/deterrent plan. Recommendations should be implemented on a site by site, case by case basis. Not all recommendations are appropriate for all locations, see the Discussion and Recommendations section for each survey location above for reference.

#### General bat avoidance and minimization measures

- Within two days of the start of work, at all project locations, preconstruction bat roost surveys should be conducted.
- If work is anticipated to occur during the bat wintering period (generally from November 16 through February 15) preconstruction winter roost surveys should be conducted. No building or tree work (over 16" dbh) should be conducted during this time if surveys determine that special status bats or hibernacula are present during winter roost surveys.
- If individual nonbreeding and non-special status bats are present, a qualified biologist may be retained to remove the bats and work may proceed year-round at La Honda Creek Preserve – Redwood Cabin, Sierra Azul Preserve – Meyer Property structures, and the Rancho San Antonio Preserve site. If a maternity roost or special status species bat is observed, no work is allowed without first excluding and providing alternate roost site(s) outside of the breeding season.
- Demolition should be conducted during warmer weather when nighttime lows are not below 50° Fahrenheit, and most bats are likely to be active.
- Recommend that crevices first be demolished with hand tools.
- Initiate demolition in the early evening after sunset with a bat biologist present to capture and temporarily hold any bats that are uncovered.
- If evening work is not feasible, initiate demolition in the early afternoon with a qualified bat biologist present. Early afternoon work will ensure that any remaining roosting bats are not in torpor, as torpid bats may not immediately arouse and escape with disturbance. If any bats are

uncovered, they should be temporarily held and released in the evening.

#### Bat roost deterrent/exclusion plan

At survey locations with potentially suitable bat roost habitat observed, a site-specific bat roost deterrent plan for is recommended. The following measures below should be considered but may not be applicable to all sites. Alternative roost deterrents may be implemented if approved by qualified biologist. The site-specific deterrent plan shall be submitted to CDFW for approval.

- Deterrents shall be placed outside of April through August maternity season.
- At least seven (7) days before the properties are demolished and/or stabilized, open all windows and doors to increase airflow.
- Deploy ultrasonic acoustic deterrents inside the structures and/or near areas where bats may roost. No acoustic deterrents shall be places next to roosting bats, if bats are observed, deterrents will be placed once bats have left the site.
- Deploy/Install one-way bat doors at locations where bats are observed entering and exiting structures. One-way bat doors and exclusion of bats from the building should occur outside of the April through August maternity season.

#### Replacement maternity roost habitat

At survey locations with identified maternity roosts, no building demolition or tree work (over 16" dbh) should be conducted April 15 – August 31. Where structures with identified maternity roost habitat will be eliminated, replacement habitat is recommended. CDFW may not require mitigation for these locations, therefore, CDFW should be contacted for guidance for each specific location.

- If CDFW requires replacement habitat, no work should occur without first excluding and providing natural or manmade alternate roost site(s) outside of the breeding season.
- Alternate roost site(s) should be developed by District Natural Resources staff or a consulting biologist and submitted to CDFW before installation.
- Whenever possible alternative roost site(s) should be provided 6 months to 1 year prior to the removal of maternity roosting habitat to allow bats adequate time to discover the new locations.
- Artificial alternative roost site(s) shall be monitored for occupancy by a qualified biologist within one year of installation.

## **4.2 WOODRATS**

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The recommendations below should be implemented for each survey location as discussed above in Section 3. A preconstruction survey is warranted at all locations as woodrat houses may become occupied or unoccupied, and new nests constructed prior to project work.

#### General woodrat avoidance measures

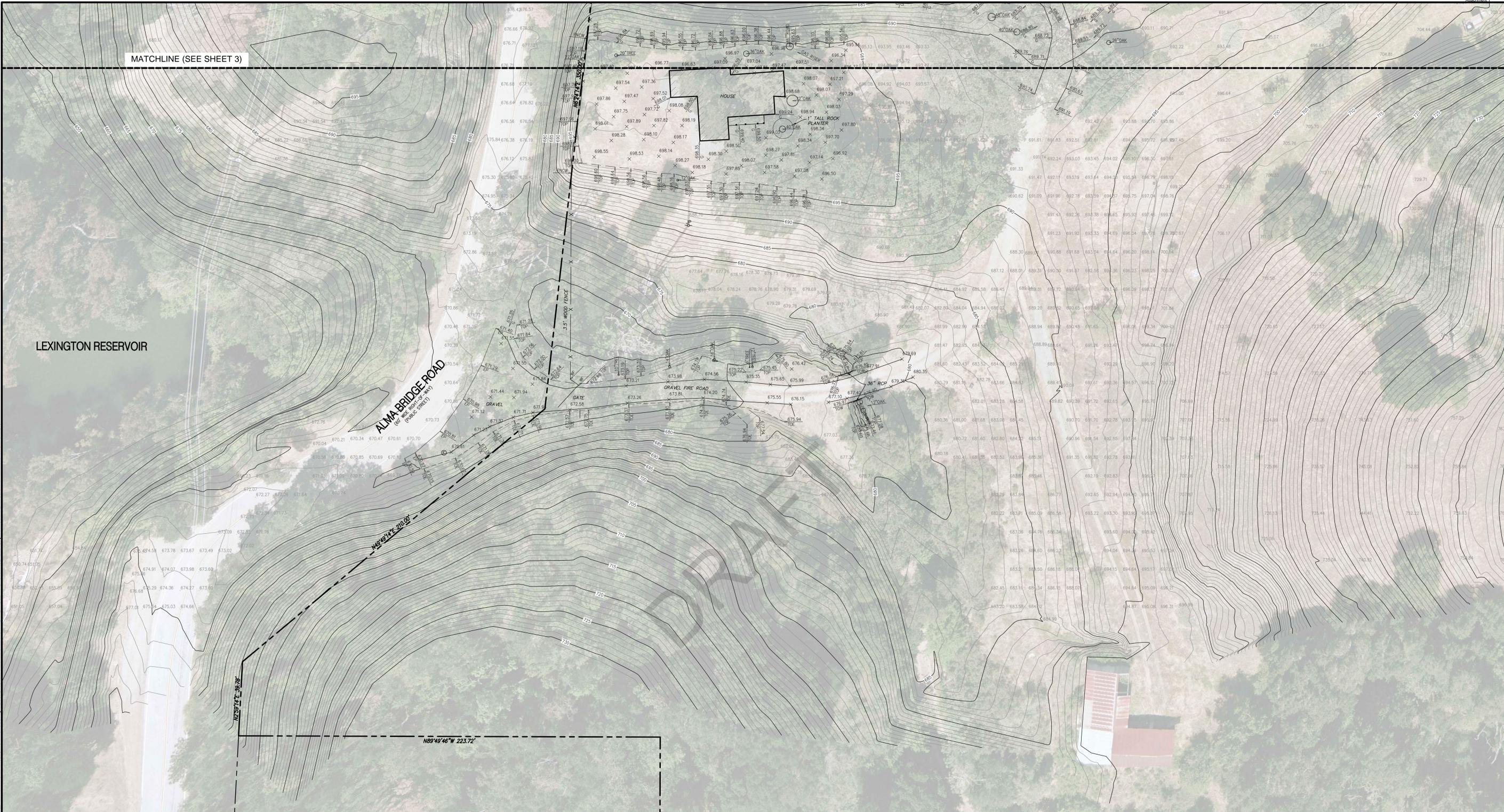
- Conduct focused follow up surveys at all structures at least five days before construction to confirm the presence of woodrat houses and develop a deterrence/relocation plan if necessary.
- For all woodrat nests that occur in natural habitats (i.e. not within any structure footprint) and cannot be avoided by project activities, a qualified biologist shall live trap to determine if the nest is in use. Trapping activities should occur prior to April and after mid-July each year to prevent impacts to woodrats rearing young or young woodrats. If a nest is found to be unoccupied or not in use for 3 full days (2 nights of trapping), then it may be removed. The nest shall be relocated, or a pile of replacement sticks shall be placed outside of the development footprint for future colonization or re-use.
- In some District locations, woodrats have colonized abandoned buildings, old vehicles, diffuse garbage piles, or other locations where nests are difficult to locate, individuals cannot be live-trapped consistently, and/or there is a lack of woody materials for nest reconstruction. In these instances, live trapping is not required (especially if there is a risk to human health) if the surrounding area provides suitable habitat or supports a healthy colony that is being avoided and/or can be enhanced. Work at these locations must occur prior to April and after mid-July to prevent impacts to woodrats rearing young.
- Once trapped, nests shall be torn down and rebuilt surrounding a log-based structure, an inverted wooden planter, or similar structure having at least one entrance and exit hole that is slightly buried into the ground to anchor. Any cached food and nest material encountered shall be placed within the new structure during rebuilding.
- If individual rats are present, they will be encouraged to leave the area on their own which may include demolition or cleanup in phases, and/or hand removal of materials. If individual woodrats are observed during implementation, work in the immediate area shall cease until the animal leaves the area on its own. Work may continue at other locations away from the observation location. If the animal does not leave the area on its own, the project biologist or a biological monitor shall be notified. Work may proceed at the observation site, once the animal has left the area on its own or a biological monitor is present to ensure that the individual woodrats are not harmed.
- If nests are present that cannot be trapped or removed, woody debris piles that look like woodrat houses can be constructed to provide opportunities for sheltering and colonization by displaced woodrats.
- Relocated nests are expected to eventually be re-colonized and should be monitored one-year post construction using visual surveys and/or wildlife cameras to determine if a relocated nest has returned to use.

***EXHIBIT F***

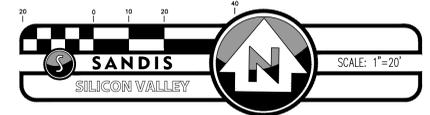
*Topographic Site Plan*  
by Sandis

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MATCHLINE (SEE SHEET 3)



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 SCALE: 1"= 20'  
 DRAWN BY: N.M.  
 APPROVED BY: K.S.J.  
 DRAWING NO.: 219122

No.	REVISION/ISSUE	DATE	BY

TOPOGRAPHIC SURVEY

BEATTY PROPERTY  
ALMA BRIDGE ROAD

LOS GATOS

CALIFORNIA

SHEET  
**4**  
OF 4 SHEETS

# ***EXHIBIT G***

*Mothballing Guidelines*

by ZFA Structural Engineers

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## Mothballing Guidelines

The focus of mothballing procedures is to stabilize and secure the building:

### Stabilization

- Structurally stabilize the building, based on a professional condition assessment.
- Exterminate or control pests, including termites and rodents.
- Protect the exterior from moisture penetration.

### Mothballing

- Secure the building and its component features to reduce vandalism or break-ins.
- Provide adequate ventilation to the interior.
- Secure or modify utilities.
- Develop and implement a maintenance and monitoring plan for protection.

### Mothballing Checklist

In developing mothballing procedures, the following checklist should be used to ensure that work items are not inadvertently omitted.

#### Moisture

- Is the roof watertight?
- Do the gutters retain their proper pitch and are they clean?
- Are downspout joints intact?
- Are drains unobstructed?
- Is wood siding in good condition?
- Is site properly graded for water run-off?
- Is vegetation cleared from around the building foundation to avoid trapping moisture?

#### Pests

- Have nests/pests been removed from the building's interior and eaves?
- Are adequate screens in place to guard against pests?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?
- If toxic droppings from bats, rats and pigeons are present, has a special company been brought in for its disposal?

#### Housekeeping

- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- Is the interior broom-clean?
- Have furnishings been removed to a safe location?
- If furnishings are remaining in the building, are they properly protected from dust, pests, ultraviolet light, and other potentially harmful problems?
- Have significant architectural elements that have become detached from the building been labeled and stored in a safe place?
- Is there a building file?

#### Security

- Have fire and police departments been notified that the building will be mothballed?

- Are smoke and fire detectors in working order?
- Are the exterior doors and windows securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?

### **Utilities**

- Have utility companies disconnected/shut off or fully inspected water, gas, and electric lines?
- If the building will not remain heated, have water pipes been drained and glycol added?

### **Ventilation**

- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

## **Maintenance Chart**

The following maintenance action items should be considered when developing the maintenance program for the building to be mothballed.

### **1-3 months; periodic**

- Regular drive by surveillance
- Check attic during storms if possible
- Monthly walk arounds
- Check entrances
- Check window coverings for breakage
- Mowing as required
- Check for graffiti or vandalism
- Enter every 3 months to air out
- Check for musty air
- Check for moisture damage
- Check battery packs and monitoring equipment
- Check for evidence of pest intrusion

### **Every 6 months; spring and fall**

- Site clean-up; pruning and trimming
- Gutter and downspout check
- Check crawlspace for pests
- Clean out storm drains

### **Every 12 months**

- Maintenance contract inspections for equipment/utilities
- Check roof for loose or missing shingles
- Termite and pest inspection/treatment
- Exterior materials spot repair and touch up painting
- Remove bird droppings or other stains from exterior
- Maintain building defensible space per Cal Fire standards
- Check and update building file

Reference: Park, Sharon C., 1993. Mothballing Historic Buildings. Preservation Brief No. 31. Department of the Interior, National Park Service. Washington, DC: Government. Printing Office. 15 p. Available online at <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

***EXHIBIT H***

*Arborist Report*

by Kiely Arborist Services LLC

# Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

October 21, 2019

ZFA Structural Engineers  
Attn: Mr. Steven Patton  
1390 El Camino Real Suite 100  
San Carlos, CA 94070

Site: Beatty Property, Los Gatos, CA

Dear Mr. Patton,

As requested on Wednesday, July 24, 2019, I visited the above site to inspect and comment on the trees. Work is proposed on the site, and your concern as to the future health and safety of the trees has prompted this visit. This report will go over the existing health of the trees, and how to protect them from potential construction impacts. Once site plans have been completed, they should be sent to the Project Arborist for further review.

#### Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Each tree was tagged to indicate the tree number as shown in the survey portion of this report. The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

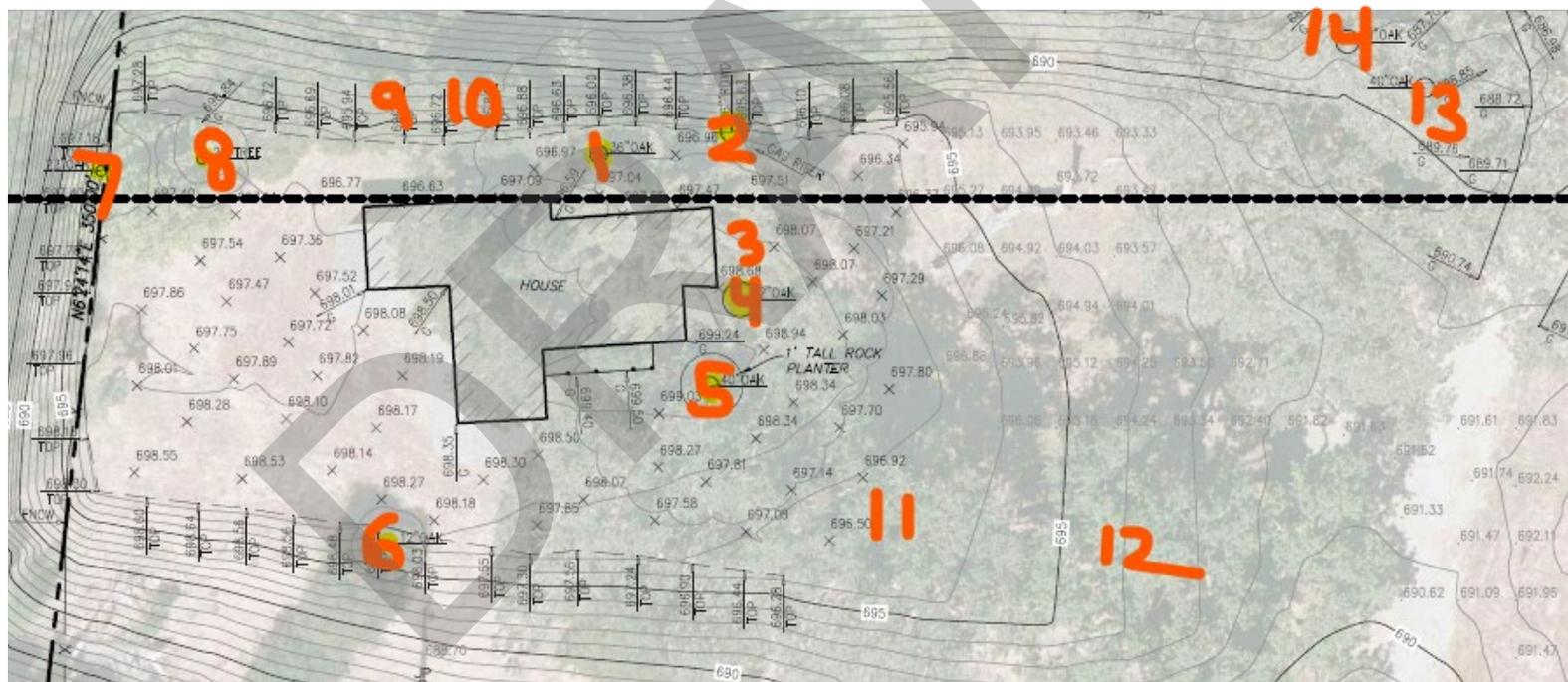
1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer where possible. The canopy spreads were paced off. Comments and recommendations for future maintenance are provided.

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(2)

Tree #	Species	Botanical Name	DBH (inches)	Condition	Ht./Spread	Comments
1	Coast live oak	<i>Quercus agrifolia</i>	34.4	65%	50/55	Good vigor, Fair form, Heavy over building
2	Redwood	<i>Sequoia sempervirens</i>	20, 15, 12	45%	65/50	Poor to fair vigor, Poor to fair form, Multi leader, Water stressed
3	Coast live oak	<i>Quercus agrifolia</i>	17.1	55%	35/40	Fair vigor, Poor form, Leans southeast, decay on leaders
4	Valley oak	<i>Quercus lobata</i>	12.6, 20.1	60%	40/40	Fair vigor, Poor to fair form, Codominant @ base, Heavy over building
5	Coast live oak	<i>Quercus agrifolia</i>	37.5	65%	40/50	Fair vigor, Poor to fair form, Suppressed, Heavy away from building
6	Coast live oak	<i>Quercus agrifolia</i>	12.2	60%	30/25	Good vigor, Fair form, located on edge of bank
7	Coast live oak	<i>Quercus agrifolia</i>	10, 15	60%	30/30	Good vigor, Fair form, Codominant
8	Bay laurel	<i>Umbellularia californica</i>	20.9	45%	30/25	Good vigor, Poor form, Topped @ 10', Girdled
9	Coast live oak	<i>Quercus agrifolia</i>	26 est	50%	45/45	Good vigor, Poor to fair form, Decay on tension side
10	Coast live oak	<i>Quercus agrifolia</i>	25 est	55%	40/45	Good vigor, Fair form, Poison oak
11	Valley oak	<i>Quercus lobata</i>	32.2, 14	65%	50/45	Good vigor, Fair form, Codominant @ base
12	Valley oak	<i>Quercus lobata</i>	40.2	75%	45/55	Good vigor, Good form, Located on drive entrance
13	Valley oak	<i>Quercus lobata</i>	38 est	60%	45/55	Good vigor, Fair form, Suppressed by #14, Located by turn in road
14	Valley oak	<i>Quercus lobata</i>	45 est	65%	45/60	Good vigor, Fair form, History of limb failure



Showing location of trees on site

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(3)

**Summary:**

All of the oak trees on site are in fair to good condition. The oak trees are recommended to be pruned using the crown reduction pruning method, where cuts are made out on the ends of the limbs to reduce limb leverage. This will reduce the risk of a future limb failure where tree leans or decay is present. The oak trees are native to the area. No irrigation shall be applied to the oak trees on site.

**(Picture showing oak trees around existing building)**

Redwood tree #2 is not native to the area and in poor condition. Redwood trees require significant dry season irrigation to maintain a healthy canopy. No signs of irrigation for the tree were observed. The tree is under drought stress and is in decline due to no supplemental irrigation. Redwood trees should not be placed near oak trees because the needed irrigation for the redwood tree could have a negative impact on the surrounding oak trees. Oak trees that are irrigated during the dry season are susceptible to root rot disease. Root rot is one of the major causes of tree failure in urban conditions where irrigation is near an oak tree. The redwood tree is recommended for removal as it does not fit into the existing landscape.



Laurel tree #8 is the only other tree on site in poor condition. The tree has been topped in the past. A wire is also girdling the tree trunk. Topped trees create hazardous conditions as the new growth is weakly attached. Also, the past topping cut is prone to decay. This tree has a high risk of limb failure. Tree removal is recommended as there is no way to mitigate the high risk of limb failure.

**Showing topped bay laurel #8**

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Dead Monterey pine trees were observed far from the building site (50 feet +). The dead pine trees are a fire hazard to the area and should be removed as soon as possible. Monterey pine trees are not native to this location and likely died due to bark beetles and the prolonged period of drought. The following tree protection plan will help to ensure the future survival of the trees on site.

**Showing dead Monterey pine tree**

### **Tree Protection Plan:**

#### *Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 1.5" diameter poles, pounded into the ground to a depth of no less than 2'. The distance between metal support poles shall not be more than 10'. The location for the protective fencing for the trees on site should be placed at the tree driplines where possible. Where it is not possible to place tree protection zones at the dripline because of approved proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes, but not closer than 2 feet from the trunk of any tree. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top (landscape barrier). The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce risk of soil compaction. All tree protection measures must be installed prior to any demolition or construction activity at the site.

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**Avoid the following conditions:****DO NOT:**

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the Project Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the Project Arborist.

*Landscape Buffer*

Where tree protection does not cover the entire root zone of the trees at the dripline, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

*Root Cutting and Grading*

Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap. All roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the Project Arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. Existing grades underneath the protected tree driplines are to remain as is. If grade changes greater than 4 inches are to take place, special mitigation measures will be needed to reduce impacts to the trees.

*Trenching and Excavation (for any reason)*

Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots. If this is not possible, trenching for irrigation, drainage, electrical or any other reason shall be done by hand in combination with an air spade when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open

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for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots. When utilities need to be placed within a distance of 3 times the diameter or less of a protected tree on site, the Contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

#### *Pruning*

Any needed or recommended pruning shall be supervised by the Project Arborist, and must be done by a licensed tree care provider. All pruning for trees in fair to good health must stay underneath 25% of the total foliage of the canopy.

#### *Irrigation*

Because the trees observed on site that are to be retained are all native trees(oaks), no supplemental irrigation is required. Anytime the trees are to be impacted by minor root cutting, supplemental irrigation should be applied as prescribed by the Project Arborist.

#### *Construction related damage to trees*

Any damage due to construction activities shall be reported to the Project Arborist within 24 hours so that remedial action can be taken.

#### *Inspections*

It is the contractor's responsibility to contact the site arborist when work is to take place within 10 times the diameter of a tree on site. Kielty Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty Certified Arborist WE#0476A

*Kevin Kielty*

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## Kielty Arborist Services

P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

### ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

*Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.*

Arborist:

Kevin Kielty  
Kevin R. Kielty

Date:

October 21, 2019

***EXHIBIT I***

*Conceptual Cost Estimate*  
by OCMI

DRAFT



# Mid-Peninsula Open Space District Mid-Peninsula Stabilization

*La Honda, CA*

ZFA Structural Engineers  
CONCEPTUAL COST ESTIMATE,R2  
OCMI JOB #: 19414.000  
18 December 2019

DRAFT



## CONCEPTUAL COST ESTIMATE, R2

OCMI JOB #: 19414.000 | 18 December 2019

 COST ESTIMATE

## INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received 30 September 2019:

**General**

ZFA Structural Engineers BOD Reports dated October 2019.  
Sketches of 11 July 2019 with BOD option notes per Report.  
Terracon Hazmat report dated 8-13-19.  
Kiely Arborist Services LLC Report dated 9-30-19.  
Page & Turnbull Inc. BOD & Alternative Evaluation dated 9-30-19.  
ZFA Structural Engineers draft estimate review comments 10-31-19.  
Comments and clarifications received through 11 December 2019.

The following items are excluded from this estimate:

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures & equipment, except as noted.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of January 2021 is based on:

- Construction start date of July 2020
- Estimated construction duration of 12 months
- This estimate is based on a Design-Bid-Build delivery method.
- This estimate is based on prevailing wage labor rates.
- This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
- This estimate is based on a minimum of four competitive bids and a stable bidding market.
- This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
- We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**PROJECT SUMMARY**

<b>ELEMENT</b>	<b>TOTAL COST</b>	<b>GFA</b>	<b>\$/SF AREA</b>
<b>WHITE BARN OPTIONS:</b>			
01. WHITE BARN - OPTION 1	\$39,004	1,012	\$38.54
01A. OPTION 1 MAINTENANCE COSTS	\$144,000		
02. WHITE BARN - OPTION 2	\$116,423	1,012	\$115.04
02A. OPTION 2 MAINTENANCE COSTS	\$288,000		
03. WHITE BARN - OPTION 3	\$396,904	1,012	\$392.20
03A. OPTION 3 MAINTENANCE COSTS	\$288,000		
04. WHITE BARN - OPTION 4	\$171,982	1,012	\$169.94
<b>REDWOOD CABIN OPTIONS:</b>			
05. REDWOOD LOG CABIN - OPTION 1	\$54,250	1,980	\$27.40
05A. OPTION 1 MAINTENANCE COSTS	\$144,000		
06. REDWOOD LOG CABIN - OPTION 2	\$194,501	1,980	\$98.23
06A. OPTION 2 MAINTENANCE COSTS	\$288,000		
07. REDWOOD LOG CABIN - OPTION 3	\$736,793	1,980	\$372.12
07A. OPTION 3 MAINTENANCE COSTS	\$288,000		
08. REDWOOD LOG CABIN - OPTION 4	\$245,869	1,980	\$124.18
<b>BEATTY PROPERTY OPTIONS:</b>			
09. BEATTY PROPERTY - OPTION 1	\$63,920	1,912	\$33.43
09A. OPTION 1 MAINTENANCE COSTS	\$144,000		
10. BEATTY PROPERTY - OPTION 2	\$208,791	1,912	\$109.20
10A. OPTION 2 MAINTENANCE COSTS	\$288,000		
11. BEATTY PROPERTY - OPTION 3	\$674,313	1,912	\$352.67
11A. OPTION 3 MAINTENANCE COSTS	\$288,000		
12. BEATTY PROPERTY - OPTION 4	\$233,284	1,912	\$122.01

- 1.) The numbers above include mark-ups including escalation to January 2021 at 5% Per Annum. contractor general conditions and insurances.
- 2.) Design contingency is zero for options 1 and 4. 5% for option 2, and 10% for option 3.
- 3.) The Owner should add for soft costs and include a separate construction contingency.
- 4.) Long term maintenance costs have been separated to delineate from capitol costs.

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

<b>ELEMENT</b>		<b>TOTAL COST</b>	<b>\$/SF AREA</b>
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$34,249	\$33.84
NET DIRECT BUILDING COST		\$34,249	\$33.84
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$3,425	\$3.38
SUBTOTAL		\$37,674	\$37.23
INSURANCE	2.00%	\$753	\$0.74
SUBTOTAL		\$38,427	\$37.97
BONDS: CONTRACTOR	1.50%	\$576	\$0.57
<b>TOTAL BUILDING COST</b>		<b>\$39,004</b>	<b>\$38.54</b>

GROSS FLOOR AREA: 1,012 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$34,249		\$33.84
111 Site Preparation	\$6,850		\$6.77	
112 Site Improvements	\$27,399		\$27.07	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$34,249</b>		<b>\$33.84</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Mothballing building - Scope eliminated		NIC		
<b>TOTAL - 041 EXTERIOR WALLS</b>				
<b>ELEMENT - ELECTRICAL</b>				
<b>092 SPECIAL ELECTRICAL</b>				
Security measures (option for self sufficient solar power for electrical panel)		NIC		
This design idea was not practical due to location				
<b>TOTAL - 092 SPECIAL ELECTRICAL</b>				
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Remove / stabilize public safety hazards				
Weed wacking and abatement product to perimeter	140	LF	2.50	\$350
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$6,850</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Restrict perimeter access approach				
Perimeter boundary fence				
Chain link, 9 gauge, 8' high (Remote undulating install)	300	LF	67.42	\$20,226
Add for barbed wire outrigger	300	LF	7.42	\$2,225
Double gates, chainlink, 8' wide	2	EA	1,473.81	\$2,948
Signage to property				
Signage at building	2	EA	500.00	\$1,000
Signage at entry gates	2	EA	500.00	\$1,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$27,399</b>
<b>Maintenance costs:</b>				
On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1/2 day	240	MnDay	600.00	\$144,000
Exterior site, trees and shrubs				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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Check exterior and interior and clean, fix as needed

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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

<b>ELEMENT</b>		<b>TOTAL COST</b>	<b>\$/SF AREA</b>
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$25,040	\$24.74
04 EXTERIOR CLOSURE		\$23,320	\$23.04
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$49,002	\$48.42
NET DIRECT BUILDING COST		\$97,362	\$96.21
DESIGN CONTINGENCY	5.00%	\$4,868	\$4.81
SUBTOTAL		\$102,230	\$101.02
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$10,223	\$10.10
SUBTOTAL		\$112,453	\$111.12
INSURANCE	2.00%	\$2,249	\$2.22
SUBTOTAL		\$114,702	\$113.34
BONDS: CONTRACTOR	1.50%	\$1,721	\$1.70
<b>TOTAL BUILDING COST</b>		<b>\$116,423</b>	<b>\$115.04</b>

GROSS FLOOR AREA: 1,012 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$25,040		\$24.74
031 Floor and Roof Construction	\$25,040		\$24.74	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$23,320		\$23.04
041 Exterior Walls	\$23,320		\$23.04	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$49,002		\$48.42
111 Site Preparation	\$49,002		\$48.42	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$97,362</b>		<b>\$96.21</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SUPERSTRUCTURE</b>				
<b>031 FLOOR AND ROOF CONSTRUCTION</b>				
Sub floor replacement work				
Add pressure treated blocking and shims at deteriorated wood grade beams to prevent further settlement	120	LF	30.00	\$3,600
Structure strengthening at walls				
Wall braces inside exterior wall for lateral strengthening				
Treated timber cross braces, 2x10 each side of post				
Cross braces at Grid 1 & 3, 18' average lengths	288	LF	27.50	\$7,920
Fix braces T&B to posts	16	EA	175.00	\$2,800
Cross braces at Grid A & F, 18' long	288	LF	27.50	\$7,920
Fix braces T&B to posts	16	EA	175.00	\$2,800
<b>TOTAL - 031 FLOOR AND ROOF CONSTRUCTION</b>				<b>\$25,040</b>
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Mothballing building, limited				
Close off doors, board up with plywood	240	SF	15.00	\$3,600
Fill other miscellaneous openings, windows and gaps	1,012	SF	10.00	\$10,120
Rehab windows				
Repair window frames	56	LF	50.00	\$2,800
Add / replace sills with stop and bead for new pane	56	LF	45.00	\$2,520
Clear lexan view panel	86	SF	40.00	\$3,440
Paint and seal window frames	56	LF	15.00	\$840
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$23,320</b>
<b>ELEMENT - ELECTRICAL</b>				
<b>092 SPECIAL ELECTRICAL</b>				
Security measures (option for self sufficient solar power for electrical panel)				
This design idea was not practical due to location		NIC		
<b>TOTAL - 092 SPECIAL ELECTRICAL</b>				
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Stabilization of structure				
Shoring and support work, Allowance	1,012	SF	10.00	\$10,120
Remove / stabilize public safety hazards				
Weed wacking and abatement product to perimeter	140	LF	2.50	\$350
Hazmat demolition				
Prepared by: OCMI				

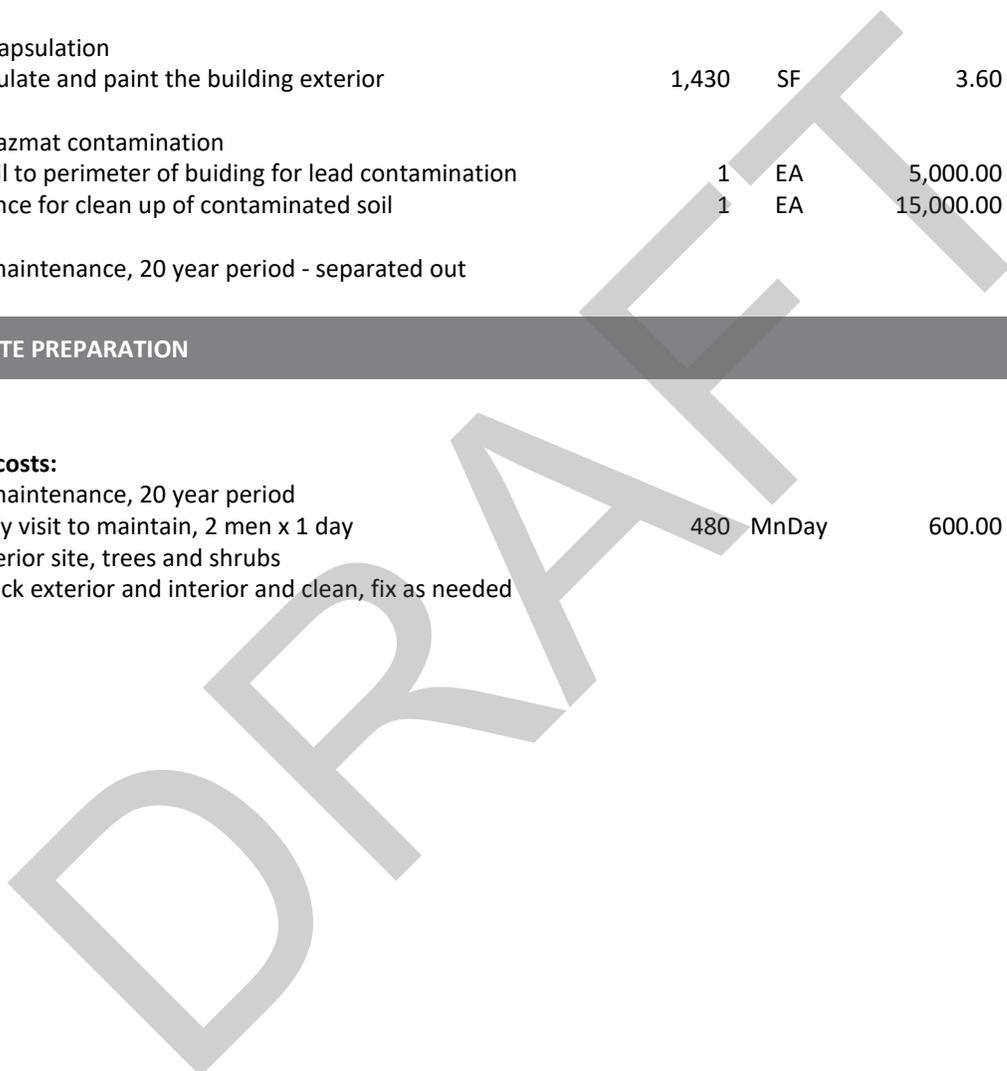
**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Remove flaking paint from exterior wall paneling (Assume 33% is flaking and failing)	412	SF	25.00	\$10,295
Collate/collect and dispose lead paint	412	SF	7.50	\$3,089
Paint / encapsulation				
Encapsulate and paint the building exterior	1,430	SF	3.60	\$5,148
Testing / hazmat contamination				
Test soil to perimeter of buiding for lead contamination	1	EA	5,000.00	\$5,000
Allowance for clean up of contaminated soil	1	EA	15,000.00	\$15,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$49,002</b>

**Maintenance costs:**

On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1 day Exterior site, trees and shrubs Check exterior and interior and clean, fix as needed	480	MnDay	600.00	\$288,000



**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

<b>ELEMENT</b>		<b>TOTAL COST</b>	<b>\$/SF AREA</b>
01 FOUNDATIONS		\$26,117	\$25.81
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$83,050	\$82.07
04 EXTERIOR CLOSURE		\$26,571	\$26.26
05 ROOFING		\$32,872	\$32.48
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$146,258	\$144.52
NET DIRECT BUILDING COST		\$314,868	\$311.13
DESIGN CONTINGENCY	5.00%	\$15,743	\$15.56
SUBTOTAL		\$330,611	\$326.69
ESCALATION TO MIDPOINT 01/2021	5.42%	\$17,908	\$17.70
SUBTOTAL		\$348,520	\$344.39
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$34,852	\$34.44
SUBTOTAL		\$383,371	\$378.83
INSURANCE	2.00%	\$7,667	\$7.58
SUBTOTAL		\$391,039	\$386.40
BONDS: CONTRACTOR	1.50%	\$5,866	\$5.80
<b>TOTAL BUILDING COST</b>		<b>\$396,904</b>	<b>\$392.20</b>

GROSS FLOOR AREA: 1,012 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

<b>ELEMENT</b>	<b>AMOUNT</b>	<b>TOTAL COST</b>	<b>\$/SF AREA</b>	<b>TOTAL \$/SF AREA</b>
<b>01 FOUNDATIONS</b>		\$26,117		\$25.81
011 Standard Foundations	\$26,117		\$25.81	
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$83,050		\$82.07
031 Floor and Roof Construction	\$83,050		\$82.07	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$26,571		\$26.26
041 Exterior Walls	\$26,571		\$26.26	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>		\$32,872		\$32.48
051 Roofing	\$32,872		\$32.48	
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$146,258		\$144.52
111 Site Preparation	\$98,758		\$97.59	
112 Site Improvements	\$47,500		\$46.94	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$314,868</b>		<b>\$311.13</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - FOUNDATIONS</b>				
<b>011 STANDARD FOUNDATIONS</b>				
Seismic retrofit work (Stabilization of building)				
Perimeter footing, 1.5' wide x 2' deep, hit and miss (130 lf)	14	CY	1,520.72	\$21,966
Spread/pad footings under posts, 3'x3'x2.5' deep (4ea)	3	CY	1,245.34	\$4,151
<b>TOTAL - 011 STANDARD FOUNDATIONS</b>				<b>\$26,117</b>
<b>ELEMENT - SUBSTRUCTURE</b>				
<b>021 SLAB ON GRADE</b>				
Slab on grade retrofit work				
Note: Alternate option of slab on grade in lieu of replacing sub floor framing assumed not required				
<b>TOTAL - 021 SLAB ON GRADE</b>				
<b>ELEMENT - SUPERSTRUCTURE</b>				
<b>031 FLOOR AND ROOF CONSTRUCTION</b>				
Sub floor replacement work				
Replace 8x8 bearers, mount on new footings	120	LF	30.00	\$3,600
Replace floor joists, 2x10 joists @ 16" o.c	1,012	SF	17.50	\$17,710
Replace floor sheathing, 3/4" plywood	1,012	SF	6.40	\$6,477
Anchors, joists and bearers into foundations	18	EA	250.00	\$4,500
Roofing replacement work				
Replace rafters tails (2x6 Rafters @ 3' o.c, sloped)	243	SF	30.00	\$7,286
Install roof sheathing, 1/2" plywood over skip sheathing	1,214	SF	5.40	\$6,558
Repair skip sheathing	1,214	SF	2.50	\$3,036
Blocking between rafters at perimeter wall	140	LF	27.50	\$3,850
Strengthening structure at walls				
Replace 4x4 knee braces to side bays	8	EA	240.00	\$1,920
Shear wall retrofit work				
Stud framing, 2x4 @16" o.c (Shear wall sections)	1,048	SF	15.00	\$15,720
Plywood sheathing, 1/2"	1,048	SF	4.60	\$4,821
Plywood shear nailing	1,048	SF	1.50	\$1,572
HDU's, hold downs bolted to sub structure framing	12	EA	150.00	\$1,800
Seismic anchors below wall into foundations	12	EA	350.00	\$4,200
Alternate option of steel tension rod bracing from roof to foundations not anticipated				
<b>TOTAL - 031 FLOOR AND ROOF CONSTRUCTION</b>				<b>\$83,050</b>
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Exterior wall cladding work				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Selective replacement 10% - 20%, old growth wood siding, vertically run	378	SF	17.50	\$6,608
Check battens/ sub structure for status and report				
Paint exterior				
Exterior wood cladding (Paint entire building)	1,248	SF	3.23	\$4,025
Premium at barn swing doors	2	EA	500.00	\$1,000
Page & Turnbull Recommendations:				
Replace doors, windows & locks, ADA, fine grading, planting, pathways				
Solid heavy duty panel doors on frame with H.D Hinges				
Single, wide swing	2	EA	3,626.93	\$7,254
Locks and associated hardware	2	EA	630.00	\$1,260
Wood windows, dual glazed	75	SF	70.65	\$5,299
Paint window frames	75	SF	15.00	\$1,125
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$26,571</b>

**ELEMENT - ROOFING**

**051 ROOFING**

Roof replacement				
Skip sheathing to remain				
Plywood sheathing or underlayment board installed over skip sheathing	1,214	SF	3.21	\$3,898
Corrugated metal roofing, steel pitch premium (saving of \$11,960 to project if metall roofing salvaged)	1,214	SF	21.35	\$25,922
Flashings and roof plumbing				
Metal cap ridge flashings	40	LF	31.84	\$1,273
Metal edge rake coping	62	LF	28.51	\$1,779
<b>TOTAL - 051 ROOFING</b>				<b>\$32,872</b>

**ELEMENT - SITEWORK**

**111 SITE PREPARATION**

Earthwork				
Excavate existing soil under the building, 24" deep				
Excavate, small machine (Temporary demo access)	82	CY	150.00	\$12,369
Machine move dirt to outside building	82	CY	75.00	\$6,184
Clean out dirt around posts and structure, by hand	1,012	SF	10.00	\$10,120
Site off haul				
Load tracks	99	CY	25.00	\$2,474
Haul dirt	99	CY	60.00	\$5,937
Dispose dirt	99	CY	30.00	\$2,969

Sub floor replacement work

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Remove 8x8 bearers, mounted on grade	120	LF	10.00	\$1,200
Remove floor joists, piecemeal in existing structure	1,012	SF	5.00	\$5,060
Remove floor sheathing, piecemeal in existing structure	1,012	SF	1.75	\$1,771
<b>Roofing replacement work</b>				
Remove rafter tails, for replacement Skip sheathing to remain	243	SF	10.00	\$2,429
<b>Roof replacement</b>				
Remove corrugated metal roofing	1,214	SF	2.40	\$2,915
Remove flashings and roof plumbing				
Metal cap ridge flashings	40	LF	6.00	\$240
Metal edge rake coping	62	LF	5.00	\$310
<b>Exterior wall cladding work</b>				
Remove 10% to 20% old growth wood siding, vertically run Check battens/ sub structure for status and report	250	SF	5.00	\$1,248
<b>Hazmat demolition</b>				
Remove flaking paint from exterior wall paneling (Assume 33% is flaking and failing)	412	SF	25.00	\$10,295
Collate/collect and dispose lead paint	412	SF	7.50	\$3,089
<b>Paint / encapsulation</b>				
Encapsulate and paint the building exterior	1,430	SF	3.60	\$5,148
<b>Testing / hazmat contamination</b>				
Test soil to perimeter of buiding for lead contamination	1	EA	10,000.00	\$10,000
Allowance for clean up of contaminated soil	1	EA	15,000.00	\$15,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$98,758</b>

**ELEMENT - SITEWORK**  
**112 SITE IMPROVEMENTS**

Page & Turnbull Recommendations:

Replace doors, windows & locks, ADA, fine grading, planting, pathways

Site accessibility

Grading to improve ADA accessibility	1	LS	10,000.00	\$10,000
New hardscape pathway, ADA Compliant	1	LS	27,500.00	\$27,500
Planting improvements	1	LS	10,000.00	\$10,000

<b>TOTAL - 112 SITE IMPROVEMENTS</b>	<b>\$47,500</b>
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On-going maintenance, 20 year period

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Monthly visit to maintain, 2 men x 1 day Exterior site, trees and shrubs Check exterior and interior and clean, fix as needed	480	MnDay	600.00	\$288,000

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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

<b>ELEMENT</b>		<b>TOTAL COST</b>	<b>\$/SF AREA</b>
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$151,016	\$149.23
NET DIRECT BUILDING COST		\$151,016	\$149.23
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$15,102	\$14.92
SUBTOTAL		\$166,118	\$164.15
INSURANCE	2.00%	\$3,322	\$3.28
SUBTOTAL		\$169,440	\$167.43
BONDS: CONTRACTOR	1.50%	\$2,542	\$2.51
<b>TOTAL BUILDING COST</b>		<b>\$171,982</b>	<b>\$169.94</b>

GROSS FLOOR AREA: 1,012 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation				
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
		\$151,016		\$149.23
	\$151,016		\$149.23	
<b>NET DIRECT BUILDING COST</b>		<b>\$151,016</b>		<b>\$149.23</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Building/structure demolition				
Remove roofing	1,012	SF	2.00	\$2,024
Remove metal flashings	130	LF	5.00	\$650
Remove exterior siding	1,500	SF	5.00	\$7,500
Remove barn doors	3	EA	300.00	\$900
Remove roof sheathing	1,012	SF	2.00	\$2,024
Demolish wood framed structure	1,012	SF	20.00	\$20,240
Demolish flooring	1,012	SF	5.00	\$5,060
Demolish sub floor framing	1,012	SF	10.00	\$10,120
Remove wood				
Load wood debris in trucks	187	CY	20.00	\$3,748
Haul wood in trucks	187	CY	40.00	\$7,496
Dispose	187	CY	15.00	\$2,811
Hazmat demolition				
Hazmat monitoring and clearance	412	SF	5.00	\$2,059
Remove flaking paint from exterior wall paneling (Assume 33% is flaking and failing)	412	SF	25.00	\$10,295
Collate/collect and dispose lead paint	412	SF	7.50	\$3,089
Testing / hazmat contamination				
Test soil to perimeter of buiding for lead contamination	1	EA	5,000.00	\$5,000
Allowance for clean up of contaminated soil	1	EA	15,000.00	\$15,000
Biologist monitoring	1	LS	3,000.00	\$3,000
Environmental impact report				
Report to cover CEQA requirements for demolition option	1	EA	40,000.00	\$40,000
Site restoration, allowance	1	LS	10,000.00	\$10,000
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$151,016</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$47,637	\$24.06
NET DIRECT BUILDING COST		\$47,637	\$24.06
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$4,764	\$2.41
SUBTOTAL		\$52,401	\$26.47
INSURANCE	2.00%	\$1,048	\$0.53
SUBTOTAL		\$53,449	\$26.99
BONDS: CONTRACTOR	1.50%	\$802	\$0.40
<b>TOTAL BUILDING COST</b>		<b>\$54,250</b>	<b>\$27.40</b>

GROSS FLOOR AREA: 1,980 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$47,637		\$24.06
111 Site Preparation	\$17,245		\$8.71	
112 Site Improvements	\$30,392		\$15.35	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$47,637</b>		<b>\$24.06</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Mothballing building - Scope eliminated		NIC		
<b>TOTAL - 041 EXTERIOR WALLS</b>				
<b>ELEMENT - ELECTRICAL</b>				
<b>092 SPECIAL ELECTRICAL</b>				
Security measures (option for self sufficient solar power for electrical panel)				
This design idea was not practical due to location		NIC		
<b>TOTAL - 092 SPECIAL ELECTRICAL</b>				
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Remove / stabilize public safety hazards				
Allow shrub removal along west side	1	LS	2,000.00	\$2,000
Removal and disposal of shrubs	1	LS	750.00	\$750
Approved weed abatement product to perimeter of structure	198	LF	2.50	\$495
Trim large trees hanging over property	3	EA	2,000.00	\$6,000
Removal and disposal of debris	3	EA	500.00	\$1,500
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$17,245</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Restrict perimeter access approach				
Perimeter boundary fence				
Chain link, 9 gauge, 8' high (Remote undulating install)	340	LF	67.42	\$22,922
Add for barbed wire outrigger	340	LF	7.42	\$2,522
Double gates, chainlink, 8' wide	2	EA	1,473.81	\$2,948
Signage to property				
Signage at building	2	EA	500.00	\$1,000
Signage at entry gates	2	EA	500.00	\$1,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$30,392</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1/2 day	240	MnDay	600.00	\$144,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$42,979	\$21.71
04 EXTERIOR CLOSURE		\$27,023	\$13.65
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$92,655	\$46.80
NET DIRECT BUILDING COST		\$162,657	\$82.15
DESIGN CONTINGENCY	5.00%	\$8,133	\$4.11
SUBTOTAL		\$170,790	\$86.26
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$17,079	\$8.63
SUBTOTAL		\$187,869	\$94.88
INSURANCE	2.00%	\$3,757	\$1.90
SUBTOTAL		\$191,626	\$96.78
BONDS: CONTRACTOR	1.50%	\$2,874	\$1.45
<b>TOTAL BUILDING COST</b>		<b>\$194,501</b>	<b>\$98.23</b>

GROSS FLOOR AREA: 1,980 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$42,979		\$21.71
031 Floor and Roof Construction	\$42,979		\$21.71	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$27,023		\$13.65
041 Exterior Walls	\$27,023		\$13.65	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$92,655		\$46.80
111 Site Preparation	\$87,185		\$44.03	
112 Site Improvements				
113 Site Utilities	\$5,470		\$2.76	
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$162,657</b>		<b>\$82.15</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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**ELEMENT - FOUNDATIONS**

**011 STANDARD FOUNDATIONS**

Foundation support for building  
 Cribbing per Corp of Engineers - refer to Site Preparation

**TOTAL - 011 STANDARD FOUNDATIONS**

**ELEMENT - SUPERSTRUCTURE**

**031 FLOOR AND ROOF CONSTRUCTION**

Exterior porch				
Replace porch framing, North, South & West side				
Joists, PTDF 2x6 @ 16" o.c	559	SF	17.85	\$9,978
Bracing and blocking joists	559	SF	5.00	\$2,795
Replace porch decking, North, South & West sides				
Redwood decking, 2x6 with 1" spacing	559	SF	17.50	\$9,783
Replace porch handrailing				
Replace horizontal log rails, 3 high at perimeter	191	LF	22.00	\$4,202
Replace porch framing, East side (Allow 50%)				
Joists, PTDF 2x6 @ 16" o.c	402	SF	17.85	\$7,176
Bracing and blocking joists	402	SF	5.00	\$2,010
Replace porch decking, East side (Allow 50%)				
Redwood decking, 2x6 with 1" spacing	402	SF	17.50	\$7,035

**TOTAL - 031 FLOOR AND ROOF CONSTRUCTION** **\$42,979**

**ELEMENT - EXTERIOR CLOSURE**

**041 EXTERIOR WALLS**

Mothballing building				
Close off windows, board up with plywood	285	SF	12.50	\$3,563
Close off doors, board up with plywood	84	SF	15.00	\$1,260
Close off skylights, board up with plywood	240	SF	10.00	\$2,400
Fill other miscellaneous openings and gaps	1,980	SF	10.00	\$19,800

**TOTAL - 041 EXTERIOR WALLS** **\$27,023**

**ELEMENT - ELECTRICAL**

**092 SPECIAL ELECTRICAL**

Security measures (option for self sufficient solar power for electrical panel)  
 This design idea was not practical due to location NIC

**TOTAL - 092 SPECIAL ELECTRICAL**

**ELEMENT - SITEWORK**

**111 SITE PREPARATION**

Stabilization of structure - support from underneath

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Pressure treated wood box cribbing, 6x6 members				
West elevation, 6' high, 2 blocks per lvl, 3' long(24 EA)	7	EA	2,160.00	\$15,120
Prepare grade and sub floor for cribbing	7	EA	420.00	\$2,940
North elevation, 8' high, 2 blocks per lvl, 3' long(32 EA)	4	EA	2,880.00	\$11,520
Prepare grade and sub floor for cribbing	4	EA	420.00	\$1,680
South elevation, 6' high, 2 blocks per lvl, 3' long(24EA)	3	EA	2,160.00	\$6,480
Prepare grade and sub floor for cribbing	3	EA	420.00	\$1,260
East elevation, 8' high, 2 blocks per lvl, 3' long(32 EA)	4	EA	2,880.00	\$11,520
Prepare grade and sub floor for cribbing	4	EA	420.00	\$1,680
East elevation, 12' high, 2 blocks per lvl, 3' long(48 EA)	1	EA	4,320.00	\$4,320
Prepare grade and sub floor for cribbing	1	EA	420.00	\$420
Remove / stabilize public safety hazards				
Allow shrub removal along west side	1	LS	500.00	\$500
Removal and disposal of shrubs	1	LS	250.00	\$250
Weed wacking and abatement product to perimeter	198	LF	2.50	\$495
Large tree removal (3 Tan oaks, 2 Madrones) - 5 Total				
Debris removal, grinding	5	EA	2,500.00	\$12,500
Remove girdle from Redwood trees, per Arborist report	5	EA	1,500.00	\$7,500
	2	EA	500.00	\$1,000
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
Replacement maternity roost	1	EA	1,500.00	\$1,500
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$87,185</b>
<b>ELEMENT - SITEWORK</b>				
<b>113 SITE UTILITIES</b>				
Utility disconnections				
Disconnect plumbing and provide cap/valve	1	LS	2,380.00	\$2,380
Disconnect power and safe off	1	LS	2,210.00	\$2,210
Remove obsolete power board	1	LS	880.00	\$880
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 113 SITE UTILITIES</b>				<b>\$5,470</b>
On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1 day	480	MnDay	600.00	\$288,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$141,497	\$71.46
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$165,195	\$83.43
04 EXTERIOR CLOSURE		\$36,720	\$18.55
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$10,280	\$5.19
07 CONVEYING			
08 MECHANICAL		\$86,770	\$43.82
09 ELECTRICAL		\$44,150	\$22.30
10 EQUIPMENT		\$15,381	\$7.77
11 SITEWORK		\$84,512	\$42.68
NET DIRECT BUILDING COST		\$584,505	\$295.20
DESIGN CONTINGENCY	5.00%	\$29,225	\$14.76
SUBTOTAL		\$613,730	\$309.96
ESCALATION TO MIDPOINT 01/2021	5.42%	\$33,244	\$16.79
SUBTOTAL		\$646,974	\$326.75
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$64,697	\$32.68
SUBTOTAL		\$711,671	\$359.43
INSURANCE	2.00%	\$14,233	\$7.19
SUBTOTAL		\$725,905	\$366.62
BONDS: CONTRACTOR	1.50%	\$10,889	\$5.50
<b>TOTAL BUILDING COST</b>		<b>\$736,793</b>	<b>\$372.12</b>

GROSS FLOOR AREA: 1,980 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>		\$141,497		\$71.46
011 Standard Foundations	\$141,497		\$71.46	
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$165,195		\$83.43
031 Floor and Roof Construction	\$165,195		\$83.43	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$36,720		\$18.55
041 Exterior Walls	\$36,720		\$18.55	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>		\$10,280		\$5.19
061 Partitions				
062 Interior Finishes	\$10,280		\$5.19	
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>		\$86,770		\$43.82
081 Plumbing	\$83,470		\$42.16	
082 H.V.A.C.	\$3,300		\$1.67	
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>		\$44,150		\$22.30
091 Standard Electrical	\$44,150		\$22.30	
092 Special Electrical				
<b>10 EQUIPMENT</b>		\$15,381		\$7.77
101 Fixed/Movable Equipment				
102 Furnishings	\$15,381		\$7.77	
103 Special Construction				
<b>11 SITEWORK</b>		\$84,512		\$42.68
111 Site Preparation	\$24,512		\$12.38	
112 Site Improvements	\$35,000		\$17.68	
113 Site Utilities	\$25,000		\$12.63	
114 Off-Site Work				

<b>NET DIRECT BUILDING COST</b>	<b>\$584,505</b>	<b>\$295.20</b>
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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - FOUNDATIONS</b>				
<b>011 STANDARD FOUNDATIONS</b>				
Seismic retrofit work (Stabilization of building)				
Foundation tie beams, stepped, 4'wide x 3.5' deep (Grid 1 & 3) Part hand machine dig/ rebar cages	46	CY	1,188.13	\$54,707
Foundation tie beams, stepped, 4'wide x 3.5' deep (Grid A,B,C,D) Part hand machine dig/ rebar cages	51	CY	1,188.13	\$60,621
Spread/pad footings under posts, 3'x3'x3.5' deep, exterior	14.0	CY	983.81	\$13,773
Spread/pad footings under posts, 3'x3'x3.5' deep, interior	12.6	CY	983.81	\$12,396
<b>TOTAL - 011 STANDARD FOUNDATIONS</b>				<b>\$141,497</b>
<b>ELEMENT - SUPERSTRUCTURE</b>				
<b>031 FLOOR AND ROOF CONSTRUCTION</b>				
Sub floor framing repairs				
Trim 12" off base of existing timber posts resting on grade	19	EA	340.00	\$6,460
Treat seal base of poles	19	EA	320.00	\$6,080
Achor base plates with knife plates connected into footing	19	EA	750.00	\$14,250
Anchors connecting poles into new footings	19	EA	450.00	\$8,550
Floor leveling				
Systematically level floor to correct settlement				
Hydraulic jack at new pad locations - see item below				
Lift/level floor level, hydraulic jack, difficult terrain (Allow 50% floor area)	990	SF	13.00	\$12,870
Sub floor strengthening				
Add sub floor braces at foundation tie beams				
Treated timber cross braces, 4x10 each side of post				
Cross braces at Grid 1 & 3, 12' average lengths	192	LF	35.00	\$6,720
Fix braces T&B to posts (Hardware & Connections)	32	EA	195.00	\$6,240
Cross braces at Grid A,B,C,D, 12' average lengths	192	LF	35.00	\$6,720
Fix braces T&B to posts (Hardware & Connections)	32	EA	195.00	\$6,240
Wall/structure strengthening				
Retrofit 8x8 posts, 8' o.c, inside face of exterior walls	30	EA	432.00	\$12,960
Fix posts to logs, simpson 0.22"x15" log screws (x2) (Assume 12 logs per post and 24 fixings)	30	EA	495.00	\$14,850
Anchor posts, T&B (Roof diaphragm & bottom to sub floor)	30	EA	425.00	\$12,750
Exterior porch				
Replace porch framing, North, South & West side				
Joists, PTDF 2x6 @ 16" o.c	559	SF	17.85	\$9,978
Bracing and blocking joists	559	SF	5.00	\$2,795
Replace porch decking, North, South & West sides				
Redwood decking, 2x6 with 1" spacing	559	SF	17.50	\$9,783
Repair/replace porch handrailing				
Replace horizontal log rails, 3 high at perimeter	191	LF	12.00	\$2,292
Replace porch framing, East side (Allow 50%)				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Joists, PTDF 2x6 @ 16" o.c	402	SF	17.85	\$7,176
Bracing and blocking joists	402	SF	5.00	\$2,010
Replace porch decking, East side (Allow 50%) Redwood decking, 2x6 with 1" spacing	402	SF	17.50	\$7,035
Floor system inside building, part replacement 10%				
T&G flooring, 1x6 fixed over Diagnol sheathing	198	SF	25.00	\$4,950
Diagnol sheathing, 1x6 fixed over framing	198	SF	10.00	\$1,980
Floor joists, 4"x5-1/2" @ 24" o.c	198	SF	9.50	\$1,881
floor beams/bearers, 2"x5-1/2" over posts	50	LF	12.50	\$625
<b>TOTAL - 031 FLOOR AND ROOF CONSTRUCTION</b>				<b>\$165,195</b>

**ELEMENT - EXTERIOR CLOSURE**  
**041 EXTERIOR WALLS**

Exterior wall repairs				
Replace lower 3 rows of logs to perimeter walls, install piecemeal so deconstruct is not required, crafting of new logs to match existing geometries and texture	194	LF	64.00	\$12,416
Replace additional 4' at ends of corner logs, staggered laps splicing of new to existing logs	256	LF	67.83	\$17,364
Allow to re-secure walls/ stacked logs	194	LF	10.00	\$1,940
Allow shoring for the work	1	LS	5,000.00	\$5,000
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$36,720</b>

**ELEMENT - INTERIOR CONSTRUCTION**  
**062 INTERIOR FINISHES**

Bathroom renovation				
New flooring	80	SF	30.00	\$2,400
Floor base	33	LF	20.00	\$660
Refinish existing wood flooring				
Finish wood floor with Tung oil	1,900	SF	3.80	\$7,220
<b>TOTAL - 062 INTERIOR FINISHES</b>				<b>\$10,280</b>

**ELEMENT - MECHANICAL**  
**081 PLUMBING**

Building Renovation/upgrades				
Equipment				
HWU	1	EA	3,250.00	\$3,250
Instahot at Kitchen sink	1	EA	1,265.00	\$1,265
Oven - Not required per City		NIC		
Stove - Not required per City		NIC		

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Septic & potable water systems, Allowance	1	EA	60,000.00	\$60,000
Fixtures				
WC with cistern	1	EA	775.00	\$775
Lavatory with faucet	1	EA	640.00	\$640
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	825.00	\$825
Rough at fixtures				
WC	1	EA	420.00	\$420
Lavatory	1	EA	750.00	\$750
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	775.00	\$775
Rough plumbing				
WC	1	EA	3,200.00	\$3,200
Lavatory	1	EA	2,800.00	\$2,800
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	3,200.00	\$3,200
Seismic bracing	6	EA	300.00	\$1,800
Seal penetrations	6	EA	120.00	\$720
Test and chlorinate water outlets	2	EA	275.00	\$550
Filtration and potability tests	1	LS	2,500.00	\$2,500
<b>TOTAL - 081 PLUMBING</b>				<b>\$83,470</b>
<b>ELEMENT - MECHANICAL</b>				
<b>082 H.V.A.C.</b>				
Kitchen renovation				
Replace kitchen flue	1	LS	1,800.00	\$1,800
Stove vent, per city no stove		NIC		
Hot water vent	1	LS	1,500.00	\$1,500
<b>TOTAL - 082 H.V.A.C.</b>				<b>\$3,300</b>
<b>ELEMENT - ELECTRICAL</b>				
<b>091 STANDARD ELECTRICAL</b>				
Upgrade/ Renovation work				
Upgrade/ replace switchboard	1	EA	4,500.00	\$4,500
Replace feeders to switchboard	1	LS	3,500.00	\$3,500
Equipment connections	1	LS	1,500.00	\$1,500
Light fixtures (Budget Allowance, as no design)	1,980	SF	12.50	\$24,750
Conduit and wiring	1,980	SF	5.00	\$9,900
<b>TOTAL - 091 STANDARD ELECTRICAL</b>				<b>\$44,150</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - EQUIPMENT</b>				
<b>102 FURNISHINGS</b>				
Kitchen renovation				
Base cabinet, plastic laminate	20	LF	374.23	\$7,485
Countertop, plastic laminate with backsplash	20	LF	114.50	\$2,290
Wall cabinet, plastic laminate	20	LF	280.30	\$5,606
<b>TOTAL - 102 FURNISHINGS</b>				<b>\$15,381</b>

<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Building demolition				
Electrical demolition				
Remove existing Knob & Tube wiring	1,980	SF	1.40	\$2,772
Exterior porch				
Remove porch framing, North, South & West side				
Joists, PTDF 2x6 @ 16" o.c	559	SF	10.00	\$5,590
Remove porch decking, North, South & West sides				
Redwood decking, 2x6 with 1" spacing	559	SF	7.50	\$4,193
Remove porch handrailing				
Replace horizontal log rails, 3 high at perimeter	107	LF	9.50	\$1,017
Exterior wall repairs				
Remove lower 3 rows of logs to perimeter walls (Per level)	194	LF	25.00	\$4,850
piecemeal method so deconstruct not required				
Replace additional 4' at ends of corner logs, staggered laps	256	LF	15.00	\$3,840
Hazmat demolition				
Remove linoleum floor to Kitchen floor glue product	300	SF	7.50	\$2,250
(Prior to renovating the cabin floor)				
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$24,512</b>

<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
ADA Improvements, S.W Corner (#10 page 18)				
Site accessibility				
Grading to improve ADA accessibility	1	LS	10,000.00	\$10,000
New hardscape pathway, ADA Compliant	1	LS	20,000.00	\$20,000
Planting improvements	1	LS	5,000.00	\$5,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$35,000</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>113 SITE UTILITIES</b>				
Reconnections, Allowances only				
Reconnect electrical service to building	1	LS	10,000.00	\$10,000
Reconnect / re-run piping for water and sewer to building	1	LS	15,000.00	\$15,000
<b>TOTAL - 113 SITE UTILITIES</b>				<b>\$25,000</b>

**Maintenance costs:**

On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1 day	480	MnDay	600.00	\$288,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$215,896	\$109.04
NET DIRECT BUILDING COST		\$215,896	\$109.04
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$21,590	\$10.90
SUBTOTAL		\$237,486	\$119.94
INSURANCE	2.00%	\$4,750	\$2.40
SUBTOTAL		\$242,235	\$122.34
BONDS: CONTRACTOR	1.50%	\$3,634	\$1.84
<b>TOTAL BUILDING COST</b>		<b>\$245,869</b>	<b>\$124.18</b>

GROSS FLOOR AREA: 1,980 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation	\$215,896	\$215,896	\$109.04	\$109.04
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$215,896</b>		<b>\$109.04</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Building/structure demolition				
Remove roofing	2,633	SF	2.00	\$5,267
Remove doors, single	6	EA	100.00	\$600
Remove roof sheathing	2,633	SF	2.00	\$5,267
Demolish wood framed structure	1,980	SF	20.00	\$39,600
Demolish flooring (Building and Decking)	3,840	SF	2.50	\$9,600
Demolish sub floor framing with crawl space (Building and Decking)	3,840	SF	5.00	\$19,200
Demolish concrete foundations to building (Minimal)	3,840	SF	2.50	\$9,600
Demolish stone and masonry fireplace	720	SF	25.00	\$18,000
Demolish concrete foundations to fireplace	1	LS	10,000.00	\$10,000
Trim large trees hanging over property	3	EA	2,000.00	\$6,000
Removal and disposal of debris	3	EA	500.00	\$1,500
Dispose stone and masonry				
Move out of building, hand	27	CY	150.00	\$4,000
Load trucks	27	CY	40.00	\$1,067
Haul debris	27	CY	50.00	\$1,333
Dispose/recycle debris	27	CY	30.00	\$800
Dispose concrete (Foundations)				
Load trucks	53	CY	75.00	\$3,956
Haul debris	53	CY	50.00	\$2,637
Dispose/recycle debris	53	CY	25.00	\$1,319
Remove wood				
Load wood debris in trucks	293	CY	15.00	\$4,400
Haul wood in trucks	293	CY	30.00	\$8,800
Dispose	293	CY	15.00	\$4,400
Hazmat demolition				
Hazmat monitoring and clearance	300	SF	5.00	\$1,500
Remove linoleum floor to Kitchen floor glue product (Prior to renovating the cabin floor)	300	SF	7.50	\$2,250
Biologist monitoring	1	LS	4,800.00	\$4,800
Environmental impact report				
Report to cover CEQA requirements for demolition option	1	EA	40,000.00	\$40,000
Site restoration, allowance	1	LS	10,000.00	\$10,000
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$215,896</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$56,128	\$29.36
NET DIRECT BUILDING COST		\$56,128	\$29.36
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$5,613	\$2.94
SUBTOTAL		\$61,741	\$32.29
INSURANCE	2.00%	\$1,235	\$0.65
SUBTOTAL		\$62,976	\$32.94
BONDS: CONTRACTOR	1.50%	\$945	\$0.49
<b>TOTAL BUILDING COST</b>		<b>\$63,920</b>	<b>\$33.43</b>

GROSS FLOOR AREA: 1,912 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$56,128		\$29.36
111 Site Preparation	\$21,245		\$11.11	
112 Site Improvements	\$34,883		\$18.24	
113 Site Utilities				
114 Off-Site Work				

<b>NET DIRECT BUILDING COST</b>		<b>\$56,128</b>		<b>\$29.36</b>
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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Mothballing building - Scope eliminated		NIC		
<b>TOTAL - 041 EXTERIOR WALLS</b>				
<b>ELEMENT - ELECTRICAL</b>				
<b>092 SPECIAL ELECTRICAL</b>				
Security measures (option for self sufficient solar power for electrical panel)				
This design idea was not practical due to location		NIC		
<b>TOTAL - 092 SPECIAL ELECTRICAL</b>				
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Remove / stabilize public safety hazards				
Allow shrub removal along west side	1	LS	2,000.00	\$2,000
Removal and disposal of shrubs	1	LS	750.00	\$750
Weed wacking and abatement product to perimeter	198	LF	2.50	\$495
Remove trees	2	EA	2,000.00	\$4,000
Trim large trees hanging over property	3	EA	2,000.00	\$6,000
Removal and disposal of debris	3	EA	500.00	\$1,500
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$21,245</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Restrict perimeter access approach				
Perimeter boundary fence				
Chain link, 9 gauge, 8' high (Remote undulating install)	400	LF	67.42	\$26,968
Add for barbed wire outrigger	400	LF	7.42	\$2,967
Double gates, chainlink, 8' wide	2	EA	1,473.81	\$2,948
Signage to property				
Signage at building	2	EA	500.00	\$1,000
Signage at entry gates	2	EA	500.00	\$1,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$34,883</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1/2 day	240	MnDay	600.00	\$144,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$3,500	\$1.83
04 EXTERIOR CLOSURE		\$41,380	\$21.64
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$129,728	\$67.85
NET DIRECT BUILDING COST		\$174,608	\$91.32
DESIGN CONTINGENCY	5.00%	\$8,730	\$4.57
SUBTOTAL		\$183,338	\$95.89
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$18,334	\$9.59
SUBTOTAL		\$201,672	\$105.48
INSURANCE	2.00%	\$4,033	\$2.11
SUBTOTAL		\$205,706	\$107.59
BONDS: CONTRACTOR	1.50%	\$3,086	\$1.61
<b>TOTAL BUILDING COST</b>		<b>\$208,791</b>	<b>\$109.20</b>
GROSS FLOOR AREA:		1,912 SF	

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$3,500		\$1.83
031 Floor and Roof Construction	\$3,500		\$1.83	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$41,380		\$21.64
041 Exterior Walls	\$41,380		\$21.64	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$129,728		\$67.85
111 Site Preparation	\$129,728		\$67.85	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				

<b>NET DIRECT BUILDING COST</b>		<b>\$174,608</b>		<b>\$91.32</b>
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**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SUPERSTRUCTURE</b>				
<b>031 FLOOR AND ROOF CONSTRUCTION</b>				
Roof repairs				
Repair shed roof along south	1	LS	3,500.00	\$3,500
<b>TOTAL - 031 FLOOR AND ROOF CONSTRUCTION</b>				<b>\$3,500</b>

<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Mothballing building				
Close off doors, board up with plywood	112	SF	15.00	\$1,680
Fill other miscellaneous openings and gaps	1,912	SF	2.50	\$4,780
Rehab windows				
Repair window frames	80	LF	50.00	\$4,000
Add / replace sills with stop and bead for new pane	80	LF	45.00	\$3,600
Clear lexan view panel	258	SF	40.00	\$10,320
Paint and seal window frames	80	LF	15.00	\$1,200
Strengthening at exterior walls				
Wood bracing, 2x10 with screw fixings				
Interior face exterior wall (10 locations)	300	LF	30.00	\$9,000
Fix bracing, screw connections (4 points per location)	10	EA	680.00	\$6,800
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$41,380</b>

<b>ELEMENT - ELECTRICAL</b>				
<b>092 SPECIAL ELECTRICAL</b>				
Security measures (option for self sufficient solar power for electrical panel)				
This design idea was not practical due to location		NIC		
<b>TOTAL - 092 SPECIAL ELECTRICAL</b>				

<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Stabilization of structure - support from underneath				
Pressure treated wood box cribbing, 6x6 members				
Exterior, (av) 3' high, 2 blocks per lvl, 3' long(30EA)	25	EA	1,080.00	\$27,000
Prepare grade and sub floor for cribbing	25	EA	420.00	\$10,500
Interior, (av) 3' high, 2 blocks per lvl, 3' long(20EA)	20	EA	1,080.00	\$21,600
Prepare grade and sub floor for cribbing	20	EA	420.00	\$8,400
Building demolition				
Remove dilapidated shed	84	SF	22.50	\$1,890
Hazmat demolition				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Hazmat monitoring and clearance	1	LS	5,000.00	\$5,000
Remove wallboard for bracing walls, Hazmat	1,000	SF	4.50	\$4,500
Collate and dispose material	1,000	SF	1.50	\$1,500
Hazmat demolition, remove flaking paint				
Window frames	258	SF	17.50	\$4,515
Door and frame, interior	590	SF	15.00	\$8,850
Door and frame, exterior	309	SF	15.00	\$4,635
Collect and dispose lead paint waste	1,157	SF	3.00	\$3,471
Paint / encapsulation				
Encapsulate and paint the building exterior to match doors	2,256	SF	3.60	\$8,122
Remove / stabilize public safety hazards				
Allow shrub removal along west side	1	LS	2,000.00	\$2,000
Removal and disposal of shrubs	1	LS	750.00	\$750
Weed wacking and abatement product to perimeter	198	LF	2.50	\$495
Remove trees	2	EA	2,000.00	\$4,000
Trim large trees hanging over property	3	EA	2,000.00	\$6,000
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$129,728</b>

**Maintenance costs:**

On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1 day	480	MnDay	600.00	\$288,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$53,644	\$28.06
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		\$115,711	\$60.52
04 EXTERIOR CLOSURE		\$78,956	\$41.29
05 ROOFING		\$24,238	\$12.68
06 INTERIOR CONSTRUCTION		\$3,060	\$1.60
07 CONVEYING			
08 MECHANICAL		\$83,470	\$43.66
09 ELECTRICAL		\$42,960	\$22.47
10 EQUIPMENT		\$7,690	\$4.02
11 SITEWORK		\$125,210	\$65.49
NET DIRECT BUILDING COST		\$534,939	\$279.78
DESIGN CONTINGENCY	5.00%	\$26,747	\$13.99
SUBTOTAL		\$561,686	\$293.77
ESCALATION TO MIDPOINT 01/2021	5.42%	\$30,425	\$15.91
SUBTOTAL		\$592,111	\$309.68
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$59,211	\$30.97
SUBTOTAL		\$651,322	\$340.65
INSURANCE	2.00%	\$13,026	\$6.81
SUBTOTAL		\$664,348	\$347.46
BONDS: CONTRACTOR	1.50%	\$9,965	\$5.21
<b>TOTAL BUILDING COST</b>		<b>\$674,313</b>	<b>\$352.67</b>

GROSS FLOOR AREA: 1,912 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>		\$53,644		\$28.06
011 Standard Foundations	\$53,644		\$28.06	
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>		\$115,711		\$60.52
031 Floor and Roof Construction	\$115,711		\$60.52	
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>		\$78,956		\$41.29
041 Exterior Walls	\$78,956		\$41.29	
042 Exterior Doors/Windows				
<b>05 ROOFING</b>		\$24,238		\$12.68
051 Roofing	\$24,238		\$12.68	
<b>06 INTERIOR CONSTRUCTION</b>		\$3,060		\$1.60
061 Partitions				
062 Interior Finishes	\$3,060		\$1.60	
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>		\$83,470		\$43.66
081 Plumbing	\$83,470		\$43.66	
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>		\$42,960		\$22.47
091 Standard Electrical	\$42,960		\$22.47	
092 Special Electrical				
<b>10 EQUIPMENT</b>		\$7,690		\$4.02
101 Fixed/Movable Equipment				
102 Furnishings	\$7,690		\$4.02	
103 Special Construction				
<b>11 SITEWORK</b>		\$125,210		\$65.49
111 Site Preparation	\$100,210		\$52.41	
112 Site Improvements				
113 Site Utilities	\$25,000		\$13.08	
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$534,939</b>		<b>\$279.78</b>

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - FOUNDATIONS</b>				
<b>011 STANDARD FOUNDATIONS</b>				
Seismic retrofit work (Stabilization of building)				
Perimeter footing, 1.5' wide x 2' deep, hit and miss (184 LF)	20	CY	1,729.72	\$35,363
Interior footing, 1.5' wide x 2' deep, hit and miss (40 LF)	4	CY	1,729.72	\$7,688
Spread/pad footings under posts, 2'x2'x2.5' deep (20 EA)	7	CY	1,430.02	\$10,593
<b>TOTAL - 011 STANDARD FOUNDATIONS</b>				<b>\$53,644</b>

<b>ELEMENT - SUPERSTRUCTURE</b>				
<b>031 FLOOR AND ROOF CONSTRUCTION</b>				
Sub floor framing				
Replace crawl space posts, 4x4x N.E 4' high	20	EA	400.00	\$8,000
Exterior cripple wall - see Exterior walls				
Flooring				
Replace missing/ damaged 1x6 floor planks (Provisional 50 sf)	50	SF	22.50	\$1,125
Steel frame clips to connect joists, girders and posts	20	EA	75.00	\$1,500
Retrofit sister 2x8 joists ea side girders (double) @48" o.c	1,008	LF	25.00	\$25,188
Premium to pre drill and screw sister joists (or bolt)	1,008	LF	7.50	\$7,556
Exterior cripple wall - see Exterior walls				
Strengthening structure at walls				
Shear wall retrofit work				
Stud framing, 2x4 @16" o.c (Shear wall) Allow 100LF	800	SF	15.00	\$12,000
Plywood sheathing, 1/2"	800	SF	4.60	\$3,680
Plywood shear nailing	800	SF	1.50	\$1,200
HDU's, hold downs bolted to sub structure framing	20	EA	150.00	\$3,000
Seismic anchors below wall into foundations	20	EA	350.00	\$7,000
Roof framing				
Retrofit x2 Ridge beams, span between rafters	117	LF	50.00	\$5,850
Connect hardware ends of ridge beams	59	EA	115.00	\$6,785
Blocking between rafters, exterior perimeter walls	236	LF	17.50	\$4,130
Blocking between rafters, interior walls	153	LF	17.50	\$2,678
Retrofit collar ties to supplement existing	59	EA	77.50	\$4,534
Roofing replacement work				
Replace part rafters, 2x8 Rafters@ 2'o.c (Allowance, 20%)	402	SF	29.50	\$11,847
New roof sheathing, 5/8", pitched roof	2,008	SF	4.80	\$9,638
<b>TOTAL - 031 FLOOR AND ROOF CONSTRUCTION</b>				<b>\$115,711</b>

<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Exterior walls				
Cripple wall retrofit work				
Stud framing, 2x4 @16" o.c (Cripple wall)	582	SF	15.00	\$8,730

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Plywood sheathing, 1/2"	582	SF	4.60	\$2,677
Sill/ bearer, 3x4 bolted to foundations, 24" o.c	200	LF	62.50	\$12,500
New wood siding, 1x12 to match historical planks, cripple wall				
North elevation, N.E 3.5' high	224	SF	22.50	\$5,040
East & West Elevation, N.E 2.5' high	230	SF	22.50	\$5,175
South Elevation, N.E 2' high	128	SF	22.50	\$2,880
HDU's, hold downs bolted to bearer, 4' o.c	50	EA	125.00	\$6,250
Exterior wall cladding work				
Replace siding,1x12 salvaged old-growth redwood, Allowance	150	SF	35.00	\$5,250
Check battens/ sub structure for status and report				
Rehab windows				
Repair window frames	138	LF	50.00	\$6,900
Add / replace sills with stop and bead for new pane	138	LF	45.00	\$6,210
Replace glass to windows	146	SF	30.00	\$4,380
Paint and seal window frames	138	LF	15.00	\$2,070
Rehab doors, restore to working condition with repair and paint				
Exterior	4	EA	750.00	\$3,000
Interior, rooms	4	EA	400.00	\$1,600
Interior, cupboards	2	EA	250.00	\$500
Paint exterior				
Exterior wood cladding, prepare and paint	2,448	SF	2.37	\$5,794
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$78,956</b>

**ELEMENT - ROOFING**

**051 ROOFING**

Roof Replacement				
Asphalt shingles (standard strip shingles)	1,912	SF	4.87	\$9,317
Adhered membrane	1,912	SF	1.72	\$3,282
Rigid insulation, 2"	1,912	SF	2.77	\$5,295
Flashings and roof plumbing				
Asphalt shingle ridge cap flashing	117	LF	6.39	\$747
Asphalt shingle valley flashing	25	LF	5.88	\$147
Metal eave edge flashing	147	LF	23.47	\$3,450
Raked metal roof end flashing	85	LF	23.47	\$2,000

**TOTAL - 051 ROOFING**

**\$24,238**

**ELEMENT - INTERIOR CONSTRUCTION**

**062 INTERIOR FINISHES**

Bathroom renovation				
New flooring	80	SF	30.00	\$2,400
Floor base	33	LF	20.00	\$660

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>TOTAL - 062 INTERIOR FINISHES</b>				<b>\$3,060</b>
<b>ELEMENT - MECHANICAL</b>				
<b>081 PLUMBING</b>				
Building Renovation/upgrades				
Equipment				
HWU	1	EA	3,250.00	\$3,250
Instahot at Kitchen sink	1	EA	1,265.00	\$1,265
Oven - Not required per City		NIC		
Stove - Not required per City		NIC		
Septic & potable water systems, Allowance	1	EA	60,000.00	\$60,000
Fixtures				
WC with cistern	1	EA	775.00	\$775
Lavatory with faucet	1	EA	640.00	\$640
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	825.00	\$825
Rough at fixtures				
WC	1	EA	420.00	\$420
Lavatory	1	EA	750.00	\$750
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	775.00	\$775
Rough plumbing				
WC	1	EA	3,200.00	\$3,200
Lavatory	1	EA	2,800.00	\$2,800
Bath/shower - Replacement not required per City		NIC		
Stainless steel sink, double	1	EA	3,200.00	\$3,200
Seismic bracing	6	EA	300.00	\$1,800
Seal penetrations	6	EA	120.00	\$720
Test and chlorinate water outlets	2	EA	275.00	\$550
Filtration and potability tests	1	LS	2,500.00	\$2,500
<b>TOTAL - 081 PLUMBING</b>				<b>\$83,470</b>
<b>ELEMENT - ELECTRICAL</b>				
<b>091 STANDARD ELECTRICAL</b>				
Upgrade/ Renovation work				
Upgrade/ replace switchboard	1	EA	4,500.00	\$4,500
Replace feeders to swicthboard	1	LS	3,500.00	\$3,500
Equipment connections	1	LS	1,500.00	\$1,500
Light fixtures (Budget Allowance, as no design)	1,912	SF	12.50	\$23,900
Conduit and wiring	1,912	SF	5.00	\$9,560

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>TOTAL - 091 STANDARD ELECTRICAL</b>				<b>\$42,960</b>
<b>ELEMENT - EQUIPMENT</b>				
<b>102 FURNISHINGS</b>				
Kitchen renovation				
Base cabinet, plastic laminate	10	LF	374.23	\$3,742
Countertop, plastic laminate with backsplash	10	LF	114.50	\$1,145
Wall cabinet, plastic laminate	10	LF	280.30	\$2,803
<b>TOTAL - 102 FURNISHINGS</b>				<b>\$7,690</b>
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Demolition, piecemeal at building				
Remove roof shingles	1,912	SF	2.60	\$4,971
Remove roof underlayment	1,912	SF	1.20	\$2,294
Remove wood siding to replace, Allowance 150 sf	150	SF	5.00	\$750
Remove flashings and roof plumbing				
Asphalt shingle ridge cap flashing	117	LF	4.00	\$468
Asphalt shingle valley flashing	25	LF	4.00	\$100
Metal eave edge flashing	147	LF	6.00	\$882
Raked metal roof end flashing	85	LF	6.50	\$554
Sub floor framing repairs				
Remove crawl space posts, N.E 4' high	20	EA	390.00	\$7,800
Remove sub floor exterior wall paneling	582	SF	12.50	\$7,275
Flooring				
Remove missing/ damaged 1x6 floor planks (Provisional 50 sf)	50	SF	10.00	\$500
Building demolition				
Remove dilapidated shed	84	SF	22.50	\$1,890
Roofing replacement work				
Remove damaged rafters, 2x8 Rafters @ 2' o.c, sloped (Allowance,	402	SF	12.50	\$5,020
Remove roof sheathing, 5/8", pitched roof	2,008	SF	2.40	\$4,819
Wildlife management				
Removal of unwanted wildlife	1	LS	2,500.00	\$2,500
Treatment of insect infestations	1	LS	4,000.00	\$4,000
Replacement maternity roost	1	EA	1,500.00	\$1,500
Hazmat demolition				
Set up - contain building	1	LS	2,560.00	\$2,560
Hazmat monitoring and clearance	2	DYS	2,400.00	\$4,800
ACM vinyl flooring with ACM mastic	360	SF	8.71	\$3,136
Dispose vinyl product	360	SF	2.00	\$720

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Wallboard with joint compound	3,700	SF	4.50	\$16,650
Dispose wallboard product with ACM joint compound	3,700	SF	1.50	\$5,550
Hazmat demolition, remove flaking paint				
Window frames	258	SF	17.50	\$4,515
Door and frame, interior	590	SF	15.00	\$8,850
Door and frame, exterior	309	SF	15.00	\$4,635
Collect and dispose lead paint waste	1,157	SF	3.00	\$3,471
On-going maintenance, 20 year period - separated out				
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$100,210</b>
<b>ELEMENT - SITEWORK</b>				
<b>113 SITE UTILITIES</b>				
Reconnections, Allowances only				
Reconnect electrical service to building	1	LS	10,000.00	\$10,000
Reconnect / correct piping into site to building	1	LS	15,000.00	\$15,000
<b>TOTAL - 113 SITE UTILITIES</b>				<b>\$25,000</b>
<b>Maintenance costs:</b>				
On-going maintenance, 20 year period				
Monthly visit to maintain, 2 men x 1 day	480	MnDay	600.00	\$288,000
Exterior site, trees and shrubs				
Check exterior and interior and clean, fix as needed				

**CONCEPTUAL COST ESTIMATE,R2**

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**BUILDING SUMMARY**

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$204,845	\$107.14
NET DIRECT BUILDING COST		\$204,845	\$107.14
GENERAL CONDITIONS, OVERHEAD & PROFIT	10.00%	\$20,485	\$10.71
SUBTOTAL		\$225,330	\$117.85
INSURANCE	2.00%	\$4,507	\$2.36
SUBTOTAL		\$229,836	\$120.21
BONDS: CONTRACTOR	1.50%	\$3,448	\$1.80
<b>TOTAL BUILDING COST</b>		<b>\$233,284</b>	<b>\$122.01</b>

GROSS FLOOR AREA: 1,912 SF

**CONCEPTUAL COST ESTIMATE,R2**

OCMI JOB #: 19414.000 | 18 December 2019

**DETAILED BUILDING SUMMARY**

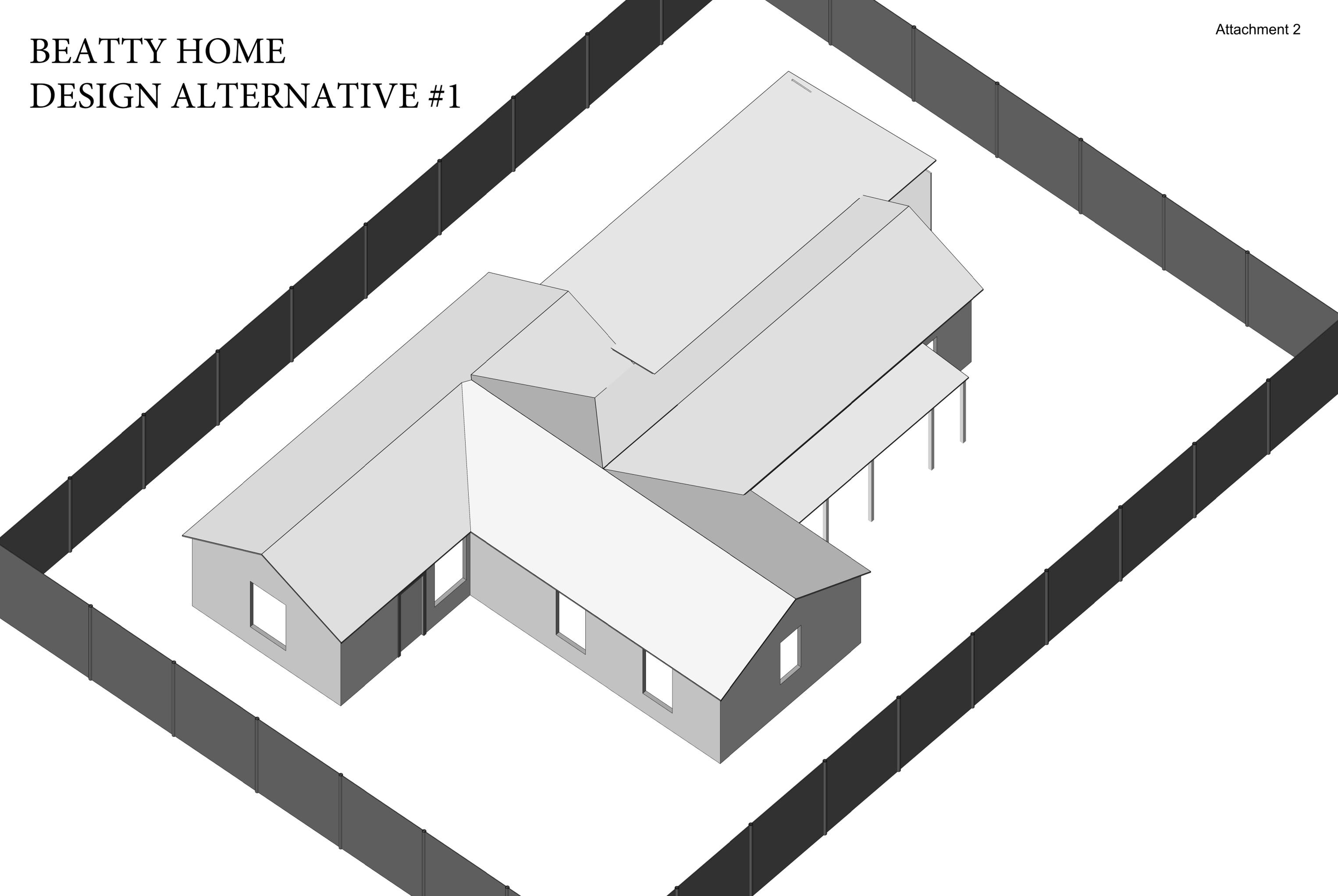
ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor and Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation	\$204,845	\$204,845	\$107.14	\$107.14
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$204,845</b>		<b>\$107.14</b>

**CONCEPTUAL COST ESTIMATE,R2**

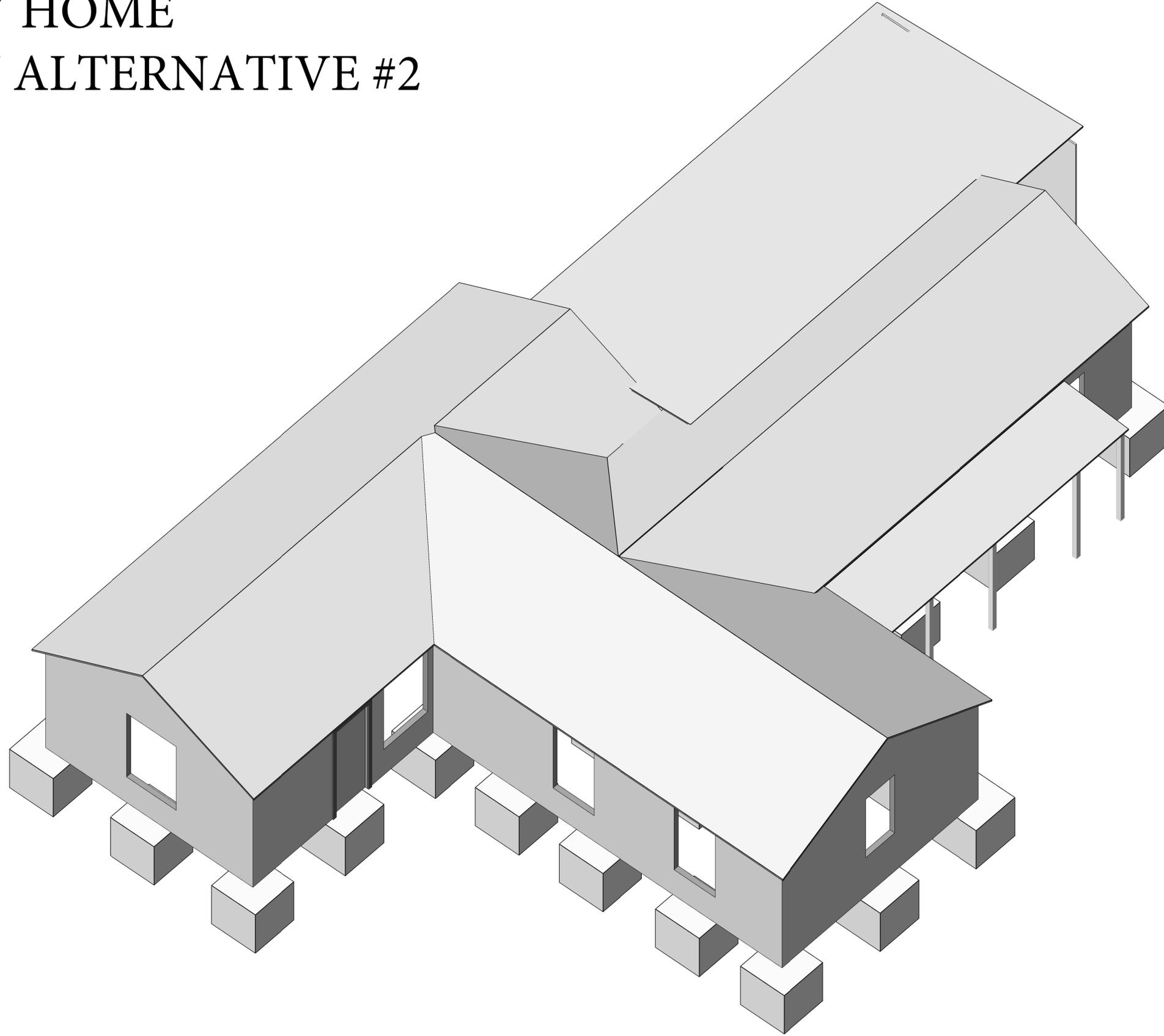
OCMI JOB #: 19414.000 | 18 December 2019

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Building/structure demolition				
Remove roofing	1,912	SF	2.00	\$3,824
Remove metal flashings	232	LF	5.00	\$1,160
Remove exterior siding	2,472	SF	5.00	\$12,360
Remove doors, single	12	EA	100.00	\$1,200
Remove roof sheathing	1,912	SF	2.00	\$3,824
Demolish wood framed structure	1,912	SF	15.00	\$28,680
Demolish flooring	1,912	SF	2.00	\$3,824
Demolish sub floor framing	1,912	SF	3.50	\$6,692
Remove dead tree	2	EA	2,000.00	\$4,000
Remove large trees hanging over property	2	EA	2,000.00	\$4,000
Recycle wood				
Load wood debris in trucks	212	CY	25.00	\$5,311
Haul wood in trucks	212	CY	50.00	\$10,622
Dispose/recycle wood	212	CY	35.00	\$7,436
Hazmat demolition				
Set up - contain building	1	LS	2,560.00	\$2,560
Consultant monitoring, inspections and clearance	2	DYS	2,400.00	\$4,800
ACM vinyl flooring with ACM mastic	360	SF	8.71	\$3,136
Dispose vinyl product	360	SF	2.00	\$720
Wallboard with joint compound	3,700	SF	4.50	\$16,650
Dispose wallboard product with ACM joint compound	3,700	SF	0.75	\$2,775
Hazmat demolition, remove flaking paint				
Window frames	258	SF	17.50	\$4,515
Door and frame, interior	590	SF	15.00	\$8,850
Door and frame, exterior	309	SF	15.00	\$4,635
Collect and dispose lead paint waste	1,157	SF	3.00	\$3,471
Biologist monitoring	1	LS	4,800.00	\$4,800
Environmental impact report				
Report to cover CEQA requirements for demolition option	1	EA	40,000.00	\$40,000
Site restoration, allowance	1	LS	15,000.00	\$15,000
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$204,845</b>

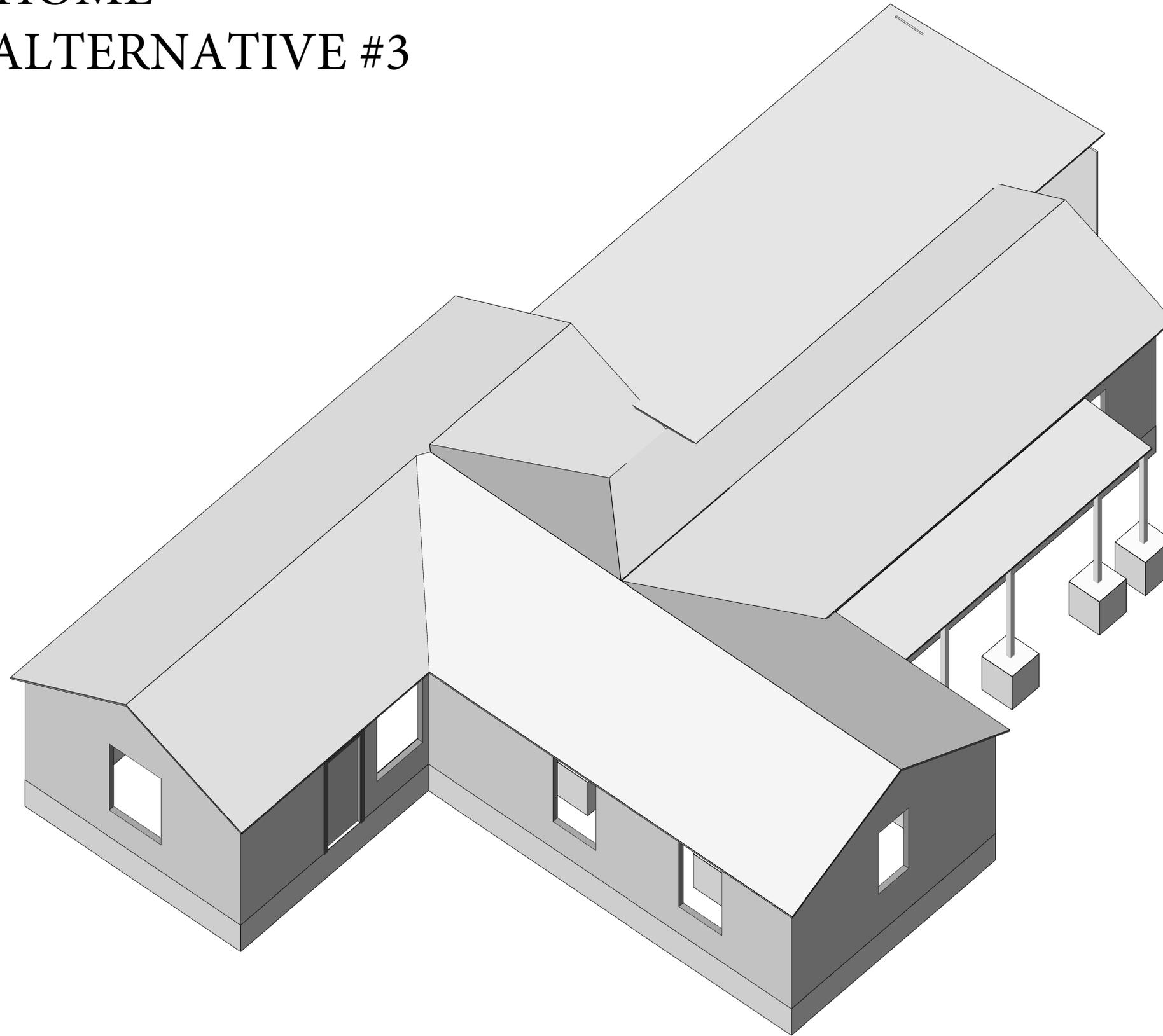
# BEATTY HOME DESIGN ALTERNATIVE #1



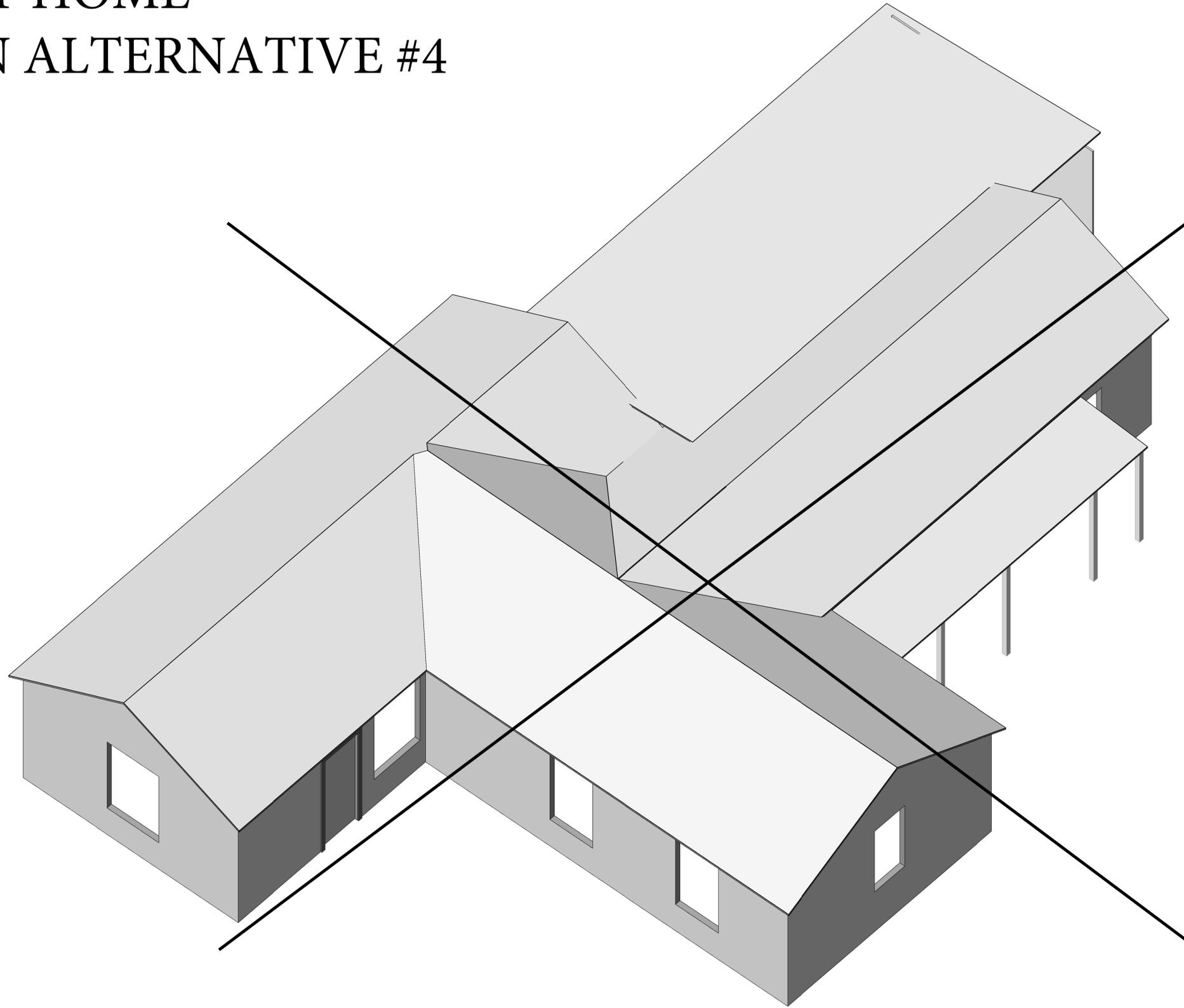
# BEATTY HOME DESIGN ALTERNATIVE #2



# BEATTY HOME DESIGN ALTERNATIVE #3



# BEATTY HOME DESIGN ALTERNATIVE #4



### **Attachment 3: Photographs of Beatty House**

Excerpt from *Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*



Figure 1

South façade of ca. 1870 addition. Window is addition possibly from the World War II interior modifications as it doesn't have the metal piece under the sill that other windows do on the façades with this cladding



Figure 2

South façade of ca. 1877 addition. Windows and door correspond to the World War II modifications. Porch is addition covering partially the door exiting from the original dwelling.

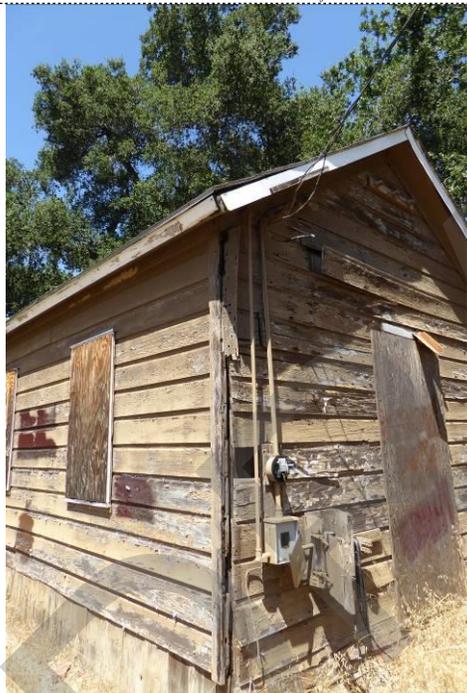


Figure 3

South and west façades of the ca. 1870 addition. Second cladding horizontal layer heavily weathered due to lack of protective treatment and care. Electric connections and meter are in this corner.



Figure 4

Close-up of lost piece of horizontal cladding where underlying vertical original cladding can be seen, also heavily weathered

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*



Figure 5

East façade (left) of the L-shaped addition. Door is blocked at the top end by the porch. The horizontal second layer of cladding was added before the extra feet connecting the buildings was added as it continues beneath the façade of the connection



Figure 6

Right side of the East façade. Open shed is the latest addition to the building and has direct access to the pantry from the previous addition. The visible change in roof slope corresponds to the original building vs the kitchen and pantry addition



Figure 7

North façade of the kitchen and pantry. Roof has a gentler slope indicating its' belonging of a later addition date. Several elements have been replaced by more modern materials like T-111 siding



Figure 8

Close-up of cladding under the bathroom window, clearly different from the cladding of the rest insinuating it may have been originally a door opening that was later partially closed to form the current bathroom window

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*



Figure 9

Windows of the north façade of the L-shape addition. The metal pieces under the sills indicates they were moved upwards or reduced in size during modifications to match height of other windows in the building



Figure 10

Bathroom window. Opening suspected to be created partially using the existing opening from a presumably previous existing door. The initial height of the cladding boards used insinuates the possibility of a landing and steps leading up to the house. Recommended archaeological study of the area beneath to verify preexisting conditions.



Figure 11

West façade and westernmost section of south façade. Corresponding to the L-shaped addition. All windows except the one in the center, belonging to the hallway, have been moved upwards or modified and reduced in size after the second layer of cladding was installed having a metal piece under the sills to cover up the gap originated during this modification



Figure 12

West façade of the L-shape, corresponding to the dining room and pantry. The roofs of the entire dwelling are relatively new, consisting of recent plywood sheathing nailed to historic spaced sheathing and covered in asphalt shingles.

**Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019**



**Figure 13**

Opening in the ceiling to the roof structure in the parlor. Current nesting area for bats, sighting of bats not visible in this photo. Recommend removal by experienced personnel following appropriate directions by biological monitors prior to any repairs in these particular areas



**Figure 14**

Sighting of bat resting above the window in the unfinished room. Other signs throughout the whole building suggest the possibility of several nests in the house



**Figure 15**

Double level ceiling of the living room. The lower section could have been part of the original east façade of the building or a porch covering its eastern side



**Figure 16**

Hanging lower ceiling in the living room as seen through an opening. Clearly the vertical boards could be part of an original façade that was later modified. Evident humidity and rot signs, especially where the different roofing areas merge. Visible the new plywood sheathing directly over the historic one

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*

Attachment #3 - Beatty House Photographs



Figure 17

Current gyp board finish nailed over pre-existing floral painting finish board



Figure 18

Bedroom 2 is accessed descending one step from the living room, insinuating construction at a later phase. Carpeted floor, single flush door, 1/1 window, and isolation on ceiling insinuate a relatively modern build



Figure 19

Current ceiling of bedroom 1 include modern materials as fiberglass isolation and others. Walls are covered in faux wood paneling over isolation with fiberglass, indicating it underwent modifications in more recent times.



Figure 20

Kitchen with access to the pantry on the far side. Several cabinets have been removed. These rooms belong to the latest addition (not counting the shed) and add little value to the historic elements of the dwelling.



Figure 21

Living room, exit door with mid-19th century rim locks, and window to the west façade. Wall finish not properly attached needs reattachment if possible or replacement when not possible to reattach.



Figure 22

Original floor sheet in rug pattern over tar paper currently folded in half. Would require rehabilitation treatment to rejoin both halves and to bring out the original colors prior to final reinstallation

**Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019**

**Attachment #3 - Beatty House Photographs**



**Figure 23**

Parlor, with carpeted floor and unfinished walls and ceiling insinuate that it was previously used as a bedroom before the final modifications to the house



**Figure 24**

Wall boards conforming the façades and partitions are covered directly by the interior finish cardboard with no isolation layers in between



**Figure 25**

Corridor window, design clearly corresponds to a latter period from that of the building of this section. Walls covered in gypsum board



**Figure 26**

Door communicating to the corridor, and steps going down from this to the kitchen. The slight slope downwards into the corridor at the door footer could indicate that this was originally the location of an exit door

***Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019***

**Attachment #3 - Beatty House Photographs**

<p><b>Figure 27</b> Floor of bedroom 1, floor finish is also a sheet in rug pattern over tar paper</p>	<p><b>Figure 28</b> Bathroom window where presumably there was originally an exit door</p>	
<p><b>Figure 29</b> Bathroom with a pedestal sink and modern style bathtub. This corresponds to the time of the last interior modifications of the house</p>	<p><b>Figure 30</b> interior of closet from bathroom. Similar disposition in bedroom 1 and storeroom closets. Being single plywood sheathing over wood posts</p>	<p><b>Figure 31</b> South façade and door opening of the storeroom don't have finish treatment, currently the door is laying on the floor of the room</p>
<p><b>Figure 32</b> Storeroom floor is missing several boards. Walls and ceiling are unfinished, but having a closet (top left corner), insinuates the intention to turn it into a bedroom. Exit door is currently on the floor and obviously belongs to the earlier years of the house.</p>	<p><b>Figure 33</b> Living room and access to bedroom 2. Estimated original building, though the modern finishes indicate it was modified at a later period. Access to bedroom 2 is descending one step, which could indicate different construction places.</p>	

**Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate - ZFA December 2019**

Attachment #3 - Beatty House Photographs



Figure 34

Double level ceiling of the living room. The lower section could have been part of the original east façade of the building or a porch covering its eastern side



Figure 35

Hanging lower ceiling in the living room as seen through an opening. Clearly the vertical boards could be part of an original façade that was later modified. Evident humidity and rot signs, especially where the different roofing areas merge. Visible the new plywood sheathing directly over the historic one



Figure 36

Current gyp board finish nailed over pre-existing floral painting finish board



Figure 37

Bedroom 2 is accessed descending one step from the living room, insinuating construction at a later period. Carpeted floor, single flush door, 1/1 window, and isolation on ceiling insinuate a relatively modern build



Figure 38

Current ceiling of bedroom 2 include modern materials as fiberglass isolation and others. Walls are covered in faux wood paneling over isolation with fiberglass.



Figure 39

Kitchen with access to the pantry on the far side. Several cabinets have been removed. These rooms belong to the latest addition (not counting the shed) and add little value to the historic elements of the dwelling, being the most heavily remodeled or built with most modern elements.

Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019



Photo 1. South elevation, showing shed roof support by posts



Photo 2. East elevation – dilapidated shed shown on the right



Photo 3. West elevation



Photo 4. North elevation shown on the left



Photo 5. Interior crawlspace framing, showing posts bearing on grade or on wood sleepers



Photo 6. Missing siding on exterior wall, and lack of concrete foundation below bearing wall

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*



Photo 7. Missing wood planking at interior floor



Photo 8. Hole in ceiling exposing collar ties, rafters, and 1x planking at roof



Photo 9. Partially collapsed portion of shed roof



Photo 10. Dilapidated shed



Photo 11. Moisture damage at exterior wall



Photo 12. Moisture damage at exterior wall

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*

Sierra Azul Preserve, Santa Clara County, CA



**Photo 13. Crawlspace framing showing lack of concrete foundation, wood posts sitting directly on grade, and diagonal framing at perimeter wall**

### Building Type

In accordance with ASCE/SEI 41-17, this structure is classified as a **Building Type W1: Wood-Light Frames**, which was used for this evaluation. As described by ASCE/SEI 41-17: *‘These buildings are single- or multiple-family dwellings one or more stories high with plan areas less than or equal to 3,000 ft<sup>2</sup>. Building loads are light, and the framing spans are short. Floor and roof framing consist of wood joists or rafters on wood studs spaced no more than 24in. apart. The first floor framing is supported directly on the foundation system or is raised up on cripple studs and post-and-beam supports. The foundation is permitted to consist of a variety of elements. Chimneys, where present, consist of solid brick masonry, masonry veneer, or wood frame with internal metal flues. Seismic forces are resisted by wood frame diaphragms and shear-walls. Floor and roof diaphragms consist of straight or diagonal lumber sheathing, tongue-and-groove planks, oriented strand board, plywood, or other materials. Shear walls are permitted to consist of straight or lumber sheathing, plank siding, oriented strand board, plywood, stucco, gypsum board, particleboard, fiberboard, or similarly performing materials. Interior partitions are sheathed from floor to floor with plaster or gypsum board. Older construction often has open-front garages at the lowest story and is permitted to be split-level.’*

### Historical Performance

Plywood roof diaphragm and wood framed shear wall systems have traditionally performed relatively well in earthquake events provided adequate shear wall length is maintained without localized stresses in short wall piers and provided there are no significant plan or vertical discontinuities such as a difference in stiffness between floors in a multi-storied structure. Due to the lack of plywood sheathing at the roof and walls, and lack of connections between interconnecting elements, this structure is significantly different than these typical structures and is expected to perform poorly during a significant earthquake.

### Benchmark Buildings

In addition to classifying buildings by type of construction, ASCE 41 identifies ‘Benchmark Buildings’ for each type. The detailing of seismic force-resisting systems in Benchmark Buildings is generally considered to meet the performance requirements of ASCE 41. When a building is determined to meet Benchmark Building requirements through field verification of construction compliant with benchmark code requirements, only review of foundation and non-structural elements is required. The subject building was constructed in the 1860’s, well before the benchmark date for this type of construction. Since it does not meet the criteria of a Benchmark Building, a complete Tier 1 analysis is performed.

*Excerpt from Beatty House Basis of Design, Condition Assessment, and Estimate – ZFA December 2019*