

June 11, 2020
File No. 01220026.00

Carey Upton
Chief Operating Officer
Santa Monica-Malibu Unified School District
1651 16th Street
Santa Monica, CA 90404
310.399.5865

(via email: cupton@smmusd.org)

**Subject: Compliance Review of Work Activities, as part of the PCB Interim Measures
Malibu Middle High School
3917 Long Beach Avenue, Long Beach, California**

Dear Mr. Upton:

SCS Engineers (SCS) is pleased to present this report to the Santa Monica-Malibu Unified School District (District) concerning the Malibu Middle High School (Site) located in Malibu, California. According to a September 1, 2016, court order from the United States District Court, Central District of California (Case No. CV 15-2124 PA), amended on December 20, 2018, the District is required to implement certain interim measures regarding the presence of polychlorinated biphenyls (PCBs) in classrooms. The approved "Work Activities" consist of the following interim measures:

- Applying different color caulk around windows, doors, and vents with known or assumed levels of with concentrations over 50 parts per million (ppm).
- Painting plywood walls that were historically covered with a PCB containing shellac coating. This applies to shellac walls regardless of the PCB concentration.
- Patching, encapsulating, or replacing broken or missing floor tiles with known or assumed PCB concentrations in the tile and/or mastic beneath the tile.

Additionally, the Site is not currently occupied since the shelter in place order was issued by the State of California on March 19, 2020. Students are not expected to return to the school grounds and buildings until the fall of 2020. Remediation of certain areas is scheduled to take place during the summer of 2020, as detailed below.



Historical File Review Results

SCS reviewed historical documents regarding activities performed in relationship to the presence of PCBs in building materials at the Site. The following activities have been completed as of December 31, 2019:

- Building A (Library) has been abated and demolished
- Building B/C (Administration) has been abated and demolished
- Building D (classrooms) scheduled to be demolished in the summer of 2020
- Building E (Middle School) abated, demolished, and rebuilt
- Building F (Music Building) has floor tile in the Orchestra room and custodial closet which is scheduled to be removed and replaced in the summer of 2020
- Building G is planned to be demolished in 2021
- Building H (Theater and Kitchen) has three door/window systems and one air vent scheduled to be removed and replaced in the summer of 2020
- Building I (Art Building) has floor tile in the dark room scheduled to be removed and replaced in the summer of 2020
- Building J (Gymnasium) planned for replacement or retrofit of windows and doors in 2020

The District also provided SCS with a table of construction for the various buildings. The table lists the areas of the Site scheduled for abatement of PCB containing materials, and is attached at the end of this report.

Site inspection

SCS visited the Site on April 14, 2020, to perform a visible non-destructive inspection of the existing rooms and areas where work activities had been performed. The weather at the time of the inspection was dry and sunny, and the buildings were unoccupied. SCS viewed the following areas:

- Building D – rooms 103, 105, and 120 (caulking and flooring)
- Building F – practice room (flooring)
- Building G – woodshop (caulking and painting)
- Building I – dark room (flooring)
- Building J – rooms 700, 704, 704A, 705, and 722 (caulking and flooring)

SCS observed that there were broken floor tiles in room 722 (Bldg J) and exposed shellac in the wood shop (Bldg G). SCS reported this to the District and the floor tiles were patched and the small area of exposed shellac was painted on April 30, 2020 (photographic documentation provided to SCS by the District). The remaining areas observed appeared to be in compliance with the Work Activities.

Conclusions and Recommendations

SCS concludes that the District is in compliance with the specified interim measures consisting of the Work Activities, as ordered by the Court. SCS recommends that the District proceed with the planned abatement, demolition, removal, and/or encapsulation of PCB containing building materials in Buildings D, F, H, I, and J currently scheduled to take place during the summer of 2020. SCS also recommends that the District continue with the periodic air and wipe sampling, and perform a

sampling event immediately prior to the students returning to the school. The sampling event should be performed at a date that provides a sufficient amount of time for review of laboratory analytical results, and additional cleaning if necessary.

Limitations

This report has been prepared to assist the District in evaluating the efficacy of the interim measures performed. The objective of this assessment was to perform the work with care, exercising the customary skill and competence of consulting professionals in their relevant disciplines in this region. The conclusions presented in this report are professional opinions based solely upon reports prepared by others and our visual non-destructive inspection of the buildings. The opinions presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable.

No express or implied representation or warranty is included or intended in our report except that our work was performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession at the time and place the services were rendered.

This report was prepared for the use of the Santa Monica Malibu Municipal School District. The contents of the report shall not be used or relied upon in any way by others without prior written approval of SCS.

SCS thanks you for the opportunity to assist in completing this assessment. SCS is available to further discuss our conclusions and recommendations. If you have questions, please don't hesitate to contact us at 562-426-9544.

Sincerely,



Jed Douglas, CIH, CSP
Senior Project Advisor
SCS Engineers



Julio Nuno
Senior Vice President
SCS Engineers

Attachments:

Table 1. Construction Years for MHS and JCES Buildings

Table 1. Construction Years for MHS and JCES Buildings
 Malibu High School and Juan Cabrillo Elementary School
 Malibu, California

School	Building	Year Constructed	Known Past or Planned Renovations
MHS	A (800, Great White Shark)	1963	Demolished in 2017; Replace with a new Classroom/Library/Administration Building. Opening 8/20
MHS	B/C (900, Whale Shark)	1963	Demolished in 2017; Replace with a new Classroom/Library/Administration Building. Opening 8/20
MHS	D (100 & 200, Mako Shark)	1963	To be Demolished Summer 2020, no longer in use
MHS	E (000, Blue Shark)	1963	Demolished in 2017; Replaced with a new 12-classroom building, Opened 8/19
MHS	F (300, Thresher Shark)	1963	Some windows & doors replaced and/or retrofitted in 1993; Replaced/Retrofitted all pre-1979 windows & doors in 2017; Flooring in orchestra room to be abated and encapsulated summer 2020; Remain in Use until after Phase 3 construction, estimated 2028
MHS	G (500, Angel Shark)	1963	Some windows & doors replaced and/or retrofitted in 1993; Replaced/Retrofitted all pre-1979 windows & exterior doors in 2017; Plan to demolish building in 2021; will remain in use until demo
MHS	H (Cafeteria/Auditorium)	1963	Building renovated into Theater in 1993; Plan to replace or retrofit windows & doors with exceedance in 2020; Remain in Use until Phase 3A construction, estimated 2030
MHS	I (400, Leopard Shark)	1963	Some windows & doors replaced and/or retrofitted in 1993; Replaced/Retrofitted all pre-1979 windows & doors in 2017; Plan to upgrade and install HVAC by 2020; Flooring in dark room to be abated and encapsulated summer 2020; Remain in Use until after Phase 3 construction, estimated 2028
MHS	J (700, Old Gymnasium)	1963	Plan to replace or retrofit all pre-1979 windows & doors by 2020; Plan to upgrade and install HVAC by 2021
MHS	K (600, Hammerhead Shark)	2002	None
MHS	Relocate Next to Building G (500, Angel Shark)	1998	Renovated into temporary offices in 2017; to be repurposed for Special Ed in 2020-21; Plan to be demolished in 2024
MHS	New Gymnasium	2002	None
MHS	Malibu Boys and Girls Teen Center[a]	2000	None
MHS	Swimming Pool and Equipment Building	1975	Building was repaired in 1994
MHS	City of Malibu Office by the Pool[a]	1997	None
JCES	A - Admin	1958	Windows & some doors retrofitted in 1993; Other doors replaced in 2016; Plan to demolish in 2021
JCES	B - Rooms 1-5	1955	Windows & some doors retrofitted in 1993; Other doors replaced in 2016; Plan to demolish in 2021
JCES	C - Rooms 6-11	1957	Windows & some doors retrofitted in 1993; Other doors replaced in 2016; Plan to demolish in 2021
JCES	D - Rooms 12-15	1958	Windows & some doors retrofitted in 1993; Other doors replaced in 2016; Plan to demolish in 2021
JCES	E - Library	1965	Windows & some doors retrofitted in 1993; Other doors replaced in 2016; Plan to demolish in 2021
JCES	F - Rooms 16-23	1961/1965	All pre-1979 windows, that had not been previously retrofitted, were replaced in 2016; Some pre-1979 doors/frames were replaced in 2016; all PCB exceedances removed and abated. Plan to demolish in 2021

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 Malibu, California

School	Building	Year Constructed	Known Past or Planned Renovations
JCES	G - MPR	1995	Plan to demolish in 2021
JCES	Building at Rear of Playground (Rooms 24 & 25)	1999	Plan to demolish in 2021
JCES	Building Next to Kindergarten Yard (Cottages-Buildings H & I)	1992	Plan to demolish in 2021

Notes:

1. Green highlighted buildings were constructed pre-1981 and were demolished or will be demolished in 2020.
 2. Blue highlighted buildings were constructed pre-1981 that have undergone some renovations. Buildings will be demolished in 2021
 3. Orange highlighted buildings were constructed pre-1981 and have undergone renovations to either remove or encapsulate all PCB exceedances. Will remain in use.
 4. Grey highlighted buildings were constructed post-1981 and do not contain PCB-containing building materials.
- [a] Building is not owned by SMMUSD.

Abbreviations:

JCES = Juan Cabrillo Elementary School

MHS = Malibu High School

SMMUSD = Santa Monica-Malibu Unified School District

HVAC = heating ventilation and air conditioning