SANTA MONICA CIVIC AUDITORIUM FEASIBILITY STUDY

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SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
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AUGUST 11, 2023
Final

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

TABLE OF CONTENTS

1.2
EXECUTIVE SUMMARY

1.2 EXECUTIVE SUMMARY

The Santa Monica-Malibu Unified School District (District) is in the process of implementing a multi-phased Campus Plan at Santa Monica High School. They have been presented with the opportunity to evaluate if the Santa Monica Civic Auditorium (Auditorium), a City-owned landmark closed to the public since 2013, can be re-purposed to meet the needs identified in the Campus Plan and be reactivated for public events. The District is interested in bringing the Auditorium up to current standards to meet the Field Act with approval from the Division of the State Architect (DSA) and the California Department of Education. NAC has been retained to lead a team of consultants to conduct a feasibility study and document the findings that will aid the District in deciding whether or not to pursue the acquisition of the building to be used as an athletics and multi-use assembly space for the school and the community.

This report will demonstrate that the project is feasible. The team has documented the myriad conditions that require remediation. Some conditions require extensive work to create compliant and reliable rehabilitations, while others require fairly standard means and methods to address deferred maintenance issues. The work is indeed complicated by the rigors of compliance with the Division of the State Architect as a building for school use. However, the team has defined a means of compliance that is logical and efficient. Ultimately, the process is still discretionary and will require negotiation of scope and design strategy to ensure timely approvals.

The District has endeavored to balance the potential for the renovation of the existing historic building with the needs of Santa Monica High School and its athletic uses, and their secondary performance uses. The blend of programming envisioned has led to a solution that renovates the existing building and adds a new ancillary structure to support additional athletic programming.

1 Julius Shulman / Job 2673: Welton Becket and Associates, Santa Monica Civic Auditorium *via Getty Images*

The team has detailed an approach that celebrates the architectural history of the building, paying particular attention to key elements in the historical designation including the character defining elements: Brise Soleil, Pylons, and Hydraulic Tilting Floor.

An approach has been developed to address each. Multiple options for addressing various deficits were explored. While several solutions were viable, the solutions recommended here considered the original design condition, compliance of the project overall with the Secretary of the Interior's Standards for Rehabilitation, compliance with DSA standards, ability to support the new uses, and cost.

The pylons at the front of the building can be preserved but will require a fiber wrap for strength and lateral stability. The Brise Soleil can be preserved but will require bracing to tie it back to the building structure. Additional shear walls and lateral reinforcement is required, and the team has endeavored to locate such structure with minimal alteration to the exterior presentation of the building. The tilting floor can be preserved with its mechanics retained in place but will be designed to function in its flat position to address the primary athletic facility use and accessibility issues and compliance with the Americans with Disabilities Act. While not a complete list, this represents some of the most significant issues that will be found within this report.

The report defines estimated costs for this work. It will be the work of the District to assess the value of the building in the context of an already impacted High School campus. To support this evaluation, the report will detail a great deal of research on the existing building and its renovation potential from the historical significance of the Auditorium, an evaluation of the existing conditions and an exploration of the opportunities for the adaptive reuse.

1.3
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2.0
EXISTING SITE & BUILDING ASSESSMENT

2.1 ARCHITECTURE

2.1 ARCHITECTURE NARRATIVE

1. Introduction

The Santa Monica Civic Auditorium in the City of Santa Monica marked the culmination of the Civic Center buildout in 1958 and is considered a significant work of Mid-century Modern institutional architecture. Designed by Welton Becket and Associates, the Auditorium was designated as a City of Santa Monica Landmark in 2002. In recent years the City has continued maintenance of the building despite not been used publicly since 2013. The Civic Auditorium was closed due to seismic and accessibility concerns. The City is entertaining proposals to infuse new life into the iconic structure. The Santa Monica - Malibu Unified School District sees this as an opportunity to utilize the Auditorium as an educational and community asset.

The Civic Auditorium was designed as a multi-use event space. It has supported many different types of events, e.g., concerts, theatre performances, gala awards shows (including the Oscars), and conventions. It also supported sporting events, e.g., boxing, wrestling, and tennis. The feasibility study evaluates the existing Auditorium in the context of an adaptive reuse that can house athletics programs for Santa Monica High School and provide a multi-use assembly space for the school and community at-large. The campus is already largely built out. Space for new buildings is limited and the campus and surrounding Civic Center area density makes construction staging logistically complex.

Future planning for Santa Monica High School includes replacement space for athletics. Specifically, additional indoor gymnasium space is needed. Programs including Basketball, Volleyball, Wrestling, and Training / Fitness facilities are identified with associated locker and other support spaces. As originally designed, the Auditorium anticipated sporting events. The interior floor was sized to accommodate Basketball and Tennis, for example. Reclaiming that history is part of the potential of reuse.

2. Criteria

In short, this report will demonstrate that it is possible to renovate the Auditorium for reuse in an educational environment. We have studied diverse criteria in determining the feasibility of the proposed reuse. The categories below define criteria by which we propose the project be evaluated:

A. Structural Feasibility
B. Programmatic Feasibility
C. Compatible Feasibility (Historical and School goals)
D. Cost

3. District Goals

In order to evaluate the feasibility of the project envisioned, it is important to understand the goals of the District. There are a variety of goals that can be identified here representing several different parties. The building has history and is valued by the broader community. The Civic Center area is important to the City and its evolution. The land on which this building sits has a history and is meaningful and should be understood in today's context. The District is primarily responsible for providing a comprehensive, relevant education to its students.

The District acknowledges the diverse aspirations for the building and site. If the District ultimately decides to pursue the reuse of the Auditorium, the team must respond to a particular set of goals that are relevant to their mission. Foremost, it needs to be a responsible use of

available funds. School funds, particularly school construction funds are limited, and must be allocated responsibly in the context of other demands across the District. This report will not evaluate comparative demands on funds but will provide estimates of anticipated costs to support that assessment.

There is a goal to support the needed athletics programs outlined in the existing planning as well as support the designed use of the existing Auditorium for a variety of performances and events. Therefore, the goal to support athletics and performance has led to concept proposals that envision potentially separable uses, meaning that many athletics uses could happen both consecutively and simultaneously with performance uses.

It is clear that the District aims to provide excellent facilities for its educational programs. Additionally, there is a goal to identify any necessary compromises that must be anticipated with this project. Those compromises are highlighted in the report with the recommendations.

Finally, the District wishes to identify a scope of work necessary to reuse the building that is complete and thorough. While this is still a broad and high level review of feasibility, the NAC team has been asked to anticipate a project that is complete and lasting. While there are building systems, for example, that may have limited additional life expectancy, we have erred on the side of replacement. The goal is to provide a picture of a comprehensive cost of reuse with new, modern systems.

A. Architectural Assessment

During site visits the team was able to visually evaluate the condition of the building and focus on their specific disciplines, findings are found in each respective section of the report.

For the architectural assessment, it was observed that the Auditorium main space including the west and east wings are part of the original construction that needed to be evaluated against the historical characteristics identified by the Landmarks Commission. The additions along the south façade, however, were built as temporary storage areas afterwards and do not contribute to the character of the building. The ticket sales along the north façade is not original. It was expanded beyond the original façade limits and does not need to remain.

The exterior glazing in the Auditorium is boarded up to prevent access and vandalism. Based on what could be seen, it is implied that the exterior is intact and true to the original design. The City currently uses the building for event staging and storage primarily in the main space between the stage and fixed seating.

The pylons and Brise Soleil on the North are primary defining characteristics of the building and special considerations will be given to do further testing and try to retain the original design with minimal alterations.

A Code analysis to today's standards was done to identify the deficiencies in the existing building in regards to accessibility and fire, life, safety (FLS) within the architectural scope.

4. Code Analysis

Built in 1958, the Santa Monica Civic Auditorium is a cast in place concrete building. Additions/renovations over the years have added storage and functional adjustments but have not altered the type or materiality of the building significantly. The original building drawings do not contain a code analysis or justification.

The team conducted a preliminary code analysis on the existing building to establish a baseline condition. The following uses the CBC 2022 to justify the existing building in today's standards, using information derived from the original as built drawings.

A. Size: 69,820 gross sf (approx.)
   i. 1st Floor – 49,790 sf
   ii. 2nd Floor – 3,745 sf
   iii. 3rd Floor (Concourse) 15,260 sf
   iv. 4th Floor (Control Rooms) – 1,025 sf
   v. (Basement is 7,455 sf but does not contribute towards gross sf of building for area calculation purposes – 506.1.3)
B. Height: 80' to top of fly tower
C. Stories: 3, plus mezzanine and technical levels
D. Occupancies
   i. A 1 per 303.2 (stage, auditorium, support spaces, community room in east wing)
   ii. B (offices in west wing)
   iii. S (assorted storage spaces)
E. Material/Construction: cast in place concrete frame/shear
F. Assuming a fully compliant automatic sprinkler system and fire alarm system would be installed in any renovation of the building, the building could be justified as a Type II A building following 506.2.2 Mixed Occupancy Buildings with non separated occupancies analysis per 508.3.2 using A 1 as the most stringent occupancy.
G. Building Height (504 and Table 504.3)
   i. Allowed: 85'
   ii. Actual: 80'
H. Building Stories (504 and Table 504.4)
   i. Allowed: 4 stories (without area increase)
   ii. Actual: 3 stories
I. Building Area (506 and Table 506.2)
   i. Allowed Area per floor: (with frontage of 0.25)

$$A_a = [A_t + (NS \times I_f)]$$

$$A_a = [46{,}500 + (15{,}500 \times 0.25)]$$

A_a = 50,375 sf per floor

   ii. Actual Area (on largest floor): 49,790 sf

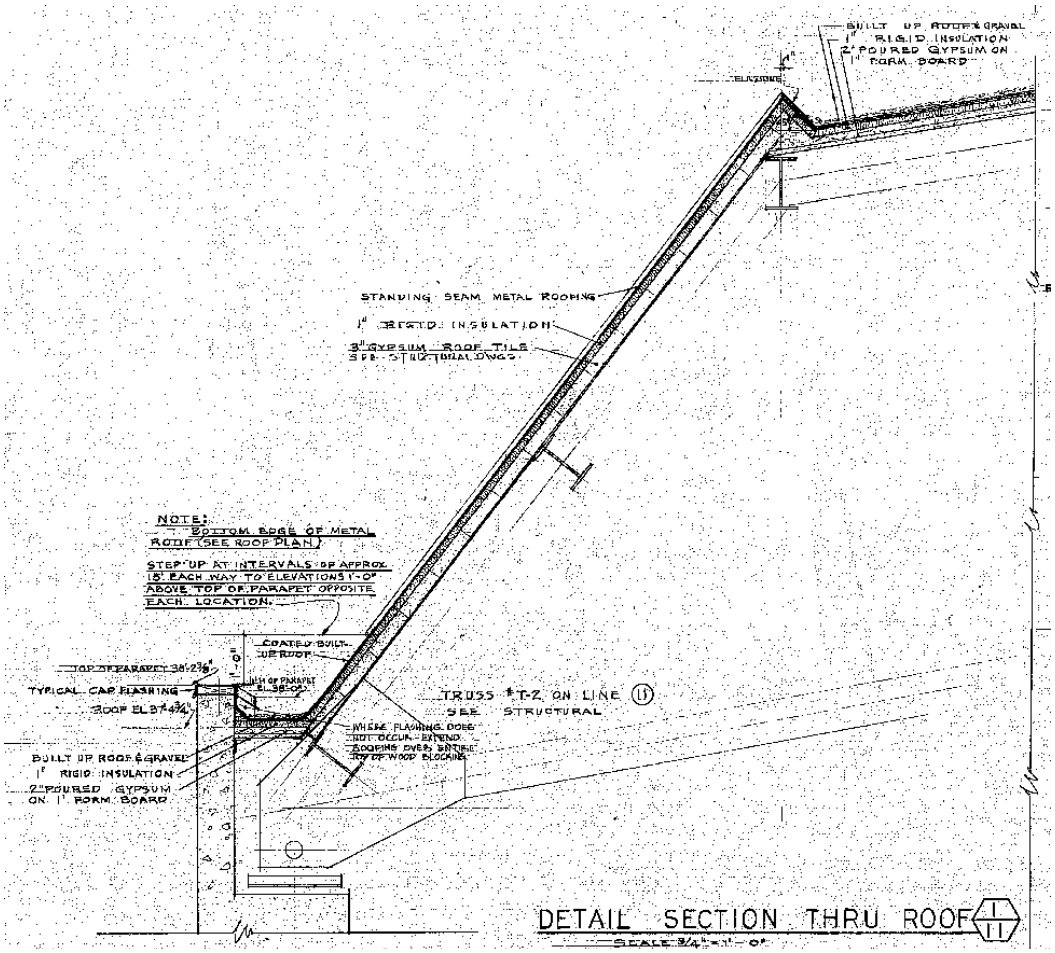
5. Existing conditions

The architectural evaluation of the building includes accessibility, life safety, configuration of spaces to support gym program and a visual assessment of the general condition of the exterior, the building finishes, and the building elements.

A. Exterior of main Auditorium building

The building's reinforced concrete structure is also its exterior finish face. The exposed concrete walls of the main Auditorium are scored and painted while the exposed walls of the fly space have a smooth painted finish. The prominent north elevation is made up of concrete screen panels with a storefront system behind them. The concrete screen panels begin approximately 10' 0" above the finish floor, exposing the storefront system along the entrance to the building. The storefront system is made up of a mix of clear and textured glass.

The main Auditorium roofing system is a built up roof and gravel over 1" rigid insulation over 2" poured gypsum on 1" form board and appears to be the original. On the east and west elevations, there is a portion of the roof with standing seam roofing over 1" ridge insulation over 3" gypsum roof tile and appear to be the original.



Detail section from 1956 Welton Becket & Associates Drawings

The roofing system over the stage/fly space is built up roof & gravel over 1" rigid insulation over the concrete roof slab.

The canopy, located behind the six pylons, is currently clad in metal panels with large square recessed light fixtures. These metal panels and light fixtures are not consistent with the original drawings. The original design shows a plaster canopy soffit with round recessed light fixtures. The canopy's roofing system is composite roofing over ½" rigid insulation and 1 1/2" steel decking.

The iconic 69' 0" high pylons are located in front of the canopy. Refer to the structural narrative for suggested seismic upgrades.

In the original drawings and in historic photos by Julius Shulman, there was a reflecting pool and railing. The pool and railing are no longer on site and the pool has been filled in with concrete.

Julius Shulman / Job 2673: Welton Becket and Associates, Santa Monica Civic Auditorium via Getty Images

Along the south elevation of the building are aluminum louvers letting air flow to the exterior mechanical equipment areas. Behind a portion of the louvers are aluminum framed windows.

Photo showing south elevation showing aluminum louvers

There is a large ramp leading up to a loading dock area inside the building with a sliding door. There are two exterior structures along the south elevation of the building. These structures are not shown in the original drawings and appear to have been added at a later.

The loading dock is located along the west elevation. The as built drawings show a loading dock, a concrete stair, two large sliding doors and a single door. Three pairs of double doors have been added between the sliding doors and three sets of metal stairs with railings.

Photo showing loading dock along west elevation

B. Exterior of East Wing (Committee) building wing

The exterior façade of the East Wing is exposed concrete scored at a similar spacing to the main Auditorium building wing. There is full height storefront on the east and north facades. The glazing is boarded up but visible from the inside of the building.

The south elevation appears to be changed from the original design. The as built drawings show a Redwood post and header beam with full height Redwood louvers, a loading door, an entrance door, and concrete steps leading up to the loading dock. The existing condition has a ramp running north/south and an enclosed structure at the loading dock. The door is located along the east side of the enclosure. The enclosure appears to have been built on top of the concrete loading dock and is lower than the height of the Committee building wing.

There are screens on the roof of the building shielding mechanical equipment. The screens are located along the south elevation and a portion of the east elevation. They do not appear to be in the original drawings.

C. Exterior of West Wing (Administration) building wing

Exterior façade of the West Wing is concrete. Above the windows is plaster and below the windows is exposed concrete. In the as built drawings, the west elevation has aluminum louvers in front of the windows. It appears many of the louvers have been removed and air condition window units placed in portions of the windows. The lower portion of the windows are boarded up. A similar condition exists on the south elevation. Louvers remain over a portion of one window while they are missing over the second window which also has a window-mounted unit in it.

Photo showing West Wing (Administration) building

The windows along the north elevation have been boarded up. The as built drawings show full height storefront windows while the windows on site have a low wall below them, a counter, and a fabric awning over them. These items do not appear in the original drawings.

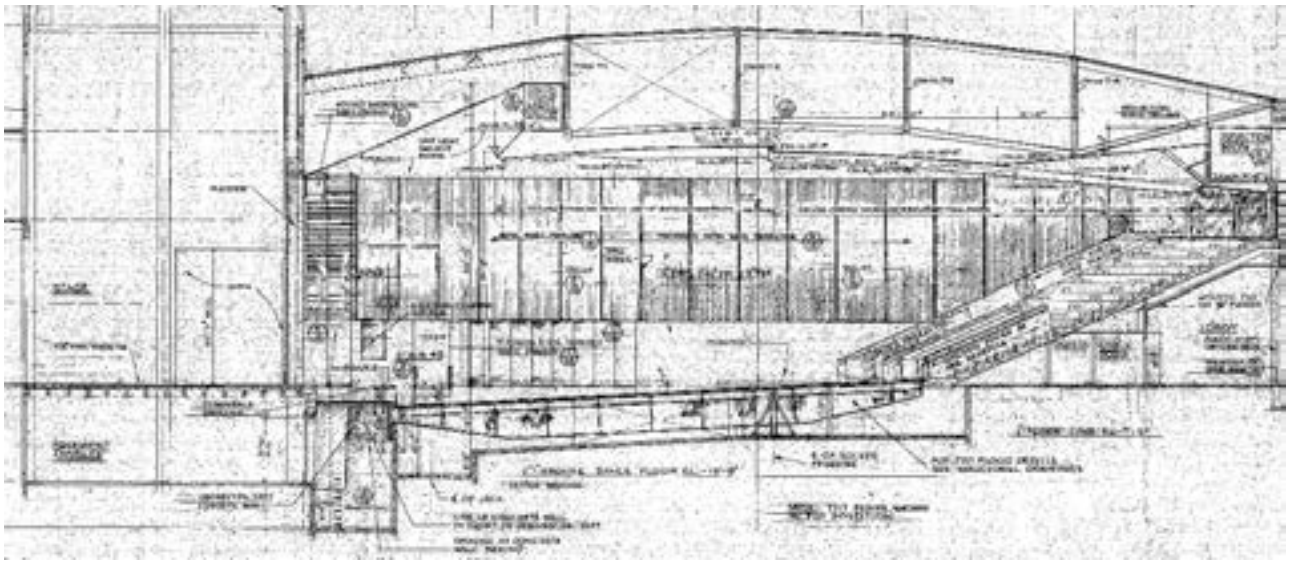
Photo of north elevation of West Wing (Administration) building

D. Interior of main Auditorium building

The building was designed as a multi event performance venue. The main Auditorium is made up of a raked seating area that has 958 fixed seats and a flat floor area for 1572 removable Auditorium chairs. The flat floor area also has the ability to tilt towards the stage giving the audience a better view of the stage.

Academy Awards show photographs, Margaret Herrick Library, Academy of Motion Picture Arts and Sciences

When the floor is in its flat position, the raked seating is approximately 1' 4" higher than the floor and is accessed by portable steps at each gallery aisle. The orchestra lift and the floor are at the same elevation. When the floor is in its tilted position, the raked seating is approximately 8" higher than the floor. Along the orchestra lift and stage, the tilted floor is approximately 3' 0" lower.



Building section from 1956 Welton Becket & Associates Drawings

Based on the as built drawings, the Auditorium can accommodate basketball, tennis, boxing as well as performances on stage.

SMCA 50th Anniversary - City TV 2008 video

Valley Times Collection, LAPL Photo Collection

The solid metal panels and perforated metal panels match the existing drawings. There are wall sconces placed in front of the panels. The first panel north of the stage is a hardwood louvered panel on both sides of the Auditorium.

The Auditorium's suspended plaster ceiling system and light fixtures match the as-built drawings and appear to be the original. There are also mechanical grills in the plaster ceiling.

i. Auditorium Lobby and Stairs

The Auditorium Lobby is located along the north side and is accessed through two sets of double doors on either side of the ticket sales. The sets of storefront doors appear to be original, but the ticket sales area has been replaced with larger volumes on both the interior and exterior volumes. There are also two sets of double doors on both the east and west elevations.

There are two monumental stairs in the Lobby leading up to the Concourse level. Stair #1 and Stair #2 are concrete with terrazzo treads and hardwood railings. The hardwood railing and birch slats are supported by a metal guard rail frame. At the Concourse level, the guardrails and birch slats frame the opening below.

Photos of stair at Lobby and Concourse level

The as built drawings show two circular concessions in the Lobby. The concessions have been removed along with the casework, equipment, and floor sinks.

Wood panels line the Lobby's south walls leading into the Auditorium.

There are two sets of Men's and Women's restrooms off the Lobby. There are some small rooms adjacent to the restrooms. These rooms were locked during the time of the site visit.

The existing flooring in the Lobby and continuing up to the Concourse level is terrazzo. The terrazzo flooring is listed on Santa Monica's Public Art Archive. "Two Hundred Fourteen Movements and a View" was completed in 1997 by Renée Petropoulos. The as built drawings show terrazzo flooring at the two entrances off the north and in front of Stair #1 and Stair #2. The rest of the Lobby is noted to be carpet.

The ceiling appears to be the original acoustic tile on plaster as noted in the as-built drawings.

Photo of ceiling in Lobby

ii. Concourse Area

The Concourse is accessed by the Stairs # 1 and Stair #2. The exposed storefront glazing on the Concourse level is textured glass. There appears to be some textured glass panels that have been replaced with a textured glass varying slightly from the original. The ceiling appears to be the original.

The as built drawings show a concession area on this level. It has been removed.

The Projection Room is accessed by a stair off the Concourse level.

There are six double doors that provide access to the raked fixed seating.


Photos of former concession (now a niche) on Concourse level

iii. Stage, Orchestra Lift, Proscenium and Fly Space

The Auditorium has a counterweight fly system made up of ropes, cable, hardware, and electric lines used for rigging lights, draperies, and scenery during productions. It appears to be the original system.

The top of the grid iron is noted at +70' 0" in the as built drawings.

The Proscenium opening is approximately 65' 6" wide x 31' 6" high.

The stage's flooring system is 2 1/2" pine flooring over asphalt impregnated sand over concrete. The orchestra lift flooring system is 2 1/2" pine flooring over rigid cane fiberboard fill. The as built drawings note the framing of the orchestra lift platform are found in the specifications and the elevator shop drawings. The specifications and elevator shop drawings do not appear to be included in the existing documentation provided by the City of Santa Monica. The orchestra lift was not tested during the site visits so it cannot be confirmed if the lift is functional.

iv. Dressing rooms and restrooms

There are several dressing rooms and performance related support spaces at the stage level/first floor and on the second floor. There is a Men's restroom with showers on the stage level/first floor and a Women's restrooms with showers on the second floor. The rooms appear to match the as built drawings. The existing plumbing fixtures, casework and built in features appear to be the original. Several of the ceiling tiles have fallen off the ceiling substrate.

Photo of dressing room

v. Basement storage, tilt floor area and support spaces

The basement has a Men's and a Women's restrooms along with performance related support space, maintenance shop and lockers. The basement houses the electrical switchgear and main transformer. Refer to the electrical narrative for additional information.

The orchestra lift is accessed by a set of large double doors. The doors were locked at the time of the site visit.

Photo of double doors in the basement at orchestra lift

vi. Stairs

There are 11 stairs in the as built drawings. In addition to the two main stairs in the Lobby, there are two sets of stairs serving the basement through the 3rd floor. These stairs are labeled Stair #4 and #5.

Stair #3 serves the 1st floor behind the stage to the 3rd floor Mechanical Equipment area. Stair #6 connects the basement and stage.

Stairs #7 & #8 appear to go below the fixed floor area in the Auditorium.

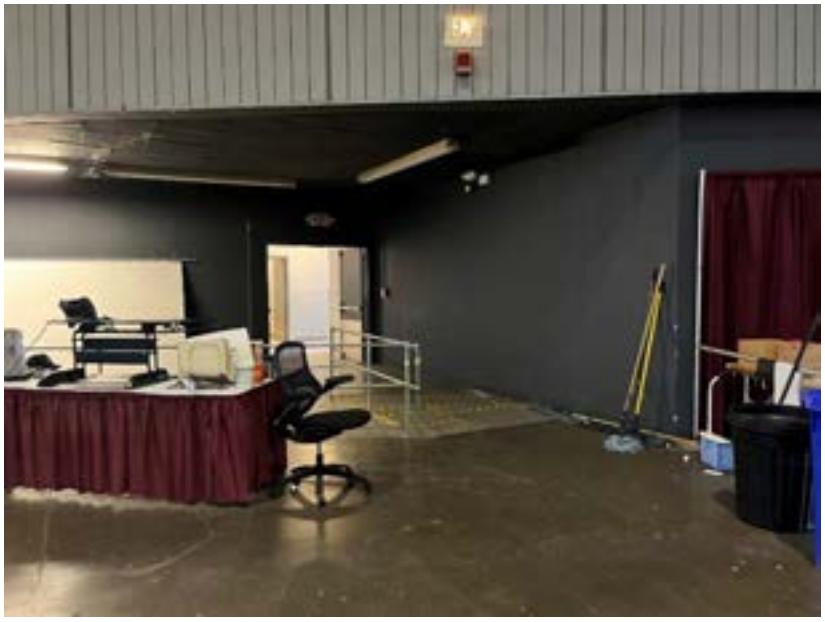


Photo of floor above & concealing Stair #7 & #8

Stair #9 connects the Concourse level to the Projection Room. Stairs #10 and #11 provide access to the cat walks.

vii. Mechanical Equipment Rooms

There is a mix of exterior and enclosed Mechanical Equipment Rooms located on the third floor.

The Project Booth Area is accessed from the Concourse level using Stair #9. The layout of spaces appears to match the original drawings.

viii. Interior of Committee Building wing

The interior of the Committee Building main room appears to have been altered since it was originally constructed. The flooring appears to be replaced at a later date. The ceiling in the documents show a 1' x 1' ceiling tile with linear 1' x 8' lighting fixtures. The existing ceiling is a 2 x 4 ACT ceiling with 2 x 4 recessed florescent fixtures. The original drawings show several folding doors and tracks crisscrossing the space. These appear to have been removed. The full height sliding door along the west side is still visible.

The Catering kitchen in the Committee building wing is still present. It is not possible to confirm if the layout and equipment is original. The as built drawings refer to a kitchen sheet, K 1 which was not part of the as built drawing set.

The passage and restrooms appear to be the same.

ix. Interior of Administration Building wing

The interior of the Administration Building wing appears to have been reconstructed. The flooring finish has been removed and the concrete slab exposed. The interior layout is significantly different. There are various new wood stud walls in various stages of completion. There is a lobby area that does not match the existing as-built drawings. There are partial glass walls with wooden mullions.

The 1' x 1' acoustic ceiling tiles appear to be the original, but the light fixtures have been replaced with fluorescent fixtures.

E. Conclusion and Recommendations

i. Exterior of main Auditorium building

The exposed concrete walls and the storefront system are both character defining features of the building. The team recommends cleaning and painting the existing exposed concrete to return it to the original design. It is recommended to keep the storefront but replace the clear and textured glass with laminated and tempered glass. The clear glass would be made up of two layers of 1/8" thick tempered glass laminated with a low e interlayer. The textured glass would be 1/4" thick tempered with a texture pattern resembling the original textured pattern as much as possible.

Photo of textured glazing. Replacement of one panel is apparent in photo.

The team recommends replacing the entire roof at the Auditorium. The structural roof assembly recommendation is in the structural narrative. On top of the new structural

roof would be a polyvinyl chloride (PVC) single-ply membrane over coverboard over insulation. The shape of the replacement roof is to match the original and new standing seam metal panels would replace the existing ones. A similar PVC single-ply membrane roofing system is recommended at the Fly Space roof.

The team recommends removing the existing metal panels and recessed square light fixtures on the canopy and returning the canopy soffit to cement plaster with recessed round fixtures to match the original design. Given the age of the existing roofing system, the recommendation is to replace it with a single ply PVC membrane similar to the main Auditorium domed roofing system.

The aluminum louvers and aluminum windows along the south elevation are both secondary character-defining elements and the recommendation is to keep them. The team recommends replacing the existing glass with tempered and laminated glass.

Since the two exterior structures along the south elevation are not in the original drawings, the team recommends removing them.

Along the east elevation, the existing loading dock bumpers and guard rails appear to be in poor condition. If the loading dock is to remain a loading dock, the recommendation would be to replace the guard rails and wood bumpers.

At all existing doors, the recommendation is to replace with new code-compliant doors and hardware. New doors can have access control.

ii. Exterior of East Wing (Committee) building

If the decision is to keep the wing, maintain the existing storefront and replace the glass with two 1/8" thick layers of tempered & laminated glass with a low-e interlayer. The doors would be replaced with code compliant doors and hardware. Their profile and frame finish should match the existing. The glazing in the door should be tempered & laminated glass.

Photo of storefront in East Wing (Committee) building

Given the age of the roofing system, the team recommends replacing the building's existing roofing system. The recommendation is a single ply PVC membrane similar to the main Auditorium domed roofing system.

The recessed light fixtures in the cement plaster soffit can be replaced with new energy efficient light fixtures that resemble the original.

Existing exterior doors in the concrete should be replaced with code compliant doors and hardware. This would provide the opportunity to connect the replacement door for an access control system.

iii. Exterior of the West Wing (Administration) building

The team recommends replacing the existing roofing system given its age. The recommendation is a single ply PVC membrane similar to the main Auditorium domed roofing system.

If the decision is to keep the wing, maintain the existing storefront and replace the glass with two 1/8" thick layers of tempered & laminated glass with a low e interlayer. If future program permits, the original full height storefront windows along the north elevation can be partially or fully brought back.

iv. Interior Auditorium

Although the fixed seating appears to be in good condition a cost has been identified to provide more comfortable seating. Refer to the theatre's narrative for additional information.

The existing solid metal panels are in good condition but reflect sound in a way that is not conducive to some potential uses of the facility. The perforated metal panels provide some acoustic benefits. Refer to the Acoustic narrative for additional information.

Refer to the structural narrative for recommendations on the existing concrete on the tilted floor.

The existing counterweight rigging system appears to be original and outdated. Refer to the theatre narrative for additional information and recommendations at the grid iron, cat walks and stage.

Refer to acoustic narrative for recommendations on replacing the existing plaster ceiling in the main auditorium and the theatre narrative for recommendations above the gym floor.

v. Lobby

The existing terrazzo at the main entrances is not the original flooring. It shows signs of water damage. The recommendation is to restore the flooring. As the terrazzo is part of public art piece, the City of Santa Monica may have existing drawings as reference.

The two stairs, Stairs #1 and Stairs #2, are character defining elements in the building. The recommendation is to provide additive elements to bring them up to current code without changing their aesthetics.

The team recommends replacing the existing acoustic tile on plaster ceiling as some pieces are missing or have fallen off.

The team recommends replacing the plumbing fixtures and partitions in the Men's and Women's restrooms off the Lobby. The fixtures would be code compliant and include the required number of accessible fixtures/stalls. The team also recommends adding two Single User restrooms.

The team recommends bringing circular concessions back similar to the original drawings but with modern amenities like Point Of Sale (POS) systems and audio visual capabilities.

The team also recommends bringing back the smaller Ticket Sales with access from the exterior and interior. The exterior elevation would match the original drawings. The interior access could provide light refreshments.

vi. Dressing Rooms

The recommendation is to replace the existing fixtures with code compliant fixtures. The existing showers have curbs. An accessible shower would need to be provided with a zero threshold. The finishes and casework appear to be the original as per the as built drawings. Some areas have missing ceiling tiles or openings exposing the floor above. If the dressing rooms are to remain, the recommendation would be to build new code compliant and accessible dressing rooms.

vii. Basement

The team recommends replacing the existing plumbing fixtures and stalls in the basement restrooms. The fixtures would be code compliant and include the required number of accessible fixtures/stalls.

viii. Stairs

In general, the stairs are not code complaint per today's building codes. They lack landings, nosing strips, and handrail extensions. The stair widths may be too narrow based on the number of occupants it serves.

The recommendation is to provide new compliant handrails and nosing on existing stairs.

2.2 HISTORICAL

2.2 HISTORICAL AND ADAPTIVE REUSE NARRATIVE

The purpose of this report is to provide background information to support the development of a feasibility study for the potential adaptive reuse of the Santa Monica Civic Auditorium by the Santa Monica Malibu Unified School District (SMMUSD). The Civic Auditorium is part of the Santa Monica Civic Center and is located in the Santa Monica Civic Center Specific Plan (adopted in 2005) area at 1855 Main Street in the City of Santa Monica, California.

The Santa Monica Civic Auditorium was completed in 1958. It was designed by the master architectural firm Welton Becket and Associates in the Mid century Modern architectural style. The Santa Monica Civic Auditorium was designated as a City of Santa Monica Landmark on April 9, 2002 (Landmark No. 43). It is a significant work of Mid century Modern institutional architecture designed by a master architect who is responsible for some of the most celebrated buildings in the Los Angeles region. In addition to its architectural significance, the Civic Auditorium is an important civic monument in Santa Monica, marking the culmination of plans for the Civic Center and instantly becoming a beloved and vibrant community gathering place, hosting everything from sporting events to symphony concerts, to the Academy Awards. The Landmark designation generally identifies character-defining features on the exterior, specific interior features, as well as select elements of the surrounding landscape. The Landmark designation does not identify a period of significance; however, the character defining features included in the designation are associated with original exterior and interior design elements.

This report includes an overview of the development history of the Civic Auditorium; an identification of alterations; documentation of the character defining features, including photographs and condition notes; and general guidance for meeting relevant preservation standards and guidelines in order to accommodate a new use while maintaining those historic features that contribute to the building's significance. HRG completed a field inspection on March 8, 2023, to document the building's physical features; conducted research and consulted primary and secondary sources to prepare the development history; and reviewed historic photographs to confirm existing features and alterations over time.

A. Contemporary newspaper articles
B. Historic photographs
C. Primary and secondary sources related to the history and development of the Santa Monica Civic Auditorium
D. Original architectural plans by architectural firm Welton Becket and Associates for the Santa Monica Civic Auditorium (1956)
E. Landmark designation report (2001, included in Appendix A of this report for reference)

2. Historic Overview and Development History
   A. Santa Monica Civic Center: The Santa Monica Civic Auditorium was constructed in 1958 as part of the post World War II expansion of the Civic Center. Originally established in the 1930s, the Civic Center was built on land purchased from the Southern Pacific Railway Company. The only building in the Civic Center completed prior to the United States' entrance into World War II is the Santa Monica City Hall. Like other communities throughout the United States, Santa Monica experienced tremendous population growth after World War II due to the influx of GIs. In turn, Santa Monica's civic and educational

institutions expanded to meet the growing needs of the community. This included a renewed focus on completion of the Civic Center in the 1950s.

i. Santa Monica City Hall, 1939 (1658 Main Street, Landmark No. 12): Santa Monica's first City Hall was a Mission Revival style building constructed in 1903 at the corner of 4th Street and Santa Monica Boulevard. In 1939, it was replaced by the current Public Works Administration (PWA) Moderne style building designed by architects Donald B. Parkinson and Joseph M. Estep. In 1958, a three story concrete and brick masonry addition (J. Harold Melstrom, architect) was made to City Hall containing space for the police department, as well as offices for the traffic engineer and recreation department.

ii. County Court House, 1951 (1725 Main Street): As a result of postwar population growth on the west side of Los Angeles County, the Los Angeles County Court House (Frederick Barienbrock and Robert Klliegman, architects) was constructed in 1951. The Modern concrete and glass building expanded the footprint of the Civic Center towards the south.

iii. Santa Monica Civic Auditorium, 1958 (1855 Main Street, Landmark No. 43): Santa Monica's Civic Center was expanded to Pico Boulevard with the construction of the Santa Monica Civic Auditorium in 1958, which is located south of the County Court House. Design for the Mid century Modern building began in 1956 by the master architectural firm Welton Becket and Associates. Murray Erick Associates was the structural engineer, and Vern O. Knudsen designed the acoustics. After construction was complete, the Santa Monica Civic Auditorium supplanted the nearby Ocean Park Municipal Auditorium, located at the waterfront and completed in 1921 (demolished c. 1970s), and Barnum Hall, originally known simply as "The Auditorium" and built in 1938 under the auspices of the Works Progress Administration (located on the Santa Monica High School campus) to become the City's principal municipal auditorium.

B. Welton Becket and Associates: Welton David Becket (1902 1969; shown in Figure 1) was born on September 8, 1902 in Washington State. He studied architecture at the University of Washington from 1923 1927 and at the Ecole des Beaux Arts in 1928. After completion of his studies, Becket returned to Seattle and started an architectural firm with his former classmate Walter Wurdeman. In 1933, Wurdeman and Becket moved to Los Angeles and formed a partnership with Charles Plummer under the firm name Becket, Wurdeman and Plummer. In 1939, Charles Plummer died and Wurdeman and Becket continued the firm for another decade. Following Wurdeman's death in 1949, Becket continued the Wurdeman and Becket firm until 1950, when he bought out Wurdeman's heirs and formed a solo practice under the name "Welton Becket and Associates."

During the building boom following World War II, Wurdeman and Becket shifted their practice to focus primarily on large commercial projects. The firm was highly innovative in the fields of design, planning, and construction, introducing novel lightweight construction and modular office design methods. The firm's "total design" philosophy, in which the architects oversaw all phases of a project, from planning to construction, and all aspects of the design, including interior features, signage, and landscaping, was particularly influential.

Over the course of Becket's career, he designed many corporate and civic landmarks in Southern California and around the world, and in particular made a significant impact on the architectural landscape of postwar Los Angeles. Notable commissions include numerous sports and entertainment venues: the Pan Pacific Auditorium (1935); Capitol Records (1956) and the Cinerama Dome (1963) in Hollywood; the Music Center's Dorothy Chandler Pavilion (1964) and Mark Taper Forum (1967) in downtown Los Angeles; and the Los Angeles Sports Arena (1959). Welton Becket died at the age of 66, on January 16, 1969.

C. Santa Monica Civic Auditorium

i. Description and Alterations: The Santa Monica Civic Auditorium is located at the south end of the Civic Center Specific Plan area, about one mile southeast of downtown Santa Monica (see Map 1). The building occupies an irregularly shaped lot at the northeast corner of Main Street and Pico Boulevard, where the former obliquely intersects with the latter.

ii. The Santa Monica Civic Auditorium is oriented along a north south axis, parallel to the Pacific Ocean to the west. It is of reinforced concrete construction, and is composed of the following elements: a curved metal canopy attached to the primary (north) façade, supported by six slender concrete pylons; a curved first floor lobby and third floor concourse, both fronted by a glass curtain wall screened by concrete brise soleil; a three story auditorium with sloped seating, a large floor, an orchestra pit, and a stage; a raised rectangular fly tower over the stage; a one story rectangular east wing containing committee rooms; and a smaller, one story rectangular administrative west wing facing Main Street.

iii. The Santa Monica Civic Auditorium is largely intact, despite some exterior and interior alterations over time. Two, one story additions were constructed at the rear of the building, one at the southwest corner (c. 1967 1971), and one at the southeast corner (c. 1993 1994). At an unknown date, a one story projecting box office addition was constructed on the primary façade, between the two main entrances. A reflecting pool surrounding the base of the pylons was removed by the early 1960s. Interior alterations include replacement of an original enclosed ticket sales area with a larger one in the first floor lobby; removal of two circular concession stands in the first floor lobby; removal of carpet in the first floor lobby; replacement of original terrazzo floors in the first floor lobby with new terrazzo; replacement of asphalt tile floors in the concourse with terrazzo; and extensive remodel of the west administration wing. To illustrate the site's development and the extent of changes over time, a comparison of historic and current exterior and interior photographs is provided in Appendix B and historic aerial photographs are included in Appendix C.

iv. Welton Becket and Associates prepared architectural drawings for the Santa Monica Civic Auditorium in 1956, and construction began the following year (see Figure 2 for a rendering; and Figures 3 4 for photographs of the auditorium under construction). The total project cost was $2.9 million. The Civic Auditorium was officially inaugurated in June 1958 (see Figures 5 10 for photographs of the exterior and interior upon completion).

v. At the time of its completion, the Santa Monica Civic Auditorium was lauded for its design, engineering, and acoustics. In 1960, Welton Becket and Associates received a prestigious American Institute of Architects (AIA) Merit Award for the design.

Innovations in engineering include the building's two hydraulic systems, both housed in the basement, that can tilt the main floor of the auditorium, transforming it from a flat surface for conventions to a raked floor for theatrical productions (Figures 11 and 12 show the main floor in "flat" and "tilted" position); and raise or lower the orchestra pit floor to create a sunken pit or flat surface level with the main floor. At the time of its construction, the tilt floor was the third and largest of its type in the United States (See Figure 13 for a photograph of the hydraulic mechanism). Vern Oliver Knudsen (1893-1974), a University of California, Los Angeles physics professor and renowned acoustics expert, designed the building acoustics. Though Knudsen's original specifications were not found, it is likely that he oversaw the design of the metal acoustical panels flanking the auditorium and soundproof doors between the auditorium and east wing (committee rooms).

vi. The Civic Auditorium was the primary indoor gathering space in the City, and a major cultural and social hub in Southern California until its closure in 2013. Notable entertainers, including Duke Ellington, Ella Fitzgerald, Frank Sinatra, Bob Dylan, Mick Jagger, Elton John, and David Bowie, performed there from the 1960s to 1980s. From 1961 to 1968, the Civic Auditorium hosted the Academy Awards (see Figures 14 and 15 for photographs of the 39th and 40th Academy Awards). Other events included symphonies, live theater and film screenings, various sports events, and conventions and trade shows.

vii. At its inauguration in the summer of 1958, the Los Angeles Times described the Santa Monica Civic Auditorium: "Striking, severe architecture of newly completed Santa Monica Civic Auditorium is functional, yet handsome...the building is considered the last word in modern hall construction." Vacant since 2013, the building remains a significant example of Mid century Modern institutional architecture in the Santa Monica Civic Center, and is remembered as a major cultural center that hosted some of the nation's most celebrated events and entertainers.

3. Summary of Significance

A. City of Santa Monica Landmark Criteria: In 1976, the City of Santa Monica adopted the Landmarks and Historic District Ordinance. The ordinance includes criteria and procedures for designating City of Santa Monica Landmarks, Structures of Merit, and Historic Districts. Landmarks may include structures, natural features, or any type of improvement to a property that is found to have particular architectural or historical significance to the City. Landmarks are considered to have the highest level of individual historical or architectural significance locally. Structures of Merit are historic resources with a more limited degree of individual significance. In 1992, the City became a Certified Local Government (CLG) and has continued its involvement in the state's program under the Office of Historic Preservation.

The Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria, outlined in Section 9.56.100(A):

i. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

ii. It has aesthetic or artistic interest or value, or other noteworthy interest or value.

iii. It is identified with historic personages or with important events in local, state or national history.
iv. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
v. It is a significant or a representative example of the work or product of a notable builder, designer, or architect.
vi. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the city.

B. Santa Monica Civic Auditorium Landmark Designation: The Santa Monica Civic Auditorium was designated as a City of Santa Monica Landmark on April 9, 2002, under Criteria 1 6 (Landmark No. 43). The Landmark designation report is included in Appendix A of this report for reference. In summary, the Civic Auditorium was identified as significant for its association with the development of the Santa Monica Civic Center; as an excellent example of Mid century Modern architecture by master architectural firm Welton Becket and Associates; and as an important local venue where notable entertainers performed and important events occurred, including the Academy Awards. The Landmark designation report does not identify a period of significance; however, the character defining features outlined in the designation all correspond to original features designed by Welton Becket and Associates or other members of the engineering and acoustical teams, that were present when construction was completed in 1958.

The following character defining features are identified in the Landmark designation for the Santa Monica Civic Auditorium: the overall exteriors of the building, the pygmy palm trees at the northwest corner of the site, and specific interior features (summarized below):

i. Overall height and configuration of first floor lobby and third floor concourse
ii. First floor lobby features: two staircases, columns, auditorium entry doors, and wood paneling along south wall
iii. Overall configuration of auditorium
iv. Tilt floor in auditorium and associated hydraulic mechanism in basement.
v. Metal acoustical panels with affixed light fixtures
vi. Two soundproof doors between auditorium and east wing (committee rooms)

4. Character Defining Features Analysis

Every historic building is unique, with its own identity and its own distinctive character. Character defining features are those visual aspects and physical features or elements, constructed during the period of significance, that give the building its historic character and contribute to its historic integrity. Character defining features should be considered in the planning and design of a project and preserved to the maximum extent possible. Character-defining features can identify the building as an example of a specific building type, usually related to the building's function; they can exemplify the use of specific materials or methods of construction or embody an historical period or architectural style; and they can convey the sense of time and place in buildings associated with significant events or people.

A building's character defining features can include but are not limited to its setting and site; shape and massing; roof and related features, such as chimneys or skylights; projections such as balconies or porches; recesses or voids, such as galleries or arcades; windows and doors and their openings, pattern, and proportions; materials, with their distinguishing textures, finishes, colors and craftsmanship; and interior features, materials, finishes, spaces, and spatial relationships. In general, retaining character defining features retains the integrity of a historic property and maintains its eligibility as a historic resource. Removal or alteration of one feature does not necessarily change the eligibility of a historic resource: significant impacts result from major change, or many incremental changes over time.

Character defining features associated with the Santa Monica Civic Auditorium as identified in the Landmark designation are identified in Table 1. The Landmark designation does not identify a period of significance; however, all the identified character defining features are associated with the building's original (1958) exterior and interior design. Because the Landmark designation does not identify specific exterior features as character defining (it simply identifies the "overall exteriors of the building" as part of the designation), this report identifies those exterior features that contribute to the building's significance in order to inform the feasibility study. Character defining features are identified as either "primary" or "secondary," based on the degree to which they contribute to the building's significance, as well as their overall condition.

As noted above, the building has been vacant since 2013. Exterior openings are presently boarded, and the building may not have been appropriately "mothballed," per guidance from the National Park Service, to prevent deterioration. Therefore, the extent of deterioration of exterior and interior features will require in depth analysis from the appropriate specialists on the project team for the feasibility study and could potentially add cost to the restoration. Any references in Table 1 to the building's current conditions are based on preliminary visual observations, and do not constitute a comprehensive conditions assessment.

5. Guidance for the Treatment of Historic Properties
   A. Secretary of the Interior's Standards for the Treatment of Historic Properties: The Secretary of the Interior's Standards for the Treatment of Historic Properties (the "Standards") provide guidance for reviewing proposed projects that may affect historic resources. The Standards and associated guidelines address four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific Standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources. The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The intent of the Standards is to assist the long term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. Standards 9 and 10 apply specifically to new additions, exterior alterations, and related new construction including new construction in historic districts.

B. The Guidelines for Rehabilitating Historic Buildings: The Guidelines for Rehabilitating Historic Buildings were initially developed in 1977 to help property owners, developers, and Federal Managers apply the Secretary of the Interior's Standards for Rehabilitation during the project planning stage by providing general design and technical recommendations. The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions.

   The Standards are intended as general guidance for work on any historic building; the Guidelines for Rehabilitating Historic Buildings expand the discussion to the treatment of historic districts and provide more specific direction regarding infill construction. The key recommendations related to new construction in relation to an existing historic resource include:

   i. Limiting the size and scale of new construction in relationship to the historic building.
   ii. Designing new additions in a manner that makes clear what is historic and what is new.
   iii. Design of the new work may be contemporary or may reference design motifs from adjacent historic buildings.
   iv. In either case, the new construction should always be clearly differentiated from the historic buildings and be compatible in terms of mass, materials, relationship of solids to voids, and color.
   v. In addition, the Guidelines provide appropriate approaches to designing additions to historic buildings:
   vi. A modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color.
   vii. The new addition should be designed in a manner that provides some differentiation in material, color, and detailing so that the new work does not appear to be part of the historic building. The character of the historic resource should be identifiable after the addition is constructed.
   viii. In either case, the new construction should always be clearly differentiated from the historic buildings and be compatible in terms of mass, materials, relationship of solids to voids, and color.

C. Preservation Briefs: In addition to the Standards and Guidelines, the National Park Service provides Preservation Briefs that recommend methods and approaches for preserving, rehabilitating, and restoring historic buildings and districts in a manner consistent with their historic character, and help owners recognize and resolve common problems prior to work. Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns, provides guidance on new additions to historic buildings and new construction in

historic districts. The basic design guidance recommended by Preservation Brief 14 is summarized as follows:

i. There is no formula or prescription for designing a new addition [or new construction] that meets the Standards. A new addition to a historic building [or new construction in a historic district] that meets the Standards can be any architectural style – traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged [and the district in which new construction occurs]. New additions [and new construction] that too closely resemble the historic building[s] or are in extreme contrast to it fall short of this balance. Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.

6. Preliminary Recommendations

The Santa Monica Civic Auditorium was designed in the Mid century Modern architectural style by noted architectural firm Welton Becket and Associates. It was completed in 1958 as the culmination of the Santa Monica Civic Center. The Santa Monica Civic Auditorium was designated as a City of Santa Monica Landmark in 2002 (Landmark No. 43). It retains the character defining features identified in the Landmark designation and continues to convey its architectural and cultural significance.

The Civic Auditorium closed in 2013 and has been vacant for nearly a decade, posing a significant threat to a historical resource. The SMMUSD proposes to maintain the Santa Monica Civic Auditorium as an important local community space possessing social and cultural significance while adaptively reusing the building to accommodate new athletics related functions.

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings anticipate that changes to spaces and features of historic buildings are often necessary to accommodate new uses and ensure the long term viability of historical resources. The appropriate approach to rehabilitating a historic building is to review proposed changes holistically; it may be acceptable to change individual features or spaces as long as the building overall continues to convey its significance. The recommendations herein are provided as part of a feasibility study for the potential adaptive reuse of the building; specific details would be reviewed as part of the design development of the project to ensure that impacts to character defining features are minimized to the extent possible, and that the building would continue to convey its historic significance.

The SMMUSD is studying two potential adaptive reuse schemes for the Santa Monica Civic Auditorium (Scheme 1 and Scheme 2), as described below. The two schemes vary in terms of the type of alterations required to accommodate the new programmatic requirements: Scheme 1 would require more interior alteration, while Scheme 2 anticipates exterior additions. However, both schemes would retain the majority of the character defining features that convey the significance of the Civic Auditorium, and the improvements contemplated under either scheme would ensure the long term viability of the historical resource.

A. Scheme 1: Scheme 1 would primarily accommodate new uses within the existing envelope of the Civic Auditorium, including adding two floors to the interior of the existing fly tower

for new sports uses. This alteration would maintain the appearance of this space from the exterior, while capturing otherwise unused interior space for the new use. In addition, a new detached building would be constructed to house athletics related functions. The new one story building would be located at the rear (southeast corner) of the property and would be clearly subordinate to the existing auditorium. Therefore, it would not result in a significant visual intrusion that would impact the ability of the Civic auditorium to convey its historic significance. While Scheme 1 would require some interior alterations to character defining features and spaces, the exterior of the historic building would remain largely intact. This solution creatively adapts interior space and maximizes new uses within the existing envelope with minimal impacts to the property's overall exterior visual character.

B. Scheme 2: Scheme 2 would accommodate significant new programmatic requirements within new additions at the east and west wings and rear of the historic building, in addition to required alterations to the existing interior spaces. In lieu of building two new floors in the fly tower, this scheme would result in more new construction on the property, and a larger exterior addition to the historic building. However, the new construction would be limited to secondary façades; would be differentiated from the historic building in terms of materials and design; and would be compatible with and subordinate to the historic building in terms of size, scale, proportion, and massing. Finally, the proposed addition to the east wing would be "notched" at the northeast corner to align with the original front setback of that wing. Therefore, although Scheme 2 would include the construction of a significant new addition to the property, it represents an acceptable approach to accommodating the change in use.
C. Both schemes incorporate certain interior and exterior alterations that are necessary to accommodate the Civic Auditorium's proposed new use and meet life safety and seismic upgrades required for school buildings. In order to make the necessary upgrades while maintaining the historic integrity of the Civic Auditorium, the design team should consider the general comments outlined below: Character-defining features should be retained to the extent feasible to achieve conformance with the Secretary of the Interior's Standards and protect the building's Landmark status.
D. In general, some alteration or removal of character defining features may be acceptable to accommodate a new use, as long as the project generally complies with the intent of the Standards, and the historic building continues to convey its significance after project implementation.
E. Where appropriate, the California Historical Building Code (CHBC) should be applied for alternative building regulations that can facilitate the building's rehabilitation and adaptive reuse to preserve its historic features and materials and provide reasonable safety and accessibility.
F. There is more flexibility for making changes to secondary features or spaces. On the exterior, the significant architectural features reflecting Becket's design, including the pylons, brise soleil, and curtain wall are on the primary façade; other facades are more utilitarian in nature.
G. Reuse of the interior volume of the fly tower is an acceptable alteration. The overall exterior volume of the fly tower should be retained so that there is a clear visual representation of the building's historic use as an entertainment venue.
H. The hydraulic floor was a significant technological achievement at the time the building was completed, and it has been identified as a primary character defining feature of the

building. However, if retention of the functionality of the moveable floor is not possible to accommodate a new use, or to meet applicable safety requirements and ensure the long-term viability of the building, the mechanics can be abandoned in place, and the floor can be fixed in a permanent flat state. Ideally, the hydraulic equipment would be retained in place, if feasible.

I. Necessary upgrades to address accessibility are acceptable. These upgrades should be designed to minimize impacts to historic features and spaces to the extent possible.

J. New additions to the site and/or the existing building are acceptable to maximize the utility of the site overall and achieve the programmatic requirements. Any new addition to the site should be compatible with the historic building in terms of size, scale, massing, and materials. Any addition to the building itself should be designed to be minimally visible from the primary (north) façade and readily distinguishable from, but compatible with, the historic building.

K. The existing non contributing rear additions can be removed.

Preliminary Recommendations:

Below is preliminary guidance on the treatment of specific exterior and interior features of the Santa Monica Civic Auditorium based on solutions proposed as part of the feasibility study. As noted above, all aspects of the project would be further reviewed as part of design development of the project.

Exterior:

A. Canopy soffit: The project proposes to restore the original plaster finish and recessed can light fixtures of the canopy soffit. At an unknown date, a metal panel soffit with square light fixtures was installed. Because the soffit is already altered, restoration is not required. However, because the canopy is a highly visible feature on the primary façade, the design team is proposing to restore it to its original appearance. This is beneficial to the project overall and will enhance the historic integrity of the building as originally designed by Becket. There is sufficient documentation to reproduce these missing features and finish.

B. Reflecting pool: Originally, there was an irregularly shaped reflecting pool below the canopy, encompassing the bases of the reinforced concrete pylons; the pool was enclosed on the south side by a metal pipe railing. The pool and railing were removed at an unknown date. Based on available historic photographs, this feature was removed by the early 1960s. As such, its restoration is not required as part of this project. However, if the design team proposes an interpretation of a water feature in this location, that would be an acceptable alteration that recalls the historic feature.

C. Concrete pavers: The original landscape plan for the property notes cast concrete pavers of various sizes in the planter at the east side of the primary façade. It is unknown if these pavers were installed, as they are out of view in available historic photographs. At present, there are no concrete pavers in this location. As such, replication of these non extant features is optional, but not required.

D. East wing (committee rooms) storefronts: The east wing features original aluminum frame storefronts fitted with clear glass. Consistent with the treatment of the curtain wall as discussed further on in this report (see section D in Seismic Upgrades section), the project should retain and repair the existing frame to the furthest extent possible. However, since

the east wing is a secondary feature of the building, it would be possible to install glazing of a different design to accommodate a change in use and provide needed privacy. Any combination of clear, translucent, or opaque glass panels, tempered or otherwise, would be possible, as long as the thickness of the existing is retained. If different degrees of transparency are desired on the upper and lower portions of the storefronts, it is recommended that internal mullions, removable in the future, be installed to create separations.

E. Louvers: The rear façade features original horizontal aluminum louvers at the third floor; these conceal original paired aluminum frame multi light hopper windows. If the louvers are found to be in serviceable condition, they should be retained and rehabilitated. To facilitate cleaning and repainting of the windows, it would be acceptable to remove and reinstall the louvers. It is preferable that the windows be retained and repaired; however, if they are found to be in poor condition, replacement is possible since they are on a secondary façade and largely concealed from view. Replacement windows should match the originals or, if a different configuration is required by the change in use, compatible new units.

Interior:

A. Lobby and concourse floors: The lobby originally had a carpeted floor with small terrazzo sections at the stair landings. These finishes, and the original asphalt tile flooring in the concourse, were replaced in 1997 by the present terrazzo flooring which was designed by contemporary artist Renée Petropoulos and added as part of a City sponsored public art program. As such, the City of Santa Monica should be consulted regarding any potential considerations related to the retention of, or rights to, the terrazzo floors. Restoration of the original floor is not required, and if the terrazzo is in good condition, it can be retained as part of the project. If the project proposes to replace the floor, and that is permissible according to the agreement with the artist, any new floor finish would need to be compatible with the overall Mid century Modern style of the building.

B. Lobby ceiling: The acoustic tile lobby ceiling with recessed can light fixtures appears to be original based on the original architectural drawings and available historic photographs. If future investigations determine that the ceiling is too deteriorated to repair, or contains hazardous materials that must be abated, replacement with materials that are similar in appearance to the existing is recommended.

C. Lobby lighting: The lobby originally featured suspended pendent light fixtures; these were removed at an unknown date, with some stored onsite. If new lobby lighting is required, it is recommended that original pendant light fixtures be reinstalled and/or replicated, or that new pendant light fixtures resembling the originals be installed. If this were found to be infeasible, new compatible light fixtures of a different design would be acceptable.

D. Lobby staircases: The lobby features two original and identical staircases (east and west), each with closed concrete stringers (painted) and concrete risers and treads (terrazzo finish); two landings; metal rails and newels (painted); and wood handrails and balusters (unpainted). Alterations to the staircases to meet current code requirements would be acceptable. The preferred approach would be to retain the existing railings and modify them as needed. For example, a new handrail could be added above the existing; or new horizontal or vertical elements could be added to close spaces that exceed code allowance.

Any new element should be simple in appearance and compatible with the overall design of the staircases.

E. Lobby restroom tile: The restrooms are not considered character defining spaces. Accordingly, replacement of existing fixtures, fittings, and finishes is acceptable.

F. Auditorium tilt floor: The steel frame and concrete finish tilt floor, operated by a hydraulic mechanism in the basement, is an original character-defining feature of the auditorium. In order to accommodate the new use and meet safety requirements, it is necessary to fix the tilt floor in the "flat" position, replace the existing concrete floor and subfloor framing, and install a new finish material to accommodate the new athletic function of the building. The potential to retain the original concrete floor as a subfloor beneath the new finished floor was evaluated; however, this would result in the tilt floor being out-of plane with adjacent floors, creating a tripping hazard. The proposed solution would accommodate the new hardwood flooring system so that it is level with the adjacent floors along the perimeter, orchestra lift, and stage. The hydraulic mechanism would be retained in place, and the floor could be returned to operability in the future. Therefore, these alterations to accommodate the new use would be acceptable.

G. Auditorium ceiling: The configuration of the auditorium ceiling is an original feature; however, it does not meet the acoustical requirements to accommodate the new use. After studying alternatives, and based on the configuration of the auditorium, the proposed treatment is to remove the existing ceiling above the tilt floor and replace the existing ceiling above the sloped seating area with a new gypsum board ceiling that meets acoustical requirements and allows for flexibility to incorporate openings to meet programmatic needs This will also maintain the overall form of the present ceiling. This is an acceptable alteration in order to meet the necessary programmatic requirements of the new use.

H. Auditorium acoustical panels and sconces: There are metal acoustical panels with paired metal sconces on the upper portions of the east and west walls of the auditorium. However, these panels do not meet current acoustical requirements. After studying alternatives, the proposed treatment is to either install a curtain over the existing panels; or to replace the panels with new perforated metal panels that are similar to the existing in appearance but have improved acoustical qualities. The existing sconces would be retained and reinstalled. Although this proposed solution would result in the replacement of a character defining feature, it is a necessary upgrade to accommodate the new use. The auditorium overall would continue to convey its significance, and the panels would be designed to be compatible new replacements that meet the required performance specifications.

I. Auditorium seating: Auditorium seating is not original and could therefore be replaced as needed. To improve overall acoustics, compatible new upholstered seating would be acceptable.

J. Auditorium/east wing soundproof doors: Between the auditorium and east wing (committee rooms), there are two original and identical soundproof insulated wood sliding doors. To improve acoustics in the auditorium, it would be acceptable to cover the doors with acoustical panels (preferable option); or to retract the doors and install new doors providing improved acoustic performance (secondary option). If neither option is feasible, replacement of the existing doors with new doors that retain the overall appearance of the existing while providing improved acoustics would be acceptable.

New elevator: The Civic Auditorium does not currently have an elevator; however, an elevator is required to connect the lobby and concourse to comply with accessibility requirements. Based on preliminary studies, two potential locations for the new elevator have been identified: 1) in the northwest corner of the lobby, adjacent to the existing stair; or 2) in the center of the lobby in place of the non original enclosed ticket booth, abutting the primary façade. Further analysis is required, as both options could potentially result in impacts due to visibility through the curtain wall, and/or visibility of the elevator override through the roof.
Seismic Upgrades:

Based on information provided by the structural engineer as part of the feasibility study, seismic upgrades would be required to meet Division of the State Architect (DSA) requirements and make the building safe and viable for a new use. Seismic upgrades may include unavoidable and potentially substantial alterations to significant character defining features and spaces, including the pylons, brise soleil, curtain wall, and lobby. Although the required alterations may not fully comply with the Standards, these improvements would retain existing historic fabric, would maintain the overall exterior visual appearance of the building, and would not alter the Civic Auditorium such that it could no longer convey its historic significance. Once specifications are available for required seismic upgrades, review will be required to ensure that alterations to character defining features are minimized.

A. Pylons: The original concrete pylons, situated on the primary façade, require reinforcement due to their tall and slender design and susceptibility to lateral movement during seismic events. After studying alternatives, the proposed treatment is to install a fiber reinforced polymer (FRP) wrap around the pylons. The new material would alter the original profile of the pylons by less than an inch. Therefore, their general appearance would remain largely unchanged as viewed from the public right of way. In addition, this approach would maintain the original historic fabric, which is preferred in lieu of wholesale replacement of the pylons or a more significant visual intervention. Review of final specifications, including the finish material and appearance, will be required to ensure that the pylons are not altered in a manner that would substantially deviate from their original design and appearance.
B. Brise soleil: According to the preliminary structural study, it appears that the concrete brise soleil would require the addition of bracing to appropriately secure it to the primary facade. The bracing would be installed on the inside face of the brise soleil to minimize visibility from the public right of way and maintain the original outward appearance of the primary façade as designed by Welton Becket. This approach would maintain the original historic fabric while providing the necessary structural upgrades, which is the preferred treatment.
C. Shear walls: Based on preliminary evaluation, the structural engineer is recommending the potential addition of three concrete shear walls at the outer (northwest and northeast) corners and center of the primary façade in order to achieve the required seismic upgrades and meet DSA requirements. Due to the design and construction of the building, limited options are available for the placement of the required seismic interventions, and the addition of shear walls in this location has been identified as a potential solution. However, this would result in the introduction of solid walls in three locations in the lobby and the concourse and would partially obstruct the curtain wall in those locations. Although this alteration would be visible from the exterior, particularly when the building is lit from within, it would otherwise allow the exterior of the building to remain intact and retain the

significant character defining features of the exterior as designed by Welton Becket. While the introduction of shear walls in these locations may not fully comply with the Standards because this change would alter the physical and visual appearance of the lobby, this seismic improvement would ensure the long term viability and usability of the historic building. However, it is recommended that alternative locations in secondary spaces or in less prominent and visible areas of the building be explored to minimize impacts to character defining features and spaces.

D. Curtain wall: The primary façade features an original aluminum frame curtain wall (frame painted) with clear glass panels on the first floor and textured glass panels on the second and third floors. Glazing of this type was used throughout the post World War II period, and no evidence was found to suggest that it was a unique or custom designed feature of the building. Selective replacement of the textured glass panels, with close but not exact replicas, has occurred over time, resulting in an erosion of original visual uniformity. The project proposes to retain and repair the existing aluminum frame to the furthest extent possible, replacing only those sections that are deteriorated beyond repair. However, to meet DSA safety requirements, the curtain wall glazing must be replaced with shatterproof glass. The new glazing would match the original in dimension, transparency, color, and texture. This would have the additional benefit of returning the curtain wall to its original uniform visual appearance. Therefore, the installation of tempered and laminated glass within the existing curtain wall framing in order to meet safety requirements would be an acceptable change provided that the historic visual character and appearance is maintained.

7. Conclusion

The SMMUSD is proposing the adaptive reuse of the Santa Monica Civic Auditorium, which was designed by the master architectural firm Welton Becket and Associates in the Mid century Modern architectural style and completed in 1958. The Civic Auditorium was designated City of Santa Monica Landmark No. 43 in 2002 and is significant both architecturally and culturally.

Two potential adaptive reuse schemes have been developed as part of the feasibility study: Scheme 1, which would primarily accommodate new uses within the existing envelope of the historic building; and Scheme 2, which would accommodate some new uses within the existing envelope and some in new exterior additions to the property. Both schemes would require interior and exterior alterations, in particular to accommodate the necessary seismic upgrades.

Historic preservation practice allows for changes to historic buildings and considers the cumulative effect of a potential project overall on the historic features and character of significant resources. There are some components of the proposed project that do not fully comply with the Standards and would result in alterations to character defining features and spaces. However, those alterations are required in order to meet DSA structural requirements; due to the design and construction of the building there are no viable alternatives to achieve the necessary improvements without some alteration. However, the approach has been selected to maintain as much historic fabric as possible and minimize the visual impact to the extent feasible.

When viewed holistically, despite the required alterations to accommodate the new use, the majority of the exterior and interior character defining features and materials of the Civic

Auditorium would be retained, and the building would continue to convey its historic significance. Both schemes would ensure the long term viability of this important and threatened historical resource which has been vacant since 2013. The project, based on available information compiled as part of the feasibility study, would not result in a significant adverse impact to historical resources pursuant to CEQA.

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MAPS

Map 1: Location Map

TABLES

Table 1 – Character Defining Features Table (SEE APPENDIX)

FIGURES

Figure 1. Welton Becket with photo of Santa Monica Civic Auditorium in background, 1960 (Los Angeles Herald Examiner Photo Collection).

Figure 2. Rendering of the Santa Monica Civic Auditorium by Welton Becket, c. 1956 (Santa Monica Public Library).

Figure 3. Primary (north) façade, view facing southwest, during construction, 1957 (Santa Monica Public Library).

Figure 4. Auditorium, view facing northwest, during construction, 1957 (Santa Monica Public Library).

Figure 5. Primary façade (left) and west (Main Street, side) façade, view facing southeast, just after completion, 1958 (Santa Monica Public Library).

Figure 6. Primary façade (right) and east (side) façade, view facing southwest, just after completion, 1958 (Santa Monica Public Library).

Figure 7. Canopy and reflecting pool, view facing southeast, 1958 (Julius Shulman, photographer Getty Research Institute)

Figure 8. Canopy and reflecting pool, view facing west, 1958 (Julius Shulman, photographer Getty Research Institute)

Figure 9. First floor lobby, circular concession stand, view facing northeast, 1958 (Santa Monica Public Library).

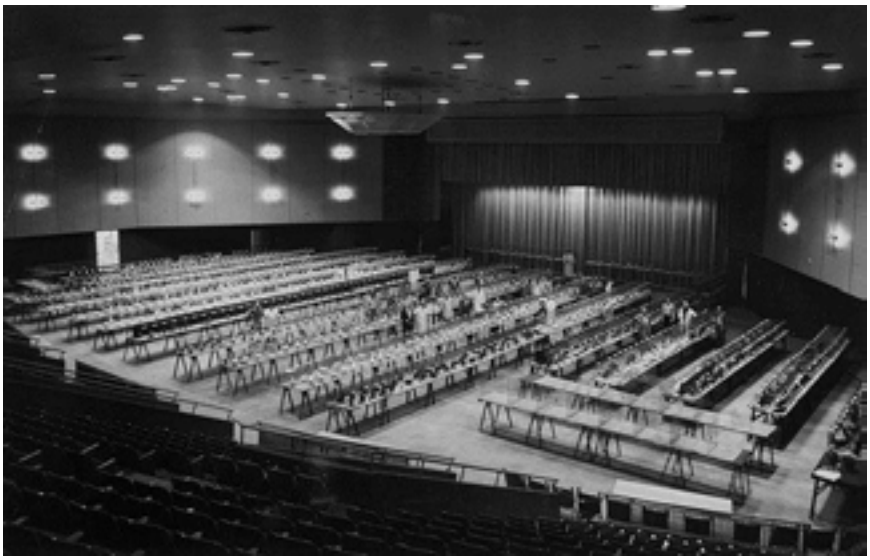


Figure 10. Auditorium, view facing southeast, 1958 (Santa Monica Public Library).

Figure 11. Convention in auditorium (note main floor in "flat" position), 1960 (Santa Monica Public Library).

Figure 12. Theatrical event in auditorium (note main floor in "tilted" position), c. 1958 (Julius Shulman, photographer Getty Research Institute)

Figure 13. Detail of hydraulic system in basement (to operate tilt floor), 1958 (Santa Monica Public Library)

Figure 14. 39th Annual Academy Awards, 1967 (Los Angeles Herald Examiner Photo Collection)

Figure 15. 40th Annual Academy Awards, 1968 (Security Pacific National Bank Photo Collection)

APPENDICES (see PDFs sent separately)
Appendix A – Landmark Designation Report (2001)
Appendix B – Comparison of Historic and Current Photographs
Appendix C – Historic Aerial Photographs

2.3
CIVIL

2.3 CIVIL NARRATIVE

Introduction

The purpose of this narrative is to provide a preliminary report of the relevant existing civil conditions with a potential to affect this project. These include a summary of existing site utilities and topographic conditions.

The civil engineering services include development of criteria for erosion control measures, site demolition, utility relocations & make ready work, precise grading and drainage, stormwater mitigation, paving (in coordination with landscape architecture), site utility design including sanitary sewer, domestic water, and fire water as well as horizontal and vertical coordination for site gas, electrical, data, and hydronic systems.

Civil related work shall be done in accordance with applicable sections of national, state and local codes, laws, ordinances, rules and regulations of authorities having jurisdiction, including:

A. State Water Resources Control Board (SWRCB).
B. Standard Specifications for Public Works Construction (SSPWC).
C. Americans with Disabilities Act (ADA).
D. American Water Works Association (AWWA).
E. American Society of Testing and Materials (ASTM).
F. State of California Building Code, current edition.
G. Uniform Plumbing Code, current edition.
H. City of Santa Monica Code and Standards (for offsite improvements)

2. Existing Conditions
   A. Topography and Site Conditions

The review of the site conditions and topography is based on the topographic survey dated August 2009 by MVE and the site visit on March 8, 2023. The site is completely developed around the existing Civic Auditorium building located at the center of the site with concrete walkways, concrete plazas, and planted areas. A loading dock area with asphalt pavement is located on the east side and an asphalt parking lot is located at the southeast corner of the site. The land is an irregularly shaped parcel bounded by Main Street on the south, Pico Boulevard on the east, and driveways for the surface parking lot of the sustainable water project on the west and north sides. The highest elevation of the site is the finish floor of the Civic Auditorium building between 59.0' and 59.5'. The lowest elevation of the site is located at the southeast corner of the site, near the intersection of Main Street and Pico Boulevard, at 52.0'.

No surface drains were observed during the site and no site drainage system is shown on as-built drawings for the site runoff. Site runoff sheet flows directly to the adjacent streets and driveways.

Cracks, stains, and ponding issues have been observed within the existing concrete pavement on multiple areas and the asphalt pavement on the south side is in poor conditions with cracks, ponding issues, and uneven surface. Because of the difference in elevation between the building finish floor and elevation on Main Street, ADA access does not seem to be met on the south side of the building. No ADA stalls have been observed within the existing parking lot. Uneven surface conditions and non standards curb ramps have been

observed on the public sidewalk along the project site. Refer to Figure 1 below for additional information.

Figure 1. Existing Site Conditions Exhibit

A. Site utilities

The review of the existing site utilities is based on the Civic Auditorium Building as built plans, as built information from the City of Santa Monica and the site visit. The building is connected to the existing 18" City sewer main on Pico Boulevard via two sewer laterals that connects to City sewer manholes at a depth of approximately 10'. Domestic water and Fire water supplies are provided from the 12" City main on Pico Boulevard. Irrigation Water supply is connected to the 12" City main on Main Street. Roof runoff is directed to a private 8" underground storm drain line located at the southwest corner of the building that connects to the street curb via a curb drain observed on Main Street. Refer to Figure 2 below for an exhibit on existing site utilities.

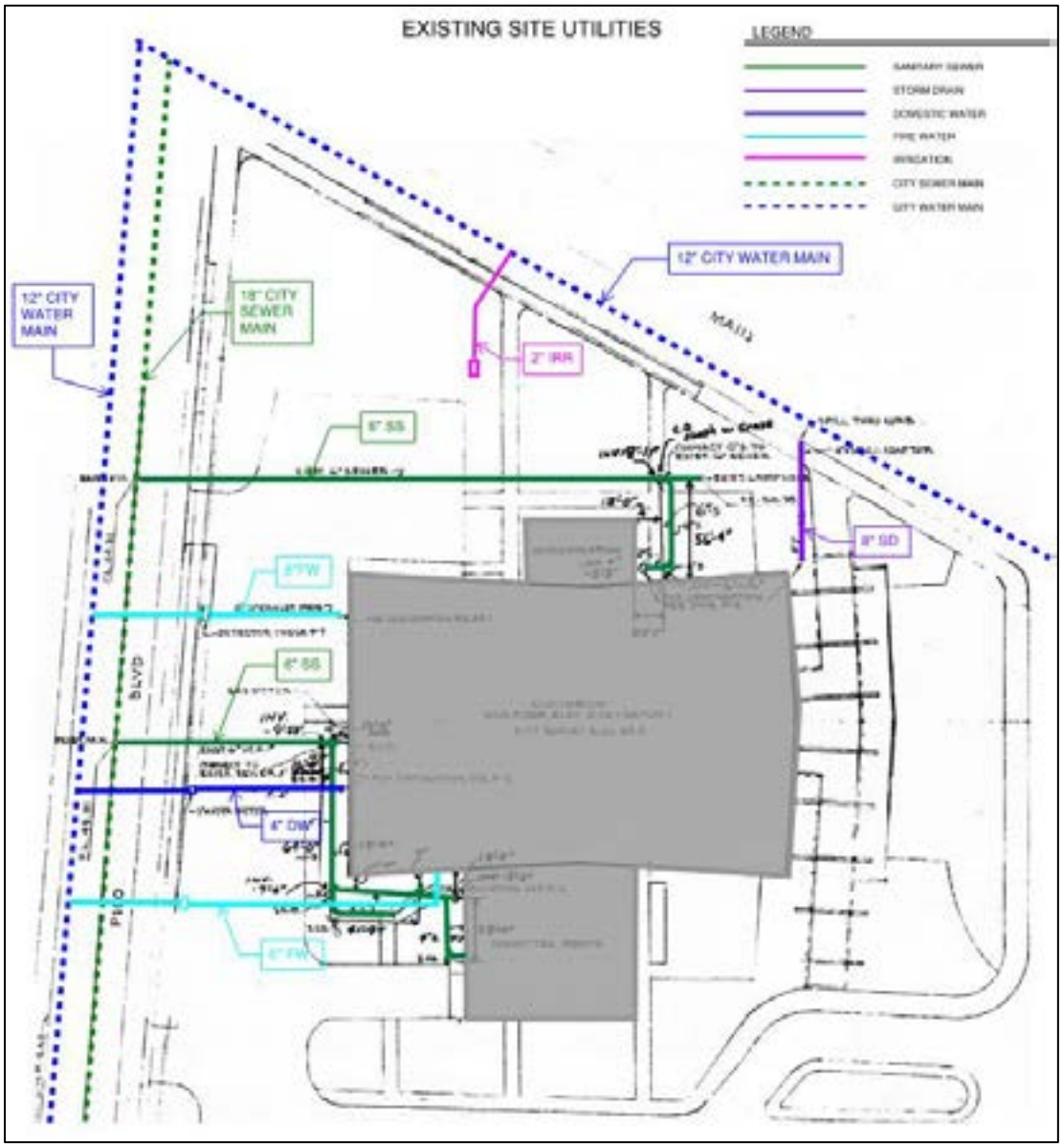


Figure 2. Existing Site Utilities Exhibit

2.4
LANDSCAPE

2.4 LANDSCAPE NARRATIVE

The Civic Auditorium, designed by architect Welton D. Becket, is located at an incredible crossroad between the civic center of Santa Monica, the beachfront, and the neighborhoods to the south (see Figure 1 for context). Given this location, there is a significant opportunity for the Auditorium to, once again, anchor this neighborhood as part of the connective open space of the community and the school district facilities.

Figure 1. Santa Monica Civic Auditorium and context (OLIN 2023)

The team reviewed the original landscape architectural plans and planting palette as designed by renowned landscape architect Ruth P. Shellhorn. Becket and Shellhorn collaborated on numerous projects throughout Southern California, which led her to being instrumental in defining the Southern California landscape style, using many exotics to create lush oases from the car dominated landscape, punctuated by species with color and surprise. Shellhorn was also well known for her master plan of UC Riverside as well as her work with Walt Disney on the circulation for Disneyland Park in Anaheim (The Cultural Landscape Foundation, 2001 – 2023).

In addition to Shellhorn's plans, the team also reviewed historical photos, historic preservation reports and conducted an in person site visit to review the current landscape conditions. In the following sections, the current site conditions are documented with special attention to preservation, noting what has been altered, and further areas of investigation and improvements are proposed. Lastly, a brief narrative describes how the landscape architecture could respond to the proposed schemes (Schemes 1 and 2).

2. Existing Conditions

Shellhorn's landscape palette at the Civic Auditorium was dominated by exotics, especially through use of specimen trees such as palms (*Phoenix reclinata*), carob trees (*Ceratonia siliqua*), eucalyptus (*Eucalyptus viminalis*) and giant flower of paradise (*Strelitzia nicolai*). Though most of the original tree stock remains, the understory character has changed significantly from what was originally planted, which was lush, ornamental and flowering, and instead replaced with hardy, easily maintained shrubs (see Figure 2 for sample of original palette).

Figure 2. Sample of original planting palette by Ruth P. Shellhorn

In addition, the original site design has been altered in significant ways, though some original sections remain (see Figure 3 for a diagram of the changes).In addition, the original site design has been altered in significant ways, though some original sections remain (see Figure 3 for a diagram of the changes).

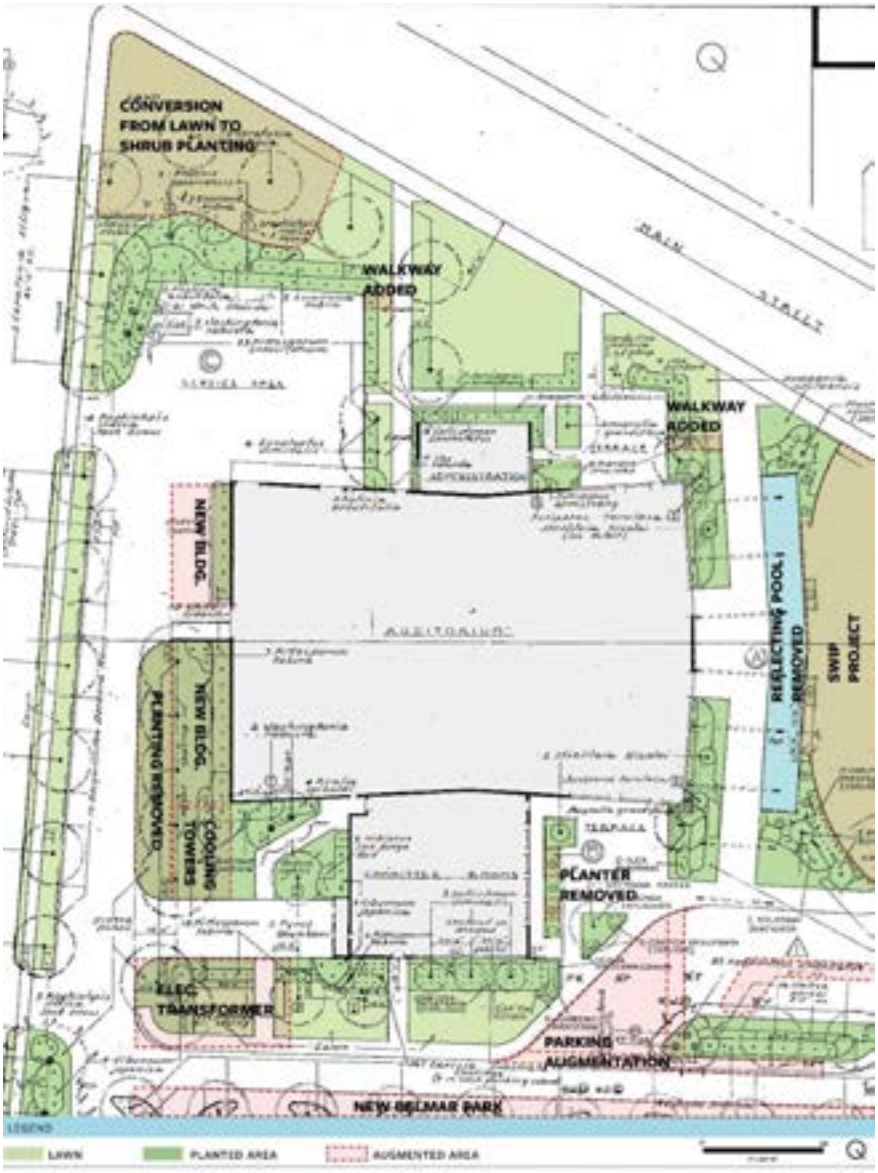


Figure 3. Annotated original site plan documenting changes to Shellhorn's design.

The planted area at the very corner of Main St and Pico Blvd has been converted from lawn into shrub plantings. New buildings have been added on both sides of the backstage entrance parallel to Pico Blvd. In addition, infrastructural improvements, including cooling towers and electrical transformers have been added to the back of house, replacing planted areas. A planter that helped screen the Committee Rooms has been pared back and chopped up into three small planter boxes. The parking along the eastern edge has been augmented, especially with the development of New Belmar Park. Walkways were added to the service / parking area and between the admin terrace and the front entrance promenade. Lastly, the entire grassy

area in front of the entrance's iconic pylons has been retrofitted by the SWIP project, though it has been replaced.
The organization and form of the planting areas along the Main St side and the front entrance promenade remain true to the original design, though likely they will need significant redesign due to accessibility and grading issues.
As the site was reviewed, careful attention was paid to the historical character of the landscape. The entrance sequence, where the pylons are located, was designed to set the building in a verdant, lush, low bed of planting so that the brise soleil and architectural pylons would provide a grand entrance. The team aligns with the recommendations of the Landmarks Commission to keep the palms that frame the front façade (see Figure 4 for images).

Figure 4. Historical palm species to remain.

The team found many of the trees in good condition and recommends retaining the trees in place as much as possible.

3. Planting Opportunities
Shellhorn was a master of creating special environments through her landscape designs. The planting design, as originally designed, was a choreography of scale, color and seasonality, pushing the Civic Auditorium to feel like a verdant, lush oasis. Unfortunately, many of these species no longer remain prudent as the Southern California climate continues to cycle through deeper droughts and drier conditions. Most species also do not provide any habitat or ecological benefits, though there is an opportunity to plant with these goals in mind.

The team recommends revegetating the gardens following the spirit of the original design using a modern climate understanding, planting natives and drought tolerant species while reinscribing the cadence of planting diversity and interest around the site. Proposed planting opportunities include:

A. Retain mature trees; transplanting preferred to removal and replacement
B. Replace lawn with native coastal meadow / native groundcovers
C. Replace tropical, shade tolerant understory plantings with drought tolerant, shade plantings along the entrance façade that mimics the lush feel
D. Add pollinator and habitat plant species to encourage biodiversity
E. Comply with Coastal Conservancy species requirements

4. Landscape Elements for Restoration
   Precast Concrete Block (along North Elevation):
   A series of concrete blocks lined the planting area against the entrance façade. Screened by planting, this small pathway likely was utilized as a hidden maintenance route for plant upkeep. The team recommends restoring this landscape element as an ode to the holistic thoughtfulness of Shellhorn's original design.

   Continuous Planter Outside Committee Room Terrace (East of Main Entrance):
   A long, continuous planter outside the east Committee Room has been divided into individual planters over time and should be considered for restoration, though the team does not recommend replacing the understory planting as originally designed. This area receives high shade and is influenced by the ocean breeze including a minimal, but present amount of salt spray. Native plant species that can thrive in these conditions will replace some of the tropical plantings originally were planted here. It is also of note that the planter's restoration may not coalesce with all renovation schemes (see Landscape Responses to Schemes for more details).
   Reflecting Pool Partial Restoration / Conversion

   The original design had the entrance pylons landing in a crisp, shallow water feature, which added to the entrance's sense of levity and airiness. This feature's complete restoration does not align with the intended programs for students; however, it should be studied whether an artistic paving such as a mosaic may mimic the feel of water while also utilizing less water and being more durable and resilient choice for a student driven program.

5. Programming Opportunities
   As a potential new space for the Santa Monica and Malibu Unified School District, the site could accommodate new programming opportunities such as outdoor classrooms, food and beverage terraces, farmers' markets, or outdoor reading rooms. This offers a significant opportunity to enhance the existing and historic design to meet new project goals.

6. Regulations and Codes
   Because the site would be upgraded to present day codes and regulations, access and grading would have a significant impact on the site especially on the Main St. side of the site.
   Site upgrades will require improving the site accessibility with walkways that are ADA accessible. This can be accomplished through ramps less than 8.3% with handrails and landings or, preferably, through sloped walkways with less than 5% slope, which would not require handrails.

   The site upgrades will also be required to comply with applicable Low Impact Development (LID) standards (see Civil section for description of stormwater management and related strategies). One of these strategies is to install a cistern (see Civil section). Regarding the cistern location, it is recommended that the cistern avoid disturbing any existing trees and to place access points so that they will not be readily viewed by the public or visitors. In addition, it is recommended that the cistern, if possible, should be located underneath hardscape areas such as the revised parking lot.

Lastly, plantings would also be subject to and in compliance with Santa Monica, LA County and CA Coastal Commission regulations for drought tolerance, habitat and biodiversity. (See Figure 5 for diagram of improvement study areas).

Figure 5. Current site plan with historical elements to preserve and future study areas

7. Conclusions

In conclusion, though the site has been altered and will likely require additional alteration to improve accessibility, the team understands there is a way to preserve the spirit of the original landscape architecture design, while adapting the site to future the needs of the community in a sustainable way. Historical plantings and trees will be preserved to the extent possible while renovating the site be compliant with all current codes and climate adaptive planting standards. Once restored and renovated, the Civic Auditorium would return to its place as a hub of community, educational, and civic activity.

2.5 STRUCTURAL

2.5 STRUCTURAL NARRATIVE

2. Executive Summary
   A. The team completed a preliminary a structural seismic assessment of the existing Santa Monica Civic Auditorium to identify potential structural deficiencies in the building and estimate potential retrofit measures that may be required if the building is to be used as a public school building. It is worth noting that the potential retrofit measures listed in this report were provided to highlight potential structural scope scenarios for planning studies and budget purposes; alternative retrofit measures shall be investigated during the design of the project to mitigate the impact to the historic character defining features of the building. Below is a summary of our findings and potential retrofit measures that may be required.

	Potential Deficiencies:	Potential Retrofit Measures:
1	Seismic Vertical Resistance System	Existing shear wall strengthening with shotcrete or FRP. Additional shear walls are needed.
2	Discontinuous Concrete Shear Walls	New walls below discontinuous walls and/or strengthening of beams and columns supporting the discontinued walls from the upper levels.
3	Main Roof Diaphragm – Gypsum with Bulb Tee	Roof gypsum diaphragm will likely need to be removed and replaced with a new metal deck system and/or strengthen with horizontal lateral bracing at underside of the roof.
4	Bottom Chord Diaphragm Truss Bracing	Reinforcing, replacement, and or adding new horizontal bracing will likely be required.
5	Tilt Floor	Tilt floor will need to be restrained to adequately transfer its seismic inertia forces into the existing shear walls or to new buttress walls below the floor.
6	Pile Foundation System	New piles and strengthen of existing pile caps will likely be needed at corners and intersections of existing shear walls.
7	Projection Room Lateral Bracing	New seismic vertical bracing from projection room floor to bottom chord of main roof trusses.
8	Canopy	Strengthening of Pylons and Girders with FRP wrap will likely be required. New or strengthening of horizontal steel bracing at the ceiling level.
9	Brise Soleil	Load testing of existing panels will likely be required to demonstrate conformance or strengthening of the

		existing panels If conformance cannot be demonstrated by testing, replacement and/or re construction of panels maybe required.
10	1 Story Administration Building – West Addition	Seismically separate the building by creating a seismic gap between the 1 story addition and the main auditorium building. Provide new shear walls and gravity support near the new seismic joint with new pile foundations. Existing shear walls will likely need to be strengthened with shotcrete or FRP. Existing pile caps will likely need new piles and may need to be strengthened at ends of shear walls.
11	1 Story Committee Building – East Addition	Existing gypsum roof will likely need to be replaced with metal deck system and/or reinforced with horizontal bracing. New shear walls and/or strengthening of existing walls will likely need to be strengthen with shotcrete or FRP.

3. General
   A.

      At the request of the Santa Monica Malibu Unified School District (SMMUSD), KPFF performed a preliminary seismic assessment of the Santa Monica Civic Auditorium for the feasibility study of renovating this building to a public school use. In order to adapt this existing city owned building into a public school building, it would need to be rehabilitated to comply with the Division of State Architects (DSA) current standards and regulations for the rehabilitation of existing buildings. The purpose of our study was to provide a general understanding of the potential seismic deficiencies of the structure and identify the major structural upgrades that may be required for the rehabilitation of this building.

   B. Scope

      Our scope consisted of performing a preliminary seismic assessment of the existing building to identify potential seismic deficiencies and estimate the potential retrofit that may be required to convert the building to a public school building. Our investigation, evaluation, assessment, recommendations, and conclusions were based on the following tasks:

      i. Site visit on March 08, 2023, and April 04,2023.
      ii. Perform an ASCE41 17 Tier 1 Seismic Evaluation of the primary structure (ASCE 41 17 Tier 1 Screening Checklist). A nonstructural evaluation of the existing secondary components was not performed (ASCE 41 17 Nonstructural Screening Checklist).
      iii. Review of the following documents
         a. 08/08/56 Architectural As built Drawings (Sheets 1 thru 28)
         b. 08/08/56 Architectural As built Drawings (Sheets 1 thru 28)

c. 08/08/56 Structural As built Drawings (Sheets S 1 through S42)
d. 05/05/05 Architectural 35% Submittal Drawings for New Ice Storage System (Sheets A0.1 thru A 3.1)
e. 10/16/85 Architectural Drawings Addition of Exiting Doors and Stairs (Sheets 1,2, and 3)
f. 12/17/93 Structural Record Drawings Outside Storage Area Roof (Sheets S 1 thru S 20)
g. 06/2012 Morley Construction Remodel & Seismic Upgrade Report
h. 07/05/12 Preliminary Geotechnical Report – Willdan Geotechnical
i. 08/15/20 Feasibility Study for Hydraulic Floor System – NYA

C. Key Assumptions
   i. We have assumed that as built drawings provided to us for this evaluation are representative of the current building conditions and the on site material properties. We also assume that the structural elements are in good condition unless detected and identified otherwise during our site visit.
   ii. A geotechnical and geological hazard investigation was not performed at this time. It is recommended that a qualified geotechnical and geological engineer perform an evaluation of the site conditions in order to identify any potential geotechnical/geological risks with the rehabilitation of this building and provide recommendations to the retrofit of the foundation system where required.

D. Limitations
   i. The conclusions and conceptual seismic upgrade drawings/diagrams/sketches presented in this report were based on the limited scope noted above and the use of our engineering judgement and experience with similar projects and building types. The results and findings in this report are for the sole use of the Santa Monica Malibu School District and are not intended to be used by other parties as it may not contain the appropriate information for other uses. The extent of our site observations and field surveys was also limited to the portions of the structure that were readily accessible and visible during our site visit(s). A more detailed investigation and evaluation of the structure will be required during design to confirm the conclusions summarized in this report. It is recommended that in developing any estimate for construction based on this preliminary study that a minimum cost contingency of 20% be provided.
   ii. Our professional services have been provided in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions and circumstances. No other warranty, expressed or implied, is made.

4. Code and Reference Standards
   A. Division of State Architect (DSA)
      The Division of State Architect (DSA) is the governing agency responsible for the review and approval of K 12 public schools and Community Colleges in California. The DSA adopts the California Building Code (CBC) with exclusive DSA standards and amendments. The provisions and regulations of the CBC have primarily been developed for the design and construction of new buildings. For existing buildings, the DSA also adopts selective sections of the California Existing Building Code (CEBC) which allows the use of the ASCE-41 Standard for the rehabilitation of school buildings.

If this building is to be converted into a conforming DSA building, it will need to either comply with the CBC regulations for new buildings or comply with the CEBC and ASCE 41 Standard for existing buildings. The CEBC and ASCE 41 provisions were the basis of the feasibility study presented herein as compliance with new building regulations could be extremely challenging for existing structures.

B. 2022 California Building Code (CBC)
As an alternative to complying with the minimum seismic standards of the California Existing Building Code, the building could be evaluated and made to comply with new building construction regulations per the California Building Code. In general, rehabilitating a building for compliance with new building standards is very difficult and cost prohibited. The feasibility study of this design option was beyond the scope of this study and was not investigated.

C. 2022 California Administrative Building Code (CABC)
Per Section 4 307 of the California Administrative Code (CABC) an existing nonconforming building rehabilitated for use as a school building shall comply with Sections 317 323 of the California Existing Building Code (CEBC).

D. 2022 California Existing Building Code (CEBC)
The applicable DSA sections of the CEBC establish the minimum standards for earthquake evaluation and retrofit design of existing buildings to be used as public school buildings. The CEBC allows the use of ASCE 41 as the evaluation standard for demonstrating conformance with DSA regulations of existing buildings.
Per the CEBC, this building will be required to comply with the following seismic performance levels based on the ASCE 41 standard.
2022C Chapter 3 Table 317.5(DSA SS) – Risk Category III
   i. BSE 1N, S 2 Damage Control, N B Position Retention
   ii. BSE 2N, S 4 Limited Safety, N D Hazards Reduced

E. ASCE 41 17 Seismic Evaluation Standard
ASCE 41 17 is the reference standard in the 2022 California Existing Building Code (CEBC) and can be used for the seismic evaluation and rehabilitation of existing buildings. The feasibility study in this report assumes that the building will need to be rehabilitated to comply with this standard per DSA regulations if converted to a public school building.

5. Site and Building Descriptions

A. Site
The site is completely developed around the existing Civic Auditorium building located at the center of the site with concrete walkways, concrete plazas, and landscape areas. A loading dock area with asphalt pavement is located on the west side and an asphalt parking lot is located at the southeast corner of the site. The land is an irregularly shaped parcel bounded by Main Street on the south, Pico Boulevard on the east, and driveways for the surface parking lot of the sustainable water project on the west and north sides. The highest elevation of the site is the finish floor of the Civic Auditorium building between 59.0' and 59.5'. The lowest elevation of the site is located at the southeast corner of the site, near the intersection of Main Street and Pico Boulevard, at 52.0'.

B. Building

i. The Civic Auditorium consists of a concrete structure built circa 1956 with multiple partial levels. The building has overall plan dimensions of approximately 160 feet by 235 feet. The structure incorporates a modern style architecture designed by master architect Welton Becket that is highlighted by the parabolic pylons at the main entrance canopy to the auditorium.

ii. The entrance canopy structure consists of a metal deck supported by steel beams and pre cast concrete frames with integral concrete pylons. The pylons are approximately 62 feet above the exterior grade. The canopy structure is attached to the main structure with horizontal steel bracing.

iii. The lobby area has two levels. The second level and roof over the lobby area consists of reinforced concrete joists and girders supported by concrete columns. The second level leads to the top section of the auditorium seating. The first level is a concrete slab on grade and leads to the main floor area.

iv. The stage area is approximately 120 feet by 41 feet in plan with reinforced concrete walls on all sides and a high roof area at approximately 77 feet above the stage floor. The stage roof is constructed of reinforced concrete slab, beams, and girders supported by the concrete walls. There are two mezzanine levels around the stage area that are also comprised of concrete slabs and beams.

v. The main floor area consists of a large seating area that is divided into two sections. One section of the floor consists of fixed cast in place concrete raker seating that slopes from the first level to the second level of the lobby area. The other section closer to the stage consists of a tilting platform area for removable seating. The tilting platform structure is comprised of steel beams and concrete filled metal deck. The roof over the main area is consists of a poured gypsum slab supported by steel beams and trusses and is approximately 54 feet above the stage area. The top chord o the trusses support the main roof and the bottom chord of the trusses support the catwalk system over the main floor of the auditorium.

vi. The foundation of the auditorium consists of a pile system with interconnecting grade beams attached to pile caps that support the walls and columns of the building. The piles consist of steel shelled piles with concrete. The auditorium also has a one level partial below grade basement over the stage area and tilting floor area.

vii. There are two one story additions to the main auditorium building. The addition on the west side is approximately 57 feet by 35 feet in plan and is constructed of gypsum roof slab supported by steel beams and girders at approximately 12 feet above the stage floor. The addition is connected to the west concrete wall of the auditorium. The foundation of the addition consists of concrete grade beams and piles. The east building addition is separated from the main structure by a 2 inch gap and consists of a poured gypsum roof slab supported by steel beams and tapered steel girders. The plan dimensions of the east addition is approximately 89 feet by 72 feet and its roof is approximately 16 feet above the stage floor.

6. Condition Assessment

A. General Condition

i. Based on the visible structural elements during our site visit, the overall structure of the building appeared to be in good structural condition. No concerning cracks were noted on the concrete walls in or outside of the building.

ii. Cracks on the concrete fill over metal deck at the tilting floor area was observed but appeared to have been repaired with a type of epoxy injection. It is assumed that the repair condition of the cracks have preserved the original structural capacity of the floor and are not of a structural concern; but it is worth noting that the visible area was limited by furniture and storage boxes present on the floor at the time of our visit.

iii. The steel beams supporting the tilting floor seemed to be in structural good condition, as well as the steel trusses and roof members at the catwalk area below the main roof.

B. Site Observations

i. KPFF visited the site on March 08, 2023 and April 21, 2023, to observe the general condition of the building. Our observations were limited to the exposed structural areas that were readily accessible and visible at the time of our site visit. Below is a list of some notable structural elements observed during our site visit. For photos and other observed conditions please see Appendix A of this report.

	Building Elements:	**Observed Condition**
1	Exterior walls of the Auditorium	Appeared in good general condition.
2	Original one story addition at the Auditorium East Elevation	Addition is structurally separated by a gap from the main exterior auditorium wall
3	Original one story addition at the Auditorium West Elevation.	The addition is attached and connected at the roof to the main exterior wall.
4	Tilt floor concrete slab at the main floor area of the Auditorium.	Cracks were observed that appeared to have been repaired with epoxy injection.
5	Steel girders at tilt floor below the main floor area.	Appeared to have been strengthen with additional steel section at the bottom flange.
6	Brise Soleil	Appeared to be in good general condition.

7. Seismic Evaluation

A. ASCE 41 17 Seismic Evaluation and Retrofit of Existing Buildings

An ASCE 41 17 Tier 1 Screening was performed on the as built condition of the existing building to gain a general understanding of the structure and assist in identifying potential impacts to the building that will likely result from its proposed renovation and rehabilitation. The results of our Tier 1 Screening is summarized on the Tier 1 Checklist included in this report (Appendix B).

It is worth noting here that a Tier 1 evaluation procedure is a simplistic engineering tool used by engineers to rapidly identify potential deficiencies in an existing structure based on the performance of similar buildings in past earthquakes. A Tier 1 evaluation is a rapid assessment and a good starting point for the comprehensive engineering analysis that is ultimately required to understand the total seismic vulnerabilities of an existing building. Its limitation should be recognized and shall not be construed as a complete evaluation of

the structure due to the very basic and partial analysis required to perform the Tier 1 Screening procedure.

In order to finalize the retrofit requirements and final recommendations for the seismic upgrade of the building, an ASCE 41 17 Tier 3 evaluation will be required. A Tier 3 evaluation consists of a comprehensive engineering analysis that requires detailed calculations and analytical models of the structure to more accurately predict the seismic deficiencies and retrofit measures of a building. A Tier 3 evaluation is used to confirm the findings of a Tier 1 screening, uncover other deficiencies that the building may have, and/or remove deficiencies identified by a Tier 1 evaluation. Only a Tier 1 Screening was performed for the development of this report at this time, as a Tier 3 evaluation was beyond the scope of this study.

It is worth noting that for a Tier 3 evaluation there is also an alternative non linear analysis option to the conventional linear analysis method that is more typically used. This alternative approach consists of advanced engineering analysis that requires additional engineering effort and additional peer review that may impact the design cost and schedule of a project, but at times has resulted in a reduction of retrofit measures providing value to the construction cost, construction schedule, and preservation of historic character defining features in an existing building.

B. Structural Deficiencies and Potential Retrofit Measures

The following is a list of potential structural deficiencies that were discovered during our investigation. Potential retrofit measures that will likely be required to rehabilitate the building to conform with DSA standards and regulations are also presented below.

i. Seismic Vertical Resisting System
   a. (Sheet S 3, S 8, S 9, S 10, S 11, and S 12) The concrete walls in the building provide the seismic lateral resistance for the structure. The walls are expected to have insufficient shear and/or flexural capacity for conformance with DSA seismic rehabilitation requirements. The existing shear walls will likely need to be strengthened by shotcrete and/or FRP methods to properly address their seismic deficiency. In addition to strengthening the existing shear walls, new shear walls may need to be added at Grid 14 and Grid 16 on the north side of the building as well at the triangular floor areas on the front side of the proscenium wall at Grid 5. A new concrete shear wall on Grid H between Grid 1 and 2 may also be required.

ii. Discontinuous Concrete Shear Walls
   a. (Sheet S 37) The north end of the East and West Concrete Walls of the building have an in plane vertical irregularity due to the lack of shear wall continuity at the ground floor. It may be possible to address this deficiency by infilling the wall north of Grid 17 to support the wall above and eliminate the discontinuity; however, infilling this wall may greatly impact the historic character of the lobby space and alternative retrofit measures for this deficiencies shall be investigated during design.
   b. (Sheet S 37) The second floor walls at Grid 16 do not continue to the ground floor and create an in plane vertical discontinuity. In order to properly address the seismic impact of the discontinued walls, the existing beams below will likely need to be enlarged and strengthened to accommodate the new seismic criteria forces.

The existing columns at the ground floor supporting these beams along Grid 16 may need to be enlarged and strengthened as well.

c. (Sheet S 20) The main concrete walls along grid V and B are offset from their supporting walls at the ground floor. This will likely require thickening the concrete wall lines at the upper level to match the walls at the ground floor and/or thickening the walls at the ground floor by shotcrete or a pour-in place method.

iii. Main Roof Gypsum with Bulb Tee Purlins

a. (Sheet S 2 and S 12) The main roof diaphragm consists of a gypsum roof construction with bulb tee sub purlins. This system has very little capacity and reliability for seismic induced forces, and it is likely that it will either need to be replaced with a metal deck system and/or reinforced with horizontal bracing at the underside of the roof.

iv. Bottom Chord Truss Diaphragm Bracing

a. (Sheet S 11) The bottom chord truss diaphragm bracing provides seismic in plane diaphragm resistance for the spotlight gallery floor and catwalks, as well as the suspended ceiling over the auditorium gallery below. It also resists seismic out-of-plane forces from the perimeter concrete walls. The existing horizontal steel bracing between at this level will likely need to be strengthened and supplemented with additional horizontal bracing at the open bays between the bottom chord of the trusses.

v. Tilt Floor

a. (Sheet S 32) It is our understanding that due to code accessibility reasons. the tilt floor at the main floor of the auditorium will need to be locked in place at the top tilt position. It will need to be restrained from its floor seismic acceleration during an earthquake and will need to be able to adequately transfer its seismic inertia forces into the existing shear walls and/or new concrete shear walls below the floor. New walls and column supports will be installed to relieve the current hydraulic jacks and pivot mechanism from supporting the floor in order to better protect and preserve the mechanism of the tilt floor for future use if so desired. We also understand that the beams and deck/slab will need to be removed and replaced with new beams and deck/slab in order to lower the top of slab elevation and accommodate a gymnasium flooring system. It is worth noting that in order to re use the floor as a tilting floor in the future, partial removal and demolition of the new floor framing, walls, and columns that will be added to provide a fixed floor condition, will need to be removed, demolished, and partially modified in order to re install the hydraulic system and its pivot mechanism.

vi. Pile Foundation System

a. (Sheet S 3) The existing foundation system primarily consists of 14 1/2" diameter CISS (Cast in Steel Shell) Piles embedded a minimum of 40 feet into the ground with the top of the piles embedded into pile caps at the basement floor level at the south end of the building and at the ground level at the north end of the building. It is expected that some of the pile caps at the corners and intersections of the existing and new shear walls will require additional piles such as micro piles to

provide the required seismic increased capacities for the DSA rehabilitation. The pile caps will likely need to be enlarged and strengthened as well.

vii. Projection Room Lateral Bracing
   a. (Sheet S 11) The projection room floor is suspended from the main roof trusses above and there appears to be a lack of seismic lateral bracing of the floor to the trusses above. Steel bracing from the floor to the bottom chord framing of the trusses will likely be required to appropriately brace the projection room floor.

viii. Canopy at the Main Entrance
   a. (Sheet S 17 and S 18) There are six concrete pylons at the Main Entrance that rise approximately 62' from grade and are attached to the concrete girders at approximately 13' above grade. The columns are expected to require strengthening to accommodate the new seismic design criteria required for this building. The strengthening will likely consist of several layers of FRP wrapped around the column surface that may result in an increase width of the pylon by ½" ¾", and may create rounded corners that may visually impact the original section of the pylon. The girders may also require similar strengthening. An option to the FRP if not desirable may consist of the demolition and reconstruction of the pylons or portions of the pylons to meet the code required concrete strength and reinforcement. Further testing of the concrete to determine the composition and performance history of the concrete is recommended. Other options shall be investigated during design to try to preserve the historic section and character defining features of the pylons if possible.
   b. The canopy is braced laterally to the building by horizontal steel bracing at the canopy ceiling level. The horizontal bracing is expected to be replaced or strengthen to meet the new seismic load demands.
   c. The canopy connections to the building and the anchorage to its foundation will likely also need to be revised and strengthened.

ix. Brise Soleil at Front Wall of Auditorium
   a. (Sheet S 29 and A28) The exterior sunscreen panels at the front wall of the auditorium consist of concrete precast panels supported by concrete spandrel beams. The precast panels and its attachment to the building's spandrel beams may be deficient for the new seismic criteria. As this may be of important historical significance, the panels, may need to be subjected to load testing for conformance if the justification by conventional engineering analysis and calculations is not possible. If conformance can not be demonstrated by testing, replacement and/or re construction of panels with adequate strength for new seismic demands may be required. Other options shall be investigated during design to try to preserve the character defining features of the brise soleil.

x. 1 Story Administration Building at the West Auditorium Wall
   a. (Sheet S 10) This lower one story structure is attached at a partial height of the main exterior wall of the auditorium potentially creating an unfavorable seismic vertical irregularity. In order to eliminate this potential irregularity between the two structures, a seismic joint could be implemented by separating the two structures and providing additional vertical gravity support and a seismic lateral resisting element adjacent to the joint on the office side.

xi. 1 Story Committee Building at the East Auditorium Wall

a. (Sheet S 13) This lower one story structure appears to be separated from the main auditorium structure by a 2" gap. This structure will act independently of the main auditorium building during a seismic event and will need to evaluated and retrofitted as an independent structure. The roof diaphragm of the building consists of a gypsum roof construction with bulb tee sub purlins. This system has very little capacity and reliability for seismic induced forces, and it is likely that it will either need to be replaced with a metal deck system and/or reinforced with horizontal bracing at the underside of the roof. The 2" separation gap may not be sufficient for the required seismic design drift and may need to be enlarged. New shear walls and/or strengthening of the existing walls with shotcrete or FRP along Grid W and Z will likely be required along with an additional pile foundation system.

8. Non Structural Systems
   A. DSA Requirements for Non Structural Systems
      Seismic compliance of the non structural systems in the building will also be required by DSA if the building is to be rehabilitated for use as a public school building. The existing non structural systems are allowed to conform to the provisions of the California Existing Building Code (CEBC) or the California

      Building Code (CBC) provisions for new buildings. The evaluation of existing non structural systems could be a challenge for engineers since older buildings and non DSA buildings many times lack the as built information necessary to properly evaluate these systems for conformance to seismic standards. If an evaluation of these systems is deemed necessary, a comprehensive field investigation and in situ testing program consisting of destructive and/or non destructive testing may be required to obtain the necessary information. Replacement of these secondary systems to new building standards is sometimes a better alternative for the cost and time needed for the investigation, analysis, evaluation, and strengthening of these existing systems. Please note that some of these non structural systems may already need to be removed or demolished to perform the primary retrofit work of the main structure. The impact to the historic significance of these elements shall be carefully considered when deciding to replace or seismically upgrade these elements.

      Engineering analysis and evaluation for DSA compliance of the existing non structural systems was beyond the scope of this study; however, a general assessment and potential requirements based on our limited observations of several of the non structural items is presented below.

   B. Architectural and Secondary Building Components
      The architectural and secondary components in the building that are likely required to be removed, replaced, seismically retrofitted, or shown to be in conformance with new seismic standards include, but not limited, to the following:
      i. The suspended ceiling and lights/equipment at the auditorium may need to be removed and replaced with adequate attachment and bracing to the bottom chords of the roof trusses in conformance with new DSA seismic standards.
      ii. Suspended acoustical tile ceilings, plaster ceilings, and/or soffits will likely need to be removed and replaced with adequate attachment and bracing to the structure above.

The hanging support for the large sliding and folding doors will require additional support and seismic bracing from structure above.

iii. The front brise soleil precast panels on the north elevation of the building may not be in conformance with new DSA seismic standards. Additional investigation, testing, and/or analysis will be required to confirm the adequacy of the panels. Potential strengthening solutions if determined to be deficient will likely include additional strong backs behind the panel, additional anchorage with epoxy anchors, or scale testing of the panel construction to determine adequacy. Other options shall be investigated during design to try to preserve the character defining features of the brise soleil.

iv. Mullions for the storefront glazing of the building will likely need to be strengthened, anchored, braced, and/or replaced with new mullions for compliance with new DSA seismic standards. Other options shall be investigated during design to try to preserve the character defining features of the storefront.

v. Interior metal stud partition walls may need to be removed and replaced with new metal stud construction with proper construction details in conformance with new DSA seismic standards.

vi. The existing stairs will likely need to be modified at the floor and/or landing to allow for seismic inter story drift of the building without imposing additional seismic loads on their structure.

C. Mechanical, Electrical, Plumbing Systems

The mechanical, electrical, and plumbing systems in the building that may be required to be seismically anchored or seismically braced in accordance with new seismic standards include, but not limited, to the following:

i. Electrical and communications equipment including panel boards, battery racks, motor control centers, switch gear, and other fixed components.

ii. Mechanical equipment used for the operation of the building including boilers, furnaces, conveyors, and HVAC system equipment.

iii. Plumbing systems including water tanks, water distribution pipes, and fire suppression system.

9. CONCLUSION

A. Findings

The Santa Monica Civic Auditorium Building is an existing nonconforming building under DSA regulations. It is expected that it will need to be rehabilitated to meet the seismic performance criteria per DSA standards. The rehabilitation is anticipated to consist of a comprehensive seismic upgrade of the structural elements of the building as well as the evaluation and upgrade of its non structural elements. The building retrofit is expected to include the addition of new shear walls, strengthening existing shear walls, removal and replacement of structural members, floor and roof diaphragm strengthening, new micro-piles and pile cap strengthening, canopy retrofit, pre cast wall panel strengthening, and other building elements required to meet the performance criteria by DSA.

B. Next Steps

If the project is to move forward with the design and rehabilitation of the building, we recommend that an ASCE Tier 3 analysis of the proposed rehabilitated building be started prior to or during the early concept/programming phase of the project. This type of analysis is necessary to confirm the estimated deficiencies and potential mitigation measures presented in this report, identify other potential deficiencies not uncovered during this preliminary study, and/or determine which deficiencies may be eliminated by performing a more detailed Tier 3 engineering analysis. Provided the additional design cost and schedule could be accommodated in this project, the Tier 3 alternative non linear analysis approach may also be considered to assist in mitigating the retrofit impact to the building and in preserving as much as possible the historic character defining features of the building.

We also recommend an initial meeting with DSA as early as possible to introduce the project and confirm the seismic evaluation approach and criteria to be used on the project. Please note that per Section 4 307 of the California Administrative Code, Rehabilitation of an existing nonconforming building for use as a school building, a pre application and an Evaluation and Design Criteria Report (EDCR) will need to be submitted to DSA for approval prior to the submittal of a project application. It is recommended that this report be submitted during schematic or early design development phase of the project to allow time for DSA review comments on this report to be incorporated in the later phases of design prior to the final construction documents.

10. APPENDICES

APPENDIX A – Photos (under a separate cover)

APPENDIX B – ASCE 41 17 Tier 1 Screening Check List (under a separate cover)

APPENDIX C – Conceptual Retrofit Measures (under a separate cover)

2.6 MECHANICAL

2.6 MECHANICAL DESIGN NARRATIVE

This report documents the existing conditions of mechanical equipment and systems at the Santa Monica Civic Auditorium in Santa Monica, CA, and provides the team's recommendations for proposed improvements. The assessment consisted of a site visit and review of existing documents. This section provides a summary of existing mechanical systems and the remaining useful life if they were to be re incorporated into the new programming schemes, as well as recommendations for overall system improvements.

A site visit was performed by engineers of each discipline on Wednesday, March 8, 2023. During the visit, the team walked the entire building/site, documenting observations and capturing photos of current equipment and systems within and outside the building to establish existing conditions. Equipment and systems were not operational at the time of the visit.

In addition to the site visit, the following documents were reviewed as part of the assessment:

A. As Drawings – Santa Monica Civic Auditorium (August 8, 1956)
B. Ice Storage System Drawings – Civic Auditorium (April 25, 2005)

2. Existing Conditions
   A. Chiller
      A 185 ton Trane air cooled chiller was installed in 2005 to replace the existing condensers and cooling tower. A new plate and frame heat exchanger, and thermal energy storage system with 144 ton cooling capacity were installed as part of the same project. The chiller has not been run or maintained since the Civic center closed in 2013, with about 10 15 years of useful life remaining at that time.

B. Boilers

The original drawings indicated 4 gas fired boilers manufactured by Bryan, with a combined output of 130 tons. It appears that these boilers were replaced around 2002 2003 With non condensing Parker boilers. These boilers had an expected useful life of 10 15 years remaining when the civic center closed. and will require service prior to startup.

C. Heat Exchanger and Glycol Management

A Calmac Model S62 IS plate and frame heat exchanger with a 305 ton capacity was added in 2005 along with a glycol management system for the chiller. The heat exchanger is used to separate the 30% glycol mixture on the chiller side from the rest of the hydronic distribution system. The heat exchanger had an expected useful life of 10 15 years when the civic center closed and will require service prior to restarting the system.

D. Thermal Energy Storage System
An ice thermal energy storage system with 144 ton cooling capacity was installed in 2005, along with the chiller upgrade. The system utilizes the main chilled water pumps for distribution, and can store cooling capacity to offset energy usage during peak demand. The system appears to be in good condition.

E. Air Handling Units

The air handlers found onsite are all custom, with individual supply and exhaust fans, as well as separate heating and cooling coils. They are currently set up for single zone constant volume applications with the services described below.

i. S 1 serving the administration wing
ii. S 2 serving the east room
iii. S 3 serving the east portion of the auditorium
iv. S 4 serving the auditorium dressing rooms
v. S 5 serving the west portion of the auditorium
vi. S 6 serving the lobby area

These air handling units are still mostly original from 1956, except for new chilled water coils and piping connections added to unit S 2 as part of the 2005 chiller upgrade. Overall, the units are in poor condition due to system age.



F. Hydronic Pumps

The chilled water pumps and were replaced as part of the 2005 chiller upgrade with single speed end suction Bell and Gossett HSC series pumps, with a total output of 1550 GPM. These pumps had 10 15 years of useful life remaining when the civic center was closed.


G. Heating Hot Water Pumps
The heating hot water pumps appear to be original single speed Chicago pumps. They are in very poor condition and are likely no longer functional due to deterioration of internal components.


H. Controls Infrastructure
The original pneumatic controls are still in place but are no longer functional. A new Trane model BMT controller for the chiller was added along with the 2005 upgrade, but the front end interface has been removed making it inaccessible.

I. Distribution

All ductwork, hydronic piping, and associated insulation appear to be from the original system installed in 1956. There is a small amount of new piping for the chiller, and the ice storage system, heat exchanger, and glycol management system included in the 2005 chiller upgrade. Ductwork, piping, and insulation from the original installation are at the end of their useful life.

2.7 ELECTRICAL

This report documents the existing conditions of electrical equipment and systems at the Santa Monica Civic Auditorium in Santa Monica, CA, and provides the team's recommendations for proposed improvements. The team's assessment consisted of a site visit and review of existing documents provided by NAC. This section provides a summary of existing electrical systems and the remaining useful life if they were to be re-incorporated into the new programming schemes, as well as recommendations for overall system improvements.

A site visit was performed by engineers of each discipline on Wednesday, March 8, 2023. During the visit, the team walked the entire building/site, documenting observations and capturing photos of current equipment and systems within and outside the building to establish existing conditions.

In addition to the site visit, the following documents were reviewed as part of the assessment:

A. Original Drawings – Santa Monica Civic Auditorium (August 8, 1956)

B. Electrical System Upgrade – Civic Auditorium (April 27, 2007)

2. Existing System

A. Lighting

Lighting in the Civic Auditorium has mostly been upgraded to fluorescent fixtures from the original 1950s installations. Lights in auxiliary rooms are predominantly troffers and surface mount fixtures, and the theater space is primarily served by high-bay pendants. There is also a theater lighting system that is outside the scope of a normal electrical investigation and should be evaluated by a theater consultant.

Figure 4.3.1 – High Bay Pendants

Figure 4.3.2 – Troffer Fixtures

The lighting control system consists of normal line-voltage on-off switches for the auxiliary spaces and relay and dimmer panels for the theater lighting. No wall switch dimmers, daylight harvesting control, or occupancy control was encountered during system review. Exit signs with "bug-eye" style lights provide exit direction and egress lighting for the space.

Figure 4.3.3 – Exit Sign with Bug-Eyes

B. Electrical Service

The civic auditorium has a transformer vault where the utility transformer is located. SCE provided a new 16kV-480Y/277V transformer supplying a 3000A bus duct as part of the 2007 electrical system upgrade. The bus duct feeds a 3000A service entrance switchboard in the main electrical room.

Figure 4.3.5 – SCE Meter

C. Power Distribution

The electrical distribution system in the Civic Auditorium is mixture of about half original equipment from the 1950s construction and half that was installed as part of the 2007 electrical systems upgrade.

The original distribution consisted of a unit transformer with high side breakers feeding two MCCs and a 480V distribution panel ('P'). The secondary side of the transformer fed four distribution switchboards (A,B,C, and D) which distributed power throughout the Auditorium to panels located in hallways and closets.

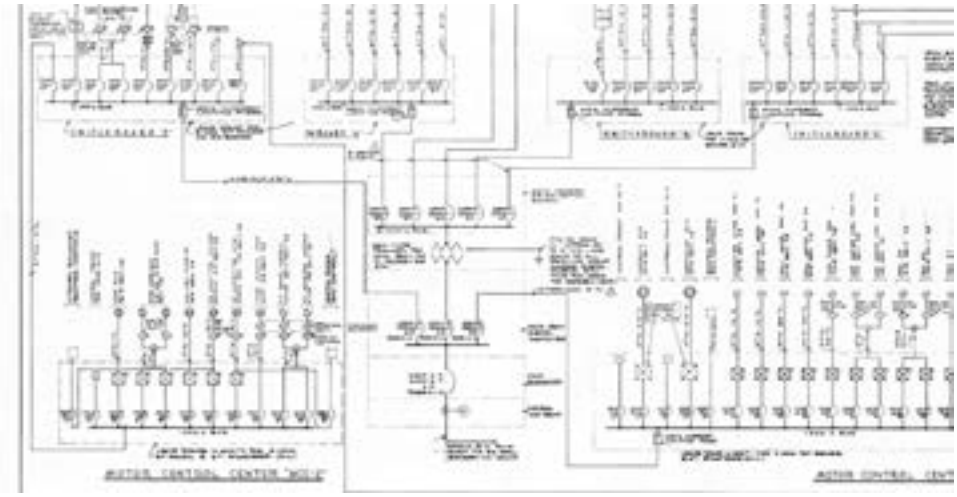


Figure 4.3.1 – Original Single Line

Figure 4.3.2 – Example Original Panel

The 2007 electrical upgrade replaced the unit transformer with a separate 480Y/277V switchboard, a dry-type transformer, and a 120Y/208V switchboard. The MCCs, 480V Switchboard P, and 280V Switchboards A-D were all maintained and refed from the new distribution equipment. Additionally, two 208V distribution boards were added to stage right and supply panels located throughout the main floor of the auditorium. New panels were also added to switchboards A-C.

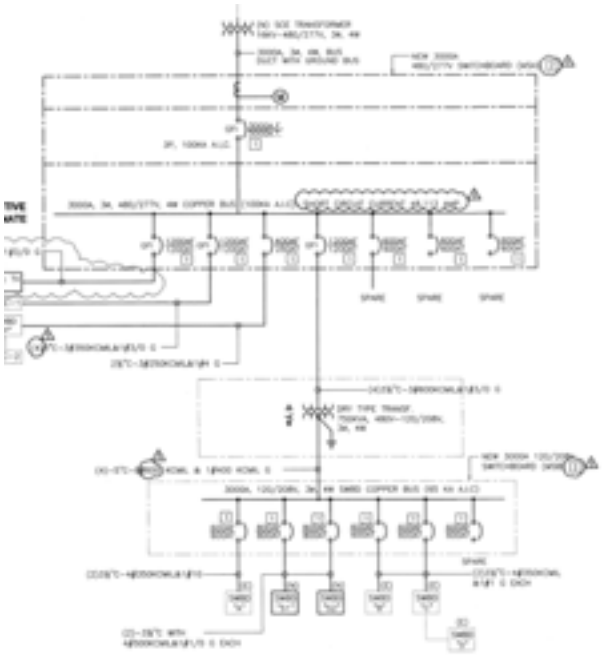


Figure 4.3.3 – Renovation Single Line

Figure 4.3.4 – New Distribution Board Nameplate

Motor Control Center 1 was also replaced sometime after the 2004 cooling tower upgrade.

Power receptacles were distributed throughout the auditorium and auxiliary spaces. Additionally, 18 sets of 12 qty -30A twistlock receptacle boxes were installed in the basement and the meeting room during the 2007 electrical upgrade.

Figure 4.3.5 – Twistlock Receptacle Block

D. Emergency System

Switchboard D is fed from an 150A ATS that is served by switchboard C and a 30 kW generator located outside the building loading dock. The switchboard feeds four emergency panels that feed lighting and fire alarm circuits throughout the building.

2.8
PLUMBING

2.9 PLUMBING DESIGN NARRATIVE

This report documents the existing conditions of plumbing equipment and systems at the Santa Monica Civic Auditorium in Santa Monica, CA, and provides the team's recommendations for proposed improvements. The team's assessment consisted of a site visit and review of existing documents provided by NAC. Recommendations for each discipline will be found in each discipline's section.

A site visit was performed by engineers of each discipline on Wednesday, March 8, 2023. During the visit, the team walked the entire building/site, documenting observations and capturing photos of current equipment and systems within and outside the building to establish existing conditions. Equipment and systems were not operational at the time of the visit.

In addition to the site visit, the following documents were reviewed as part of the assessment:

A. Original Drawings – Santa Monica Civic Auditorium (August 8, 1956)

B. Domestic Supply Plumbing Replacement – Civic Auditorium (June 14, 1990)

C. Sustainable Water Infrastructure Project by SM Public Works – Civic Center (June 09, 2020)

2. General Overview

The plumbing needs for the existing Santa Monica Civic Auditorium building are currently met with conventional systems that include sanitary sewer, domestic water, storm drainage, and natural gas.

3. Existing Conditions (Services and Distribution)

A. Domestic Cold Water
The building is fed by a 4 inch cold water supply laterally connected to the city water main along Pico Blvd. via a 3 inch water meter. Cold water enters overhead at the basement and is distributed to plumbing fixtures, hose bibs, and water heaters.

Each plumbing fixture has individual isolation valves (fixture stops) for maintenance purposes. Shutoff valves at groups of fixtures on each floor and water hammer arrestors on cold water headers serving water closet/urinal flush valves behind access panels were not observed, and are therefore believed to be missing from the existing system.

Hose bibbs along the perimeter of the south side of the building are spaced at 75 to 100 feet apart.

B. Domestic Hot Water
Domestic hot water for the auditorium is generated using a gas fired boiler and storage tank setup located at the south side of the building on the Upper Concourse level. The hot water storage tank has a capacity of 675 gallons. Hot water is currently being generated and stored at 140 degrees F, then routed to all domestic plumbing fixtures and equipment

at 120 degrees F. The system is recirculated via a dedicated hot water return line and an in-line pump back to the source equipment. Domestic hot water for the east wing (Committee building) is generated using a gas fired tank type water heater that only serves the kitchen and restrooms at this wing of the building.

Insulation on the hot water supply and return distribution piping was not observed and is therefore believed to be missing or deteriorated throughout the years.

Figure 4.4.1 – Gas-Fired Domestic Boiler

Figure 4.4.2 – Domestic Hot Water Tank

C. Sanitary Sewer and Vent System

The building's sanitary sewer piping connects to the facility sewer infrastructure and exits the property at the south to Pico Boulevard via two 6 inch sewer laterals. Sewer is routed throughout the building serving restrooms, janitor rooms, mechanical rooms, and kitchen, and exits the building at multiple locations.

There is an existing sewage ejector located in the basement that serves all fixtures on the basement level.

The kitchen at the east wing (Committee building.) does not appear to have a grease interceptor. The sanitary waste line exits the building at the south side of the building and is routed to connect to the line serving the restrooms. This line then routes to the campus sewer infrastructure.

Sanitary vent piping is routed above ceilings and terminates at various locations through the roof. Sizes range from 2 inch VTR to 4 inch VTR.

Existing upper terminal cleanouts, cleanout to grade, and change in direction cleanouts appear to be in place, as these were observed in most areas.

Trap Prime valves serving floor drains and floor sinks in the building were not observed and are believed to be missing.

Figure 4.4.3 – Sewage Ejector in Basement

D. Indirect Waste and Condensate Drainage Systems
HVAC condensate drainage piping was observed for all the major mechanical equipment. Condensate drain is routed from fan coil units to janitor rooms and terminates into mop sinks. Condensate drain lines from larger air handling units inside the mechanical rooms route to floor sinks within the room. The walk in refrigerators within the kitchen area also include condensate drain lines that terminate into floor sinks. Auxiliary drains as part of the fire sprinkler system also discharge to floor sinks.

Figure 4.4.4 – Floor Sink for Fire Sprinkler Aux. Drain

Figure 4.4.5 – Floor Sink Outside Walk-in Freezer

E. Storm Drain System
The Auditorium and Committee building wing each have a storm drain system consisting of a piped primary system with multiple roof drain locations, and a secondary (overflow) system with scupper openings through the parapet adjacent to each roof drain location. The storm drain is routed throughout the building and down to either the basement or below floor, from where it exits the building at multiple locations.

Storm drain piping that exits at the south and east side of the building daylights through exterior walls and spills to grade. Storm drain that exits at the west side of the building spills through the face of the curb along Main Street. It is the team's understanding that

surface runoff at the surrounding areas of the facility are being partly diverted into the large storm holding tank as part of the recently (2020) installed Advanced Water Treatment Facility (AWTF) that was performed by Santa Monica Public Works Department based on review of such drawings. The system is located north of the project site.

F. Natural Gas System
The natural gas system is composed of a gas pressure regulator, lube type shutoff at the gas rise, and a gas company meter. The gas assembly is located on the south side of the building, next to the loading dock.

Gas supply into the building steps down from high pressure to low pressure and is distributed within the building to serve hydronic water heating, domestic water heating, and kitchen equipment.

Figure 4.4.6 – Gas Assembly (Facing North)

Figure 4.4.7 – Gas Assembly (Facing West)

G. Specialty Equipment
The kitchen has the following specialty equipment and fixtures for cooking operations:

i. A commercial grade dishwasher with booster heater.
ii. A commercial grade exhaust hood with fire suppression system.
iii. Commercial grade gas cooking ranges.
iv. 3 compartment sinks, hand sinks, prep sinks, etc.
v. Steam cookers, gas fired ovens, and ranges.
vi. Free standing freezers, walk in refrigerators, and freezers.

Figure 4.4.8 – Gas-Fired Cooking Range w/Hood

Figure 4.4.9 – 2-Compartment Sink

H. Summary (Condition and Age Review)

Domestic water pipes and fittings are believed to be galvanized, with some repairs made with copper. Both the sanitary sewer and waste piping are cast iron with no hub couplings. Gas piping is Schedule 40 black steel with threaded fittings. The capacity of all system mains is of adequate size to support future renovations with no significant increase in fixture loads.

Major equipment items such as water heaters and storage tanks appear to be reaching the end of their useful life. Existing insulation on the hot water storage tank located at the upper level may contain asbestos and shall be addressed accordingly.

The existing plumbing distribution systems appear to be in working order; however, most of the piping is original to the building construction and shall be replaced as all systems have reached, if not exceeded, their life expectancy. Piping should be also considered for replacement in areas where walls will be opened or replaced entirely should the building undergo a complete renovation.

The condition of existing plumbing fixtures varies throughout the building as there have been modifications made during the building's life. Although the fixtures that appear to be original to the building construction are in good working order, most fixtures do not meet the code required flow rates and are likely not in compliance with the lead free requirements; therefore, they should be considered for replacement.

2.9
FIRE PROTECTION & FIRE ALARM

2.9 FIRE PROTECTION AND ALARM DESIGN NARRATIVE

The Santa Monica Civic Auditorium building is currently protected by a partial coverage sprinkler system and Class II hose cabinets on the stage and seating area. The existing fire alarm system consists of audio visual notification, voice evacuation functions, and detection throughout the building, with the exception of the areas described below.

2. Existing Conditions

A. Fire Protection System

The building has two connections to the city's water network, and each one feeds a different fire sprinkler system. During the visit it was only possible to identify a backflow preventer in the newer connection that serves the meeting room. The original connection has check valves not in compliance with the current codes. Both connections have a fire department connection on Pico Boulevard.

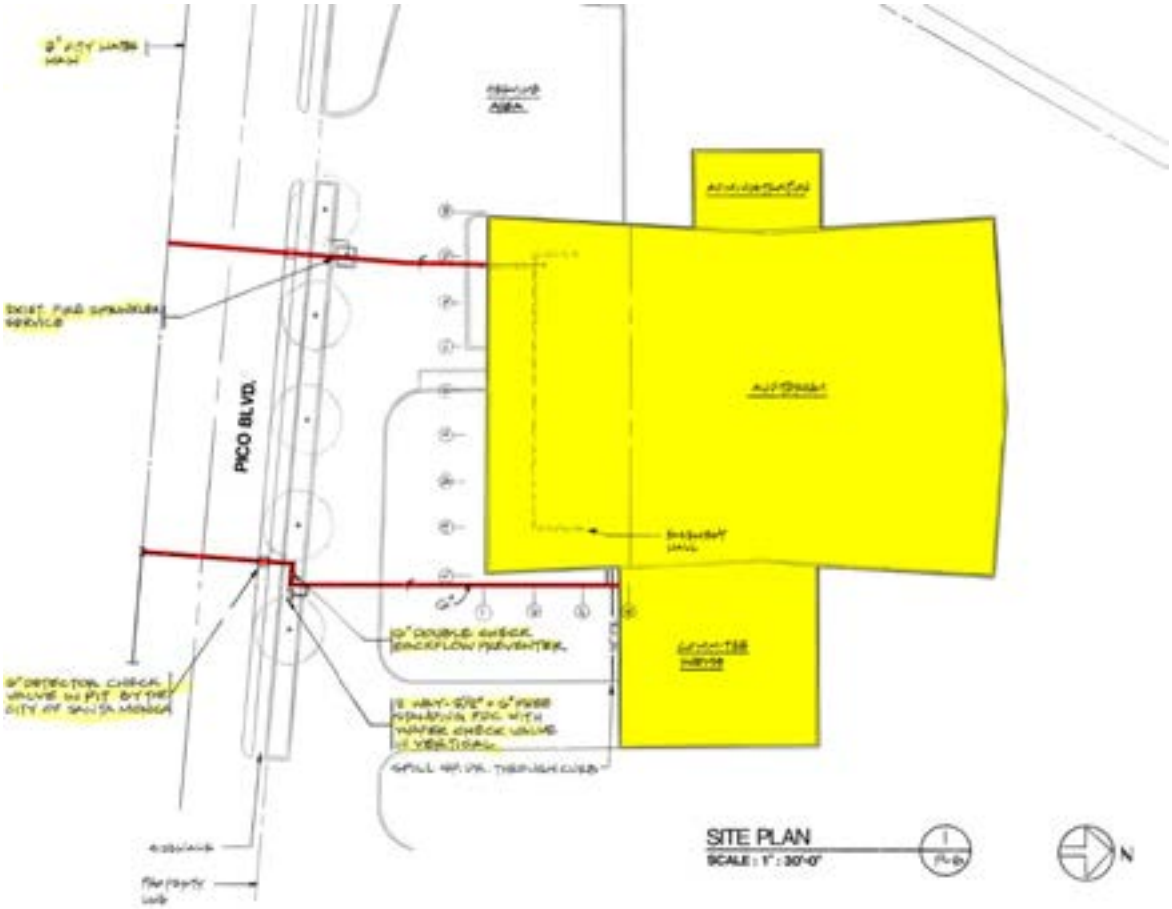


Figure 4.5.1 – Site Plan

The building is partially sprinklered. The original connection serves the office areas, restrooms, lobby, mechanical rooms, electrical rooms, dressing rooms, the backstage

storage area and only one of the storage areas outside the building. The second connection feeds the kitchen, bathrooms, and the meeting room in the east wing.

Hose cabinets are located on each side of the stage and on the first and second levels at the back of the seating area. The fire hoses appear to be connected to the domestic water system and not to the building's fire protection system.

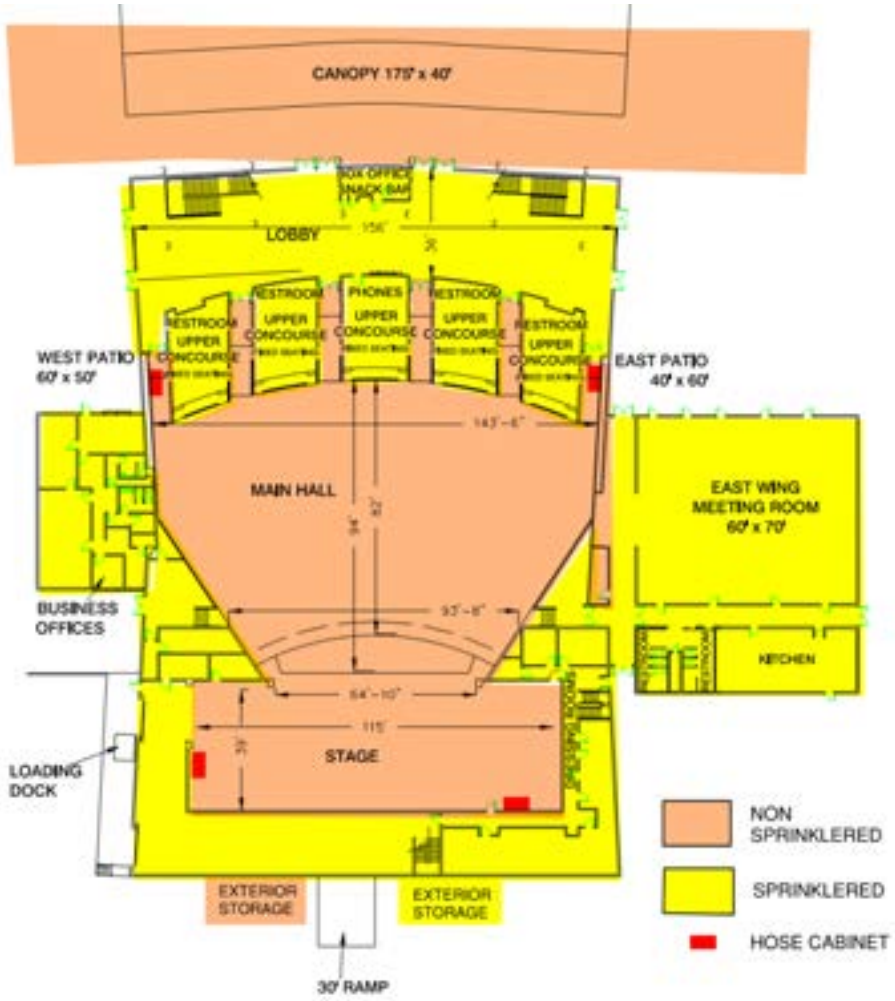


Figure 4.5,2 – Fire Sprinkler Coverage

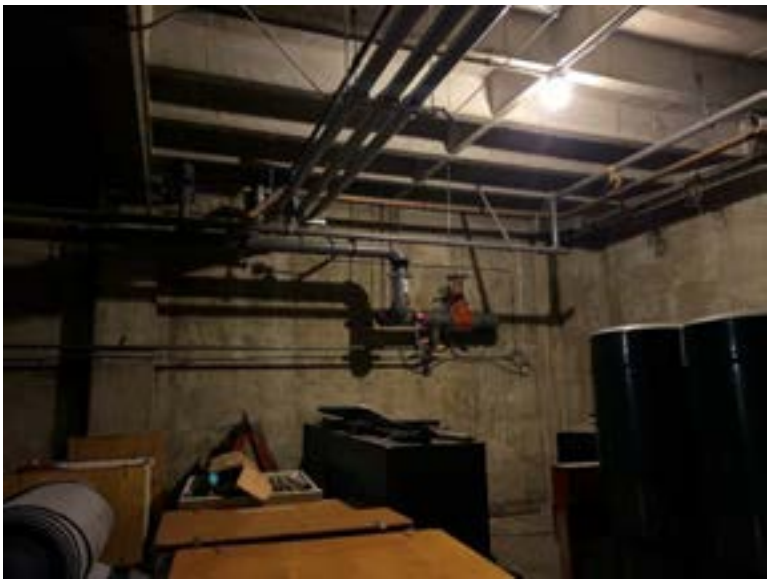


Figure 4.5.3 – Original Building Control Valve Assembly

Figure 4.5.4 – East Wing Fire Riser Assembly

Figure 4.5.5 – Fire Hose Cabinets

In addition to the lack of protection in the aforementioned areas, deficiencies such as corroded and painted sprinklers heads were found. Obstructions to the discharge pattern of the

sprinklers in the lobby were identified. The hoods in the kitchen have an Ansul suppression system. The condition of this system could not be verified.

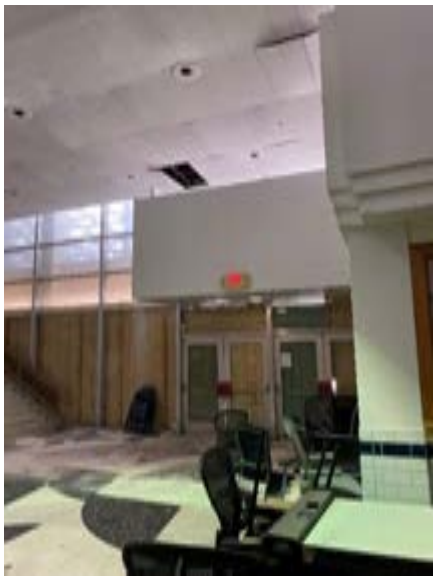


Figure 4.5.6 – Obstruction Below Soffit Not Sprinklered

Figure 4.5.7 – Corroded Sprinkler Head

Figure 4.5.8 – Painted Sprinkler Head

Figure 4.5.9 – Ansul Panel in Kitchen Hoods

A. Fire alarm system

The building has an existing Radionics fire alarm control panel and a separate voice vac panel. The detection includes partial coverage of smoke detectors and total coverage of the pull station; additionally, the system monitors the valves of the fire system. Occupant notification includes speaker/strobes throughout the building and exterior fire bells.

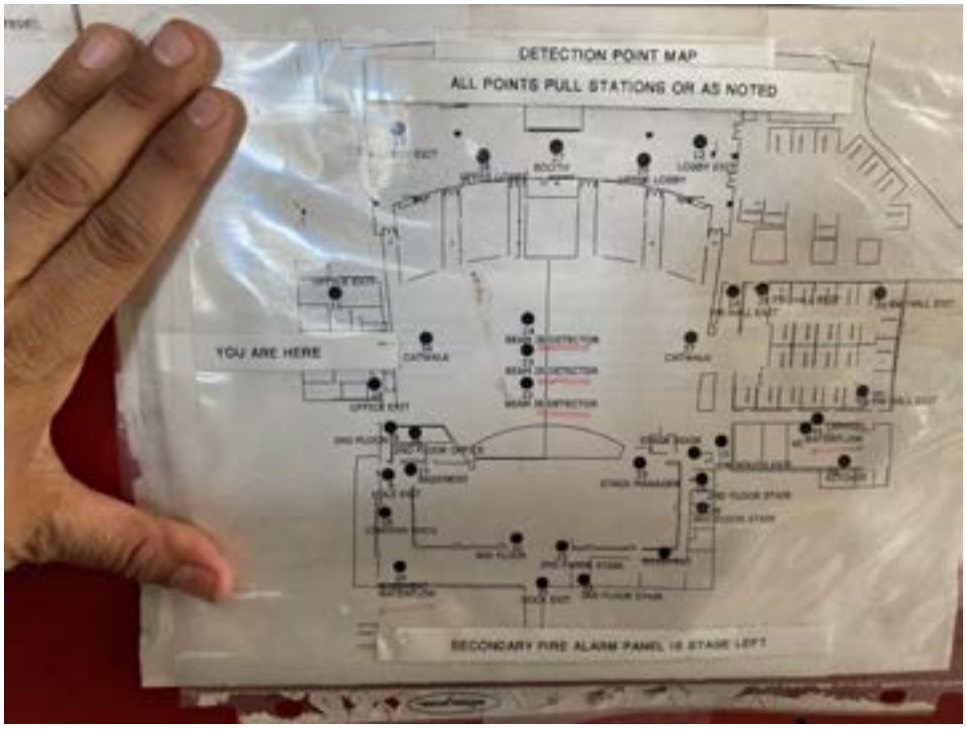


Figure 4.5.10 – Detection Point Map

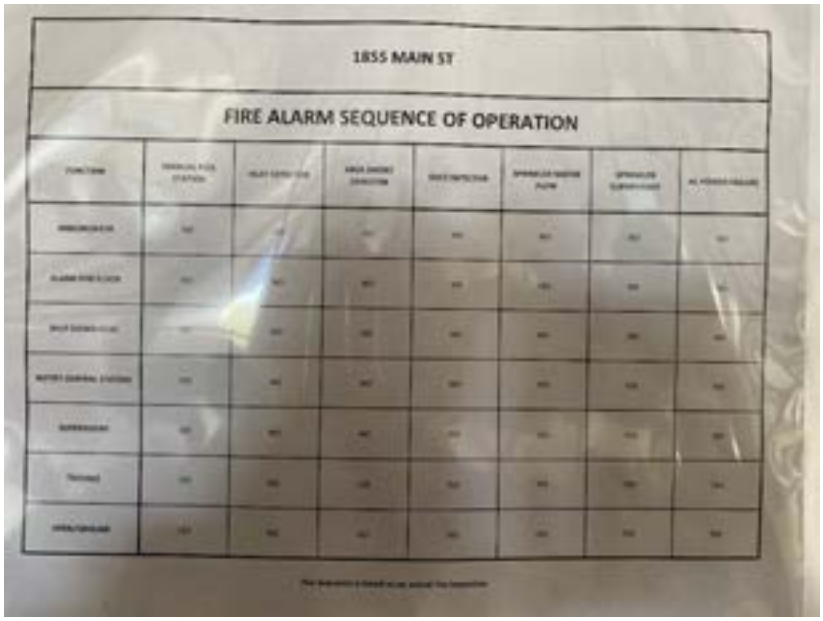


Figure 4.5.11 – Fire Alarm Sequence of Operation

Figure 4.5.12 –Fire Alarm Control Panel and Voice Evac

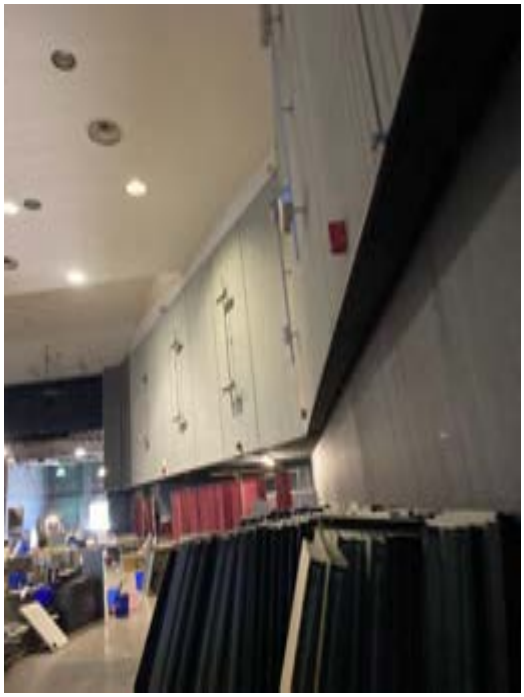


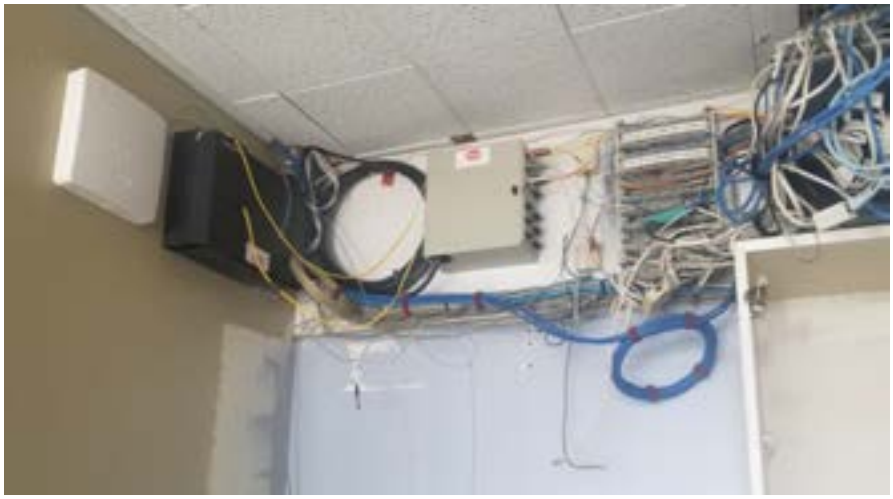
Figure 4.5.13 – Audio-Visual Notification in the Main Hall

2.10 TECHNOLOGY

2.10 TECHNOLOGY DESIGN NARRATIVE

Existing Conditions

The existing building is fed by service providers with copper cables and fiber optic.



There are three locations where POE switches are installed for the data, voice, and WIFI systems through fiber cables from the MPOE. These switches are mounted on wall-mounted racks.

There is an existing copper punch block serving existing POTs line for the building.

The building is equipped with an intrusion system with a Keypad and motion sensors.

The performance arts AV system is outdated. There is no dedicated room for the system.

There is no CCTV system.

2.11 ACOUSTICS

2.11 ACOUSTIC NARRATIVE

Room Acoustics

A mid frequency reverberation time of 2.4 seconds, was measured in the main Auditorium on March 15, 2023. The measured reverberation time is plotted as a function of frequency in Figure 1 below.

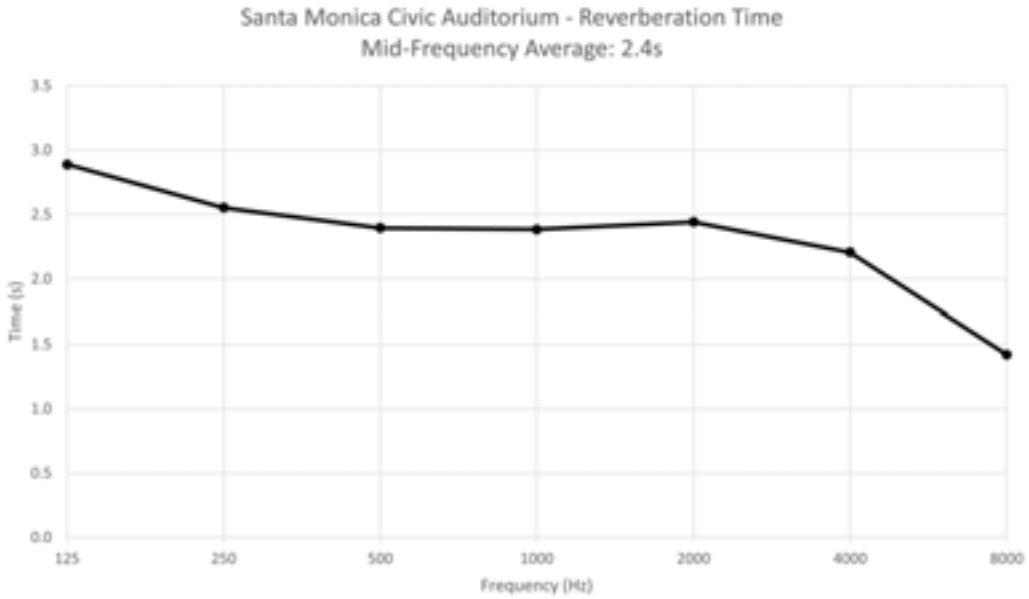


Figure 1

It should be noted that there were lots of boxes etc. being stored within the auditorium space at the time of these measurements. See Photos 1, 2 and 3 below. Please note that the reverberation time would be higher without the presence of these boxes etc. within the space. Similarly, the reverberation time of the space when in use will be reduced with increasing occupancy (people absorb sound), likewise chairs deployed on the main level would be expected to absorb sound and reduce the reverberation time to some extent.

Photo 1

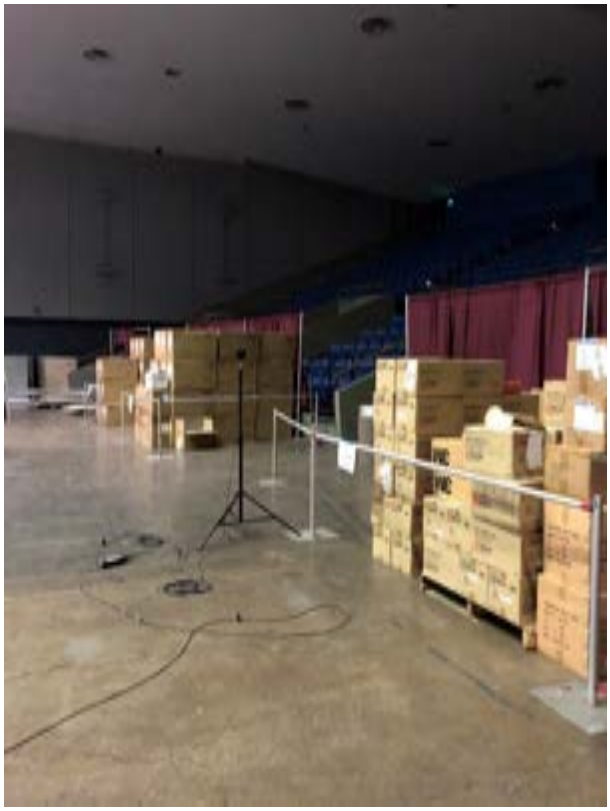


Photo 2

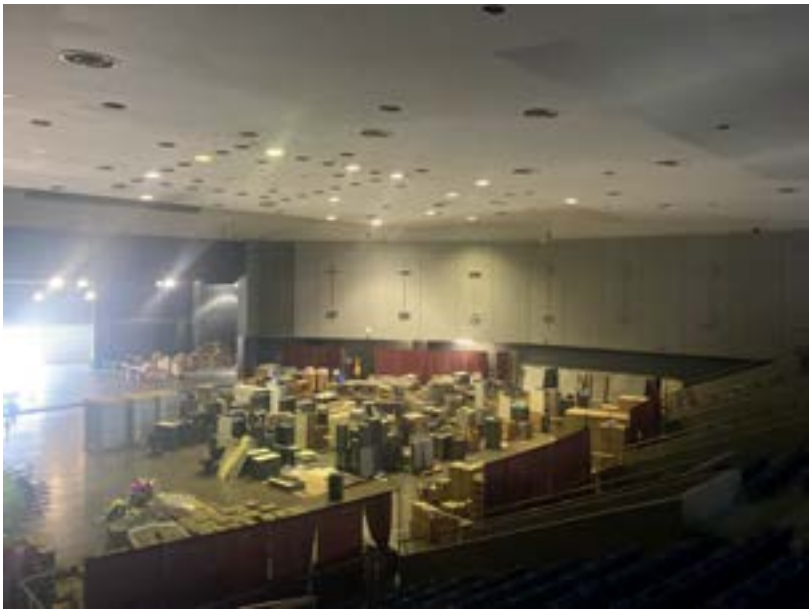


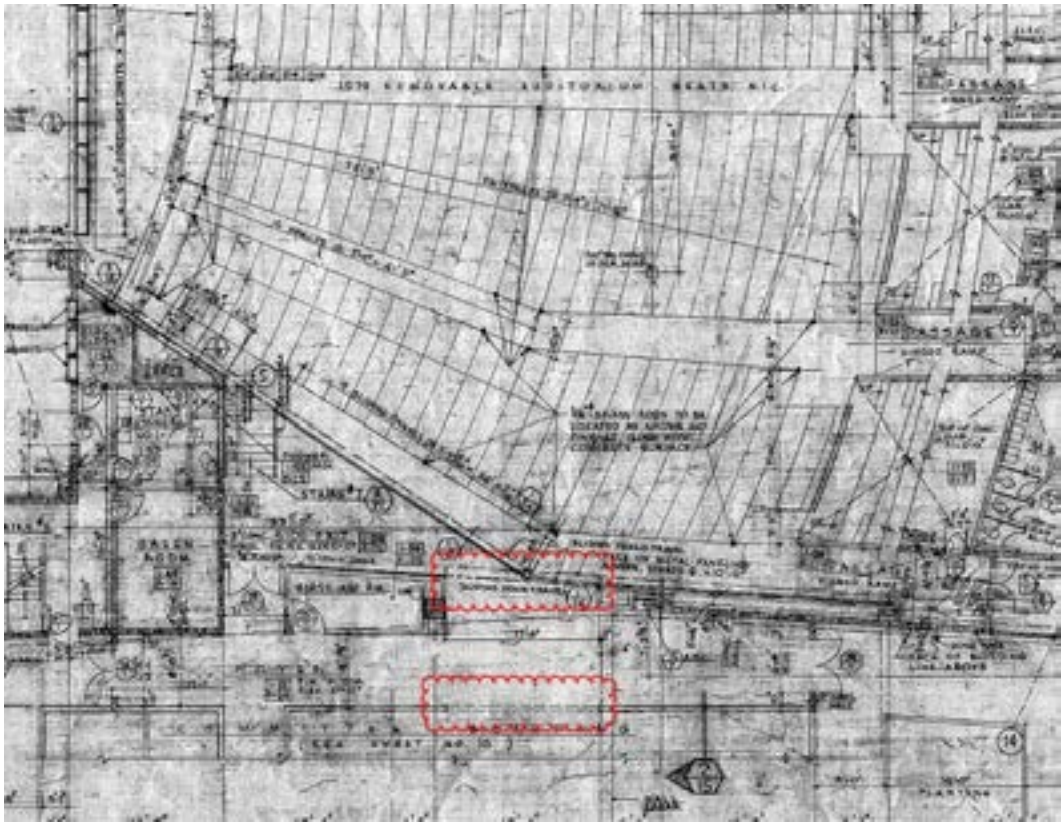
Photo 3

It is understood that the side wall acoustical paneling, see Photo 4 below, is a historically listed feature. According to the drawings these metal wall panels are non perforated towards the stage and perforated elsewhere. As seen in Photo 4, where the panels are perforated, the area of the perforations ('free area') is relatively low. The team estimates about 4%. Where the team could perform a visual inspection, there appeared to be an air gap immediately behind the perforations. The architectural drawings indicate that there is acoustical fill beyond this airspace.

Photo 4: Auditorium Wall Acoustical Panels

Due to the relatively low percentage area that is perforated, even if the acoustical fill is in reasonable condition (or replaced) these panels will only be effective at absorbing sound at relatively low frequency (typically in the 250Hz octave band). Sound at mid and higher frequencies is mostly reflected. Unfortunately, this acoustical performance is not really suitable given the acoustical need to significantly control reverberation at all sound frequencies.

2. Sound Isolation
   It is understood that the horizontally sliding doors circled in Mark-Up 1 below are considered to be features with historical significance.



Mark-Up 1

The sound isolation performance of the auditorium side sliding door was measured on March 15, 2023. This acoustical measurement quantified the 'Noise Isolation Class (NIC)', which is a single number noise reduction rating of the assembly separating two spaces where sound level differentials are measured and compared with standard contours. The higher the NIC number, the better the acoustical performance.

The measured sound isolation for this door of NIC 23 is a very modest performance. In the team's opinion, the acoustical performance was limited by perimeter acoustical seals being ineffective. In the team's experience it can be very difficult to effectively seal old doors of this type.

3. HVAC Noise Levels
   Spot HVAC noise level measurements made on the Stage and in the Auditorium on March 15, 2023. These levels ranged between NC 30 and NC 40.

   Given the understanding that the HVAC control system is no longer fully operational and the likelihood that extensive modifications would be required to the existing HVAC system, the team does not consider these measurement results to be particularly meaningful.

2.12
EVENTS AND ATHLETICS

2.12 EVENTS AND ATHLETICS NARRATIVE

The purpose of this narrative is to provide architectural design considerations and programming feasibility for the project related to sporting events and performances. The project envisions converting the Santa Monica Civic Auditorium into a multipurpose event, and high school sports competition and practice facility. This report includes a summary of physical integration, spectator experience, and operational strategies for two unique design schemes.

2. Proposed Improvements

Both proposed design schemes assume the main auditorium space is transformed to include a full competition basketball and multi sport court, flanked by spectator seating on the north and south. It is anticipated that the north seating will utilize the auditorium's existing tiered seating rows, with newly installed replacement chairs. Seating on the south can be provided using standard tiered retractable seating systems used commonly in auditoriums and gymnasiums.

The design considers locating the main sport court over the existing tilting auditorium floor area. The project plans to fix the tilting floor and anticipates placing temporary seating over the sport court when not used as a competitive gym. Generally, the existing stage area would be maintained, however the exact stage footprint and clear height differs between the two design schemes.

The existing main spectator lobby will largely maintain its function of providing circulation, ticketing functions, and amenities to spectators and guests.

3. Design and Operational Considerations

The basketball and sport court should be installed over the main auditorium floor, with attention being given to the resulting additional floor thickness. The thickness will need to be taken into consideration when designing the auditorium perimeter, floor transitions, and circulation pathways into the space. For non sporting events, a temporary protective flooring system should be applied over the sport court before chairs or furniture are placed. The protective flooring can also provide acoustic benefits depending on the type of system selected.

The multipurpose and transformational design of the project will present requirements for isolating and protecting the auditorium space. The spectator lobby and other adjacent support areas that receive natural light or that are required to be well lit environments will require blackout curtaining to prevent light spillage into the main auditorium. It is also recommended that exposed walls within the auditorium be protected with padding or durable cladding given the new primary use will be sports. A proscenium curtain should be provided for theater type shows and can be deployed during other events to provide visual and acoustic separation between the auditorium and performance stage area.

To maximize flexibility for non sporting events, it is recommended that retractable seating sections are portable, and can be removed and stored. Design consideration should be given to storage areas and their access to ensure sufficient height and width clearance are provided to store seating sections, sports goals, and other equipment. Storage rooms should be located on the same level as the auditorium or easy access to a freight elevator or the existing movable orchestra pit should be provided.

Permanent scoreboards for sporting events can be affixed to the east and west auditorium walls behind the goals or suspended from the roof structure. While a center hung scoreboard may be desirable for sports, this will present a challenge for music and performance events when that scoreboard would want to retract from view. Consideration should be given to any permanent scoreboards and their appearance during other events. Deployable curtains could be utilized to conceal these elements, among other strategies.

Modification to the auditorium ceiling is expected to integrate sports lighting and other equipment over the new sport court. Consideration should be given to placement and aesthetics, especially for equipment and fixtures that will remain in view during non sporting events.

It is recommended that film and broadcast infrastructure be provided to the auditorium's existing projection booth, plus a secondary location in the lower rows of permanent tiered seating along the north sideline of the court. The infrastructure should be designed to support an appropriate level of TV broadcast, announcer and play by play, and statistician activities.

Design and operational considerations unique to the specific schemes are outlined in their respective sections.

4. Conclusion

In conclusion, this study finds that the existing auditorium can be suitably transformed to support high school sports competitions and practices, while maintaining the ability to accommodate other music and performance events. Between the two schemes explored, the ability to host certain events differs based on the size and performance capabilities of the theater stage. Scheme 1 reduces the footprint and height clearance over the stage, thus introducing limitations for certain theater events. Scheme 2 preserves the existing footprint and height clearance, and can be expected to accommodate a wider range of event types.

2.13 THEATRE

2.13 THEATRE NARRATIVE

The team evaluated the existing Santa Monica Civic Auditorium and its potential for use as both a high school sports facility and as a rental venue for concerts, film shoots, and other one-off or short duration uses. The goal is to find an optimal combination of uses and functionality that allow it to generate income that can be used to help fund the ongoing operation and maintenance of the building, while still fulfilling its role as a primary sports facility for Santa Monica High School. In addition, the historical nature of the building needs to be respected.

The evaluation is based on a visit to the site, review of the available as built drawings for the building, and meetings with District staff and other members of the evaluation team.

2. Existing Conditions
When originally constructed, the building was used for a number of high profile events including the Academy Awards. As such, the general design of traffic flow for people and equipment around the stage is logical and allows for large items to move easily between the stage and exterior load in points. The stage has a proscenium that is roughly 65' wide by 32' high, with an orchestra pit. The room seats about 2,500 patrons in theatrical mode, with ~ 950 of those in terraced seating at the rear of the space and the remainder on the main floor. The main floor has an innovative tilting slab design that allows the room to be shifted between flat floor events, such as basketball games, and sloped floor seating for stage performances. The building was constructed in 1958 and some of the theatrical elements were upgraded in the 1990s. The building has been dark since 2013, which also has implications for the condition of some elements. The team will look at each theatrical element of the space in turn.

3. Theatrical Power
   A. The existing power infrastructure is extensive, particularly in terms of accommodation for temporary power connections that can be used by groups coming in. More than 600A of 3-phase power is available on the stage alone. Some of the existing power connections are in good shape and meet modern code requirements, but others have deteriorated and/or no longer meet code. More detail is provided in the electrical report.



4. Rigging

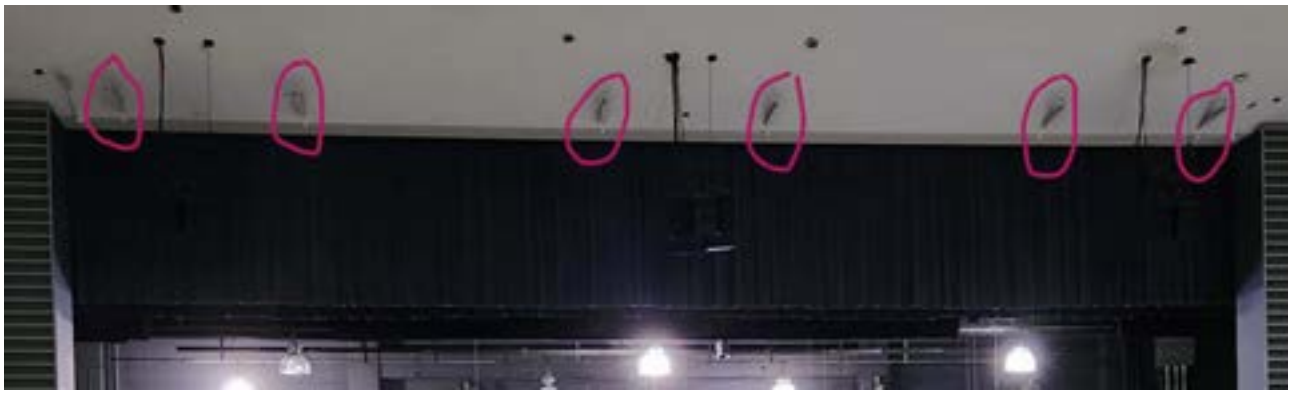
The stage has a full height fly tower with manual counterweight rigging. The rigging system was renovated in 1992, which means the ropes and other moving parts are likely around 30 years old. Most of the steel elements appear to be original. Due to the theatre being dark for 10 years, most of the linesets have spent a long period of time in one position. This can lead to flat spots or weak spots in ropes and head blocks, which can become a point of failure.


There is a walkable grid near the top of the fly tower, which can be used to access the head blocks as well as the overhead steel for temporary connection of portable rigging elements. The assumption is there is also the ability to load the counterweight arbors from the grid. The grid is accessed via a very long vertical ladder with a cage (about 70' tall). Current code does not allow for a ladder to ascend this far in one linear run without intermediate rest platforms at regular intervals.

The structural cavity above the suspended plaster ceiling has a system of walkable paths to allow access to permanent and temporary items suspended above the main floor. These paths have railings, but do not meet current safety codes.

There are accommodations for suspending a central speaker cluster above a boxing ring, along with a cable hoist for a microphone.

Accommodation for suspending a temporary truss element, for lighting and speakers, just forward of the proscenium appears to have been added at some point. The steel beams (painted to match the ceiling) seen in the photo below would allow chain hoists or other temporary rig points to be attached.



5. AV Systems

The existing audio system is very minimal and some parts of it appear to have been abandoned in place over time. All of the existing equipment was obsolete at the time the building went dark. There are three sets of openings in the ceiling just in front of the proscenium that were designed for attachment of speakers. There are small clusters of speakers in each of these positions, which appear to be comprised of 2 or 3 Meyer UPAs. The left and right clusters also have a small subwoofer flown above the 2 full range speakers.

There is a provision for the suspension of a center cluster above the boxing ring location, but no speaker system is currently installed in that location. There is also a cable reel for a microphone to be lowered to the boxing ring, but no microphone is installed.

Some ancillary areas, such as the lobby, are provided with ceiling speakers. It is doubtful that most of these are still functional.

All amplifiers and processing for the audio system are located in a second floor office, stage left.

There is no mixing console, or apparent infrastructure, for an audio mixing position within the seating area. This would be necessary for concert or other performance uses. There is no video equipment, or infrastructure for video systems.

6. Theatrical Lighting

There is little permanently installed theatrical lighting. A few lighting instruments were found sitting in the catwalk, and even fewer were actually installed on a batten or the catwalk rail. There are several electrics over the stage, but only a single catwalk position over the audience.

The theatrical lighting system appears to have received some upgrades in the 1990s. There is a single 96 channel dimming rack (ETC SR48 loaded with D20 dimmer modules). For a stage of this size, this is barely enough dimming to provide a minimal wash. It appears that most shows brought in their own lighting equipment and the permanent systems were just for the most basic of events or even just for worklight / houselight. An ETC Express lighting console is located in the closet next to the dimming rack, which means it was not used much since an operator would not have any means of seeing the stage or what the lighting looked like.

The original Century dimming system is also still in place. It was not possible to determine whether it is being used solely for houselight, or if it was just abandoned in place.

Neither system appears to control all of the lighting in the stage/audience areas, which means an operator has to go to the controls for at least 2 systems to turn the lights on and off.

There are two carbon arc followspots located in the followspot booth. These do not appear to be operational but would make great museum pieces.

There is only one catwalk for front light, located over the front part of the main floor. The lighting angle from this location is quite steep, and the depth of the stage and apron (with the orchestra pit lift in the up position) really require at least 2 catwalk positions to be adequately lit.

There are no box boom positions at the side walls for high side light at the apron and front of the stage. Such positions would be considered a standard feature in any modern theatrical venue.

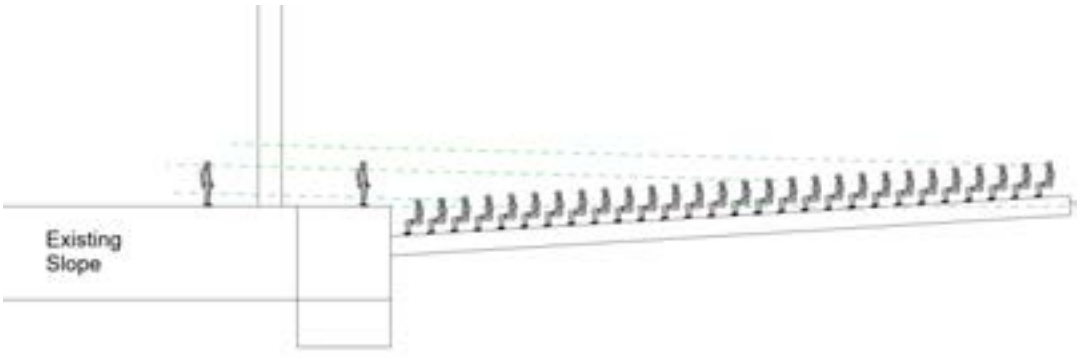
7. Main Floor

The majority of the audience area is occupied by the tilting slab element. The floor was in the flat position during our site visit (it is currently used as a storage warehouse), but reports are that the mechanism received some repairs/upgrades in the early 2000s and that it is operational. In the flat position the floor is 6" below the lobby level, and even with the stage level. With the orchestra pit lift in the up position, this gives a contiguous flat floor over a large area.

When the floor is tilted, it meets the front of the orchestra pit at a variable height due to the curvature of the front wall of the pit/front edge of the slab. The pitch of the slope is within ADA guidelines for a ramp but exceeds guidelines for a sloped floor. The slab length, front to back, is more than twice the allowable distance for a ramp without a landing. When the floor is in the sloped position, there is no flat area at the front that could be used for ADA seating. Historical photos show folding chairs set up on the slope for audience seating.

This would be problematic under modern codes due to issues with the chairs sliding down the slope. Photos also show the orchestra pit lift in a mid- position, providing a flat floor area at the front of the seating. This would allow for ADA seating at the front of the main floor but would make the sightlines unworkable for several rows behind them.

An analysis of the sightlines for an audience seated on the floor, when sloped, shows mediocre to poor sightlines for the back half of the main floor seating.



8. Orchestra Pit

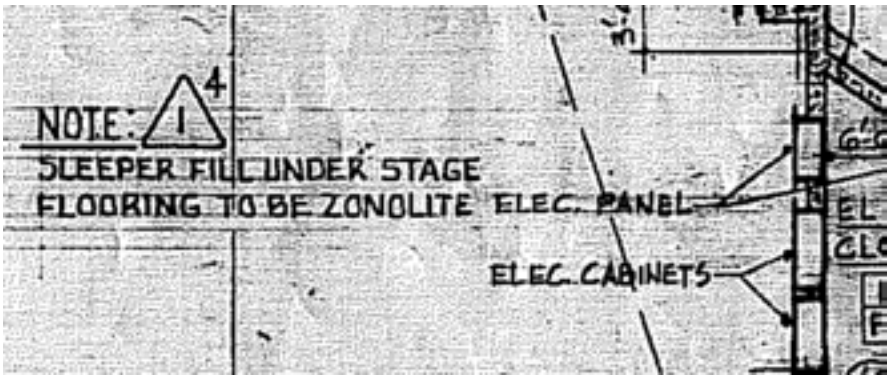
There is an orchestra pit in front of the stage that is equipped with a hydraulic lift. It functions as an extension of the stage when the lift is in the up position, or as an orchestra pit when the lift is in the down position. There is a large door from the orchestra pit into the basement storage area below the stage, allowing the orchestra pit lift to be used as a freight elevator to move items between the auditorium and the basement storage area. The pit lift appears to have a pressurization instability that causes it to depress a few inches. This was reported to be an ongoing issue.

The lift machinery and controls appear to be original. There is a basic mechanical interlock for the door to the basement storage to prevent operation of the door while the lift is in motion or in the up position. The team was unable to test the functional status of the interlock.

9. Stage Floor

The existing stage floor has what appears to be a sacrificial top comprised of painted, tempered hardboard (Masonite). This is a common stage finish and it shows a normal level of wear, including paint blemishes and a few damaged panels.

There is no area where the buildup of the floor can be seen, but the as built drawings indicate that the floor has a system of sleepers (also common for stage floors). The space between the sleepers is called out to be filled with Zonolite, proper containment will need to be considered.



The stage is at the same level as the main floor when the main floor is in the flat position. The proscenium opening is about 65' wide x 32' high when measured to the hard surfaces. This corresponds with theatrical best practice that says a proscenium width should be no more than twice its height. However, as can be seen in some of the photos above, the main valence/border is trimmed in about 8', reducing the effective proscenium height to about 24' and putting the top of the opening slightly below the upper row of the seating – which is not considered desirable.

10. Audience Seating

The terraced seating in the back of the room is outfitted with solid plastic sports seats. These have an automatic seat bottom mechanism that returns it to an upright position when the seat is unoccupied. The seats appear to have been replaced in the 1990s, which would make them around 30 years old. Some seats are outfitted with aisle lights at the ends of rows and most of these appeared to be operational. The seats are in reasonably good condition, partly due to not being used in the last decade. The plastic does not show signs of stress or excessive wear.

Historical photos indicate that the original seating was padded theatre seats, rather than sports seating.

11. Support Spaces

There is a set of technical spaces located above the rear row of the auditorium seating. These were used as followspot booths and other functions, but other than followspot it is not possible to tell what at this point as most of the equipment has been removed or relocated.

There are a significant number of dressing rooms of various sizes, as well as spaces for crew and musicians. The condition of these spaces is discussed in the architectural report.

2.14
MARKET SUPPLY & DEMAND DIAGNOSTIC

2.14 MARKET SUPPLY AND DEMAND DIAGNOSTIC

Conventions, Sports & Leisure International (CSL) was retained by the project team to conduct a market analysis of the potential redevelopment of the Civic Auditorium in Santa Monica, California. The purpose of the analysis is to assist project stakeholders in evaluating key market and building program aspects of the redevelopment.

At the outset of the market analysis process, CSL gathered invaluable input from key Santa Monica-Malibu Unified School District decisionmakers regarding the intent of the potential redevelopment and acquisition of the Auditorium. In addition to regularly hosting practices, games, and events organized by the School District, the envisioned redeveloped Auditorium would be able to host revenue generating third party events such as concerts, corporate functions, and club sport competitions. CSL reviewed preliminary designs for the Center, prepared by NAC with a focus on evaluating the building program from a market demand perspective. The detail presented herein is intended to provide project stakeholders with the information necessary to make informed, value driven decisions regarding the Center's finalized building program and its utilization.

The study process consisted of detailed research and analysis, including a comprehensive set of market specific information derived from the following:

A. PROJECT EXPERIENCE: Experience garnered through more than 1,000 planning and benchmarking projects involving sports, recreation, entertainment, and event facilities throughout the country.

B. LOCAL MARKET ASSESSMENT: Virtual meetings held with key community stakeholders, and analysis of the market's existing entertainment facility inventory and consumer behavior.

C. INTERVIEWS & OUTREACH: Telephone interviews and virtual meetings with representatives of potential user groups, including athletic organizations, meeting planners, entertainment promoters, and esports leaders that could have an interest in a redeveloped Civic Center Auditorium.

2. Existing Conditions
    a. Local Market Analysis
        i. Existing LA Entertainment Venues

As part of any potential entertainment facility project, it is important to consider the level of competition in the market. Los Angeles is a global entertainment destination with nearly 50 performance facilities that seat at least 500 spectators. In a sprawling major metropolitan area such as greater Los Angeles, location is also of crucial importance, as traffic conditions can significantly limit drive in audiences. Exhibit 1 presents a map of performance facilities in Greater LA with at least 500 seats and less than 6,001 seats.

	Venue	Capacity
1	YouTube Theater	6000
2	Greek Theatre	5800
3	Shrine Expo Hall	5000
4	Hollywood Palladium	3800
5	Dolby Theatre	3320
6	Dorothy Chandler Pavilion	3156
7	The Barker Hangar	3000
8	Pasadena Civic Auditorium	2984
9	Pantages Theatre	2720
10	The Novo	2356
11	The Wiltern	2300
12	Walt Disney Concert Hall	2252
13	UCLA Ackerman Grand Ballroom	2200
14	Ahamson Theatre	2109
15	Orpheum Theatre	1970
16	Saban Theatre	1893
17	Royce Hall Auditorium	1836
18	UCLA Performing Arts	1836
19	The Theatre At Ace Hotel	1600
20	The Avalon / Bardot Hollywood	1500
21	The Belasco	1500
22	Exchange LA	1500
23	Alex Theatre	1411
24	The Montalban	1375
25	Wadsworth Theatre	1356
26	Mayan Theater	1300
27	Wilshire Ebell Theatre	1270
28	Barnum Hall	1248
29	Bovard Auditorium	1235
30	The Fonda Theatre	1200
31	Vertigo	1200
32	The Ford	1180
33	The Regent Theater	1130
34	Century Club	1000
35	The Conga Room	1000
36	Hard Rock Café	1000
37	El Rey Theatre	771
38	Mark Taper Forum	738
39	EchoPlex	680
40	Jewel's Catch One	650
41	Teragram Ballroom	625
42	iHeartRadio Theater Los Angeles	560
43	Knitting Factory Hollywood	525
44	Bram Goldsmith Theater	500
45	Lodge Room	500
46	The Roxy Theatre	500
47	Troubadour	500
48	Whisky A Go Go	500
49	The Eli and Edythe Broad Stage	500

Exhibit 1
Greater Los Angeles Concert Venues
Source: ESRI, Pollstar

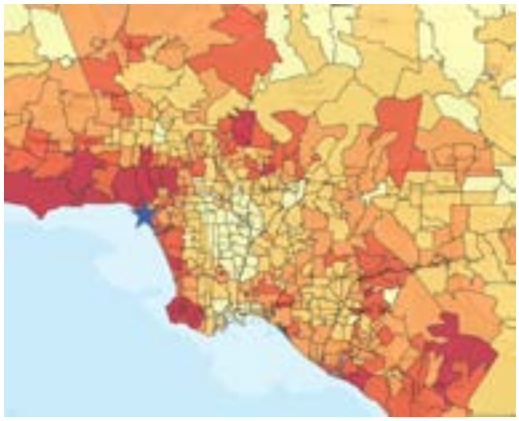
Identified venues range from the 6,000 seat YouTube Theater in Inglewood to the 500-capacity Eli and Edyth Broad Stage in Santa Monica. Notably, the Santa Monica / western Los Angeles region only has three identified concert facilities. Though the Barker Hangar has capacity for up to 3,000 attendees, it is not a traditional concert, sports or meeting venue. This limited supply in the immediate area is a positive indicator for a potential new concert facility with capacity for 1,500 or more attendees such as the Auditorium. However, though a moderate gap in supply may exist, it is even more important to consider the demand for such a facility. This is further evaluated later herein.

ii. Los Angeles Entertainment Industry Heat Maps

The images below reflect heat maps by zip code within the Los Angeles CBSA. The star on each map represents the location of the Santa Monica Civic Auditorium. The site is located near wealthier zip codes in Los Angeles, including families and young adults. As shown, spending on travel sports (i.e., sports tournaments and competitions) and concerts is significantly high in the region. Taken together with the previously shown concert venue supply gap, the data suggest material opportunity for a new concert/entertainment venue in the market. High travel sport spending should also support potential indoor sports programming at the redeveloped Auditorium.

Concert Attendance (%)

Concert Spending (Avg)



Online Gaming Participation (%)

Travel Sports Spending (Avg.)

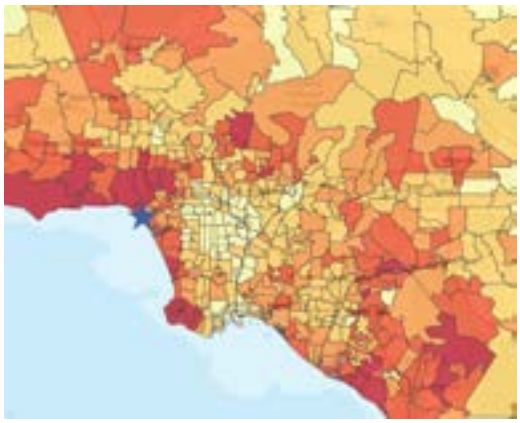


Exhibit 2
Consumer Behavior Heat Maps
Source: ESRI, 2023

B. Market Demand Outreach

At a sizable capacity of more than 1,500, the potential redevelopment of the Santa Monica Civic Auditorium creates potential opportunities to attract a variety of third party events to Santa Monica.

The purpose of this section is to provide an analysis of third party event market demand for a redeveloped Santa Monica Civic Auditorium. Data presented represents real input from the following four types of potential Center users:

i. Sports: organizers of tournaments, leagues and other sports programming at the youth, amateur, and high school levels.

ii. Meetings and Banquets: corporate and independent meeting planners involved in organizing banquets, assemblies, lectures, weddings, cultural events, and other activity.

iii. Entertainment: promoters of touring concert and comedy acts.

iv. Esports and Emerging Events: representatives of regional gaming and esports organizations, as well as contacts representing other emerging events such as robotics, drone racing, and hackathons.

In total, CSL conducted detailed interviews with nine organizations. These groups were contacted in order to determine their interest in a new facility and the amenities and elements that would be necessary to host their events. Specific groups contacted as part of this process and stakeholder meetings include the following:

Groups Contacted (Alphabetical)
• David Pressman Events • Everly Rose Events • Live Nation • Simply Troy Events • Sterling Social Events & Experiences • Valentine Entertainment • Varsity Spirit • Westside Mat Monsters

3. Indoor Sports Demand

Overall, interviewed gymnastics, cheer, and wrestling groups expressed generally positive interest in using a redeveloped Civic Auditorium for their events. Each group typically requires a critical mass of flat floor space and accompanying seating to host large tournaments, meets, competitions, exhibitions and other such events.

Cheerleading and gymnastics competition organizers represent a significant potential customer base for the redeveloped Santa Monica Civic Auditorium. In fact, both promoters interviewed expressed very strong interest in utilizing the facility if it meets their needs, with one expressing interest in a long term contract to use the facility. Organizers stressed the need for easy load in/load out since cheer tournaments generally provide their own mats, which are heavy and difficult to move. Organizers also expressed the need for multiple high ceilinged spaces. In addition to a primary competitive space, it is crucial for cheer tournaments to have a warmup space with at least 20 foot ceilings, which is sorely lacking in West Los Angeles. Competitions would primarily occur during the spring and fall periods.

Wrestling tournaments are another potential demand generator for a redeveloped Auditorium. Organizers recommended the availability of a large flat floor space, to fit at least four 40'x40' wrestling mats. The organizer also expressed the need for sufficient bathroom facilities, as well as space for parents to create a "staging area" for athletes in a lobby or parking lot. Most youth wrestling tournaments take place during the summer.

All interviewees, regardless of sport, expressed frustration at the lack of facilities in West LA, which forces student athletes to drive for long periods throughout the Los Angeles area to reach their competitions. Interviewees were enthusiastic about Santa Monica's dining and hotel options for multi day tournaments, although they expressed reservations about potential costs. Ultimately, all interviewees showed enthusiasm for the Santa Monica Civic Auditorium redevelopment project.

4. Meeting and Banquet Demand

To evaluate conference/meeting market potential, CSL conducted outreach to the Meeting Professionals International (MPI) database of meeting planners that plan meetings in the Greater Los Angeles market. Meeting planners represent large local corporations, associations, tradeshow companies, and private event planning firms. Events include educational and training events, executive events, tradeshows, team building events, company dinners/galas, annual conferences/meetings, and weddings, among others. In total, five planners were interviewed.

Corporate events represent a potentially lucrative market for the redeveloped Auditorium due to the number of companies headquartered in the Greater Los Angeles area, as well as Santa Monica's reputation as an attractive destination. Meeting planner input provided invaluable data regarding the unique needs of different event types. For networking focused events, a large flat floor space is ideal. For product launches and events featuring a keynote speaker, high quality audio, lighting, and screens are crucial. Planners stated that they often rent this equipment from a third party, but suggested that offering some of this equipment and service in house would greatly reduce their costs and increase their interest in using the Auditorium. Identified events within the corporate segment generally range from 800 to 1,500 attendees.

The Los Angeles market also has one of the most robust social event industries in the world. According to interviewed planners, very large weddings, Bar/Bat Mitzvahs, Quinceañeras, and anniversaries could be potential users of the Auditorium. Although the Santa Monica Civic Auditorium would lack the unique charm or premium quality of some other Los Angeles venues such as mansions or high-end banquet centers, organizers highlighted the location in Santa Monica, high quality AV equipment, and the availability of alcohol as positive draws. Planners also strongly suggested allowing outside catering companies and partnering with multiple furniture/equipment rental companies. Lastly, wedding planners stated that they look for facilities with two rooms, one for the ceremony and another for the reception. Identified events within the social segment generally range from 500 to 1,200 attendees.

5. Entertainment Demand

Many project stakeholders noted significant interest in hosting concerts and comedy shows at a redeveloped Civic Auditorium in Santa Monica. To investigate this possibility, CSL conducted interviews with representatives from Live Nation to collect invaluable feedback regarding Santa Monica's potential in the concert and entertainment industry.

Promoters generally agreed that the Los Angeles entertainment market is relatively saturated with theaters, clubs, and performing arts venues. However, they noted that metro's western region lacks indoor venues with capacity for 1,500 or more, and that concerts at the Civic Auditorium could have a unique opportunity to draw from a highly affluent attendee base in the Santa Monica area.

Promoters estimated that the venue could likely host one concert or comedy show per month with between 1,500 and 2,500 attendees if designed with state of the industry principles. Recommended facility elements include a flat floor surface for general admission, "intermediate rigging capabilities" to support audio and lighting for shows, high quality and conveniently accessed food & beverage options, and premium seating options. Potential likely exists to generate more than $40,000 in gross food & beverage sales per show.

6. Esports and Emerging Event Demand

As the supply of event facilities throughout the country advances, new event types are beginning to emerge. Though not anticipated to be a significant user of a Redeveloped Civic Auditorium in the near term (the next five years) emerging event segments that may increasingly use the facility in the future may include esports, drone racing, hackathons, and robotics competitions, among other.

During recent conversations with Riot Games, Lakers Gaming of the NBA 2K League, Epic Games, ESL, NACE Starleague, and Immortals Gaming, many suggested that there is moderate opportunity for a new in person esports venue in the Los Angeles market that could accommodate a standing room crowd of between 1,000 to 2,000 attendees. Such a venue could host one to two pro or semi pro esports events per year, as well as one to two collegiate or high school championships.

7. Key Demand Findings

Overall, market analysis findings suggest that a moderate but material level of unmet demand exists to support the redevelopment of the Civic Auditorium in Santa Monica. Based on the feedback presented by each potential user group on the previous pages, the following observations have been made.

Event Segment	Demand (0-10)	Key Observations
Youth/Amateur Sports	7	With limited investment relative to the other event segments, the Auditorium has opportunity to host occasional cheer, gymnastics, and wrestling competitions during the fall, summer and spring seasons.
Meetings and Banquets	6	The Greater Los Angeles market has a robust supply of corporate and independent meeting planners seeking unique, off site special event venues. Survey results suggest opportunity to host 8 to 12 high end banquets per year at the Auditorium, in addition to one non profit event per month.
Entertainment	7	Concert promoter feedback suggests unmet demand for mid sized concert space in western Los Angeles. The Auditorium will require significant investment in rigging, lights, audio, and food & beverage, but concert and comedy acts also generate the highest profit per event for venues.
Esports and Emerging Events	4	In person esports events that require venues the size of the Auditorium are still relatively rare, even in Los Angeles. Opportunity likely exists to host collegiate and high school esports events one to two times per year, in addition to a limited number of STEM related events such as robotics or hackathon events.

8. Revenue Potential

Some interviewed planners also provided information regarding the rental and food and beverage revenue their events can generate. It is important to note that the data provided below should be used for general guidance and serves as a useful indicator regarding the revenue potential of hosting third party events at the venue. Further analysis will be needed to accurately estimate the venue's financial operations.

Youth/Amateur Sports – Interviewed groups would be willing to pay between $3,000 and $10,000 per day. In considering industry norms, many cheer, dance, and gymnastics groups will prefer a rate closer to $5,000 per day, with the potential to increase this price once the Auditorium has become better established in the market. These events average approximately 2,500 total attendees (participants and spectators who would come and go throughout the day) and food and beverage revenues would average $5.00 per person. This would result in $12,500 in gross food & beverage revenue.

Meetings and Banquets – Corporate groups interviewed indicated they would pay anywhere from $5,000 to $25,000 per day depending on the event. In reviewing event planner preferences in Los Angeles, and considering feedback provided by planners, groups will generally be willing to pay $10,000 per day. Groups who would be willing to use the venue's food & beverage (approximately 25 percent) are estimated to average $15,000 in food & beverage revenue per event.

Entertainment – In considering typical promoter venue contract structures, potential to generate rental revenue from concert acts is limited. Moderate opportunity exists for one to two local/tribute acts to rent the venue for $5,000 to $10,000 per show for unique one off shows. Instead, many popular acts will require anywhere from $20,000 to $50,000 from the venue in artist fees. However, concerts averaging approximately 1,700 attendees, which could result in $25,500 in gross food and beverage revenue ($15 per head). Further, the venue could retain ten percent of ticket sales, which could result in approximately $10,000 per show. Essentially, concert booking will require a strategic approach to increase the likelihood of profitability. It may be beneficial to partner with a third party booking entity such as Live Nation or similar organization in order to host acts with the greatest likelihood of financial success. In some cases, they can work with artists to lower their fees if they identity significant opportunity for high ticket sales.

9. Proposed improvements

The following recommendations have been made based on local market analysis and feedback provided by interviewed planners, organizers, and promoters. The program elements below are intended to serve as guidelines for designing a market supportable even venue.

A. Flat Floor Layout: Interviewed planners generally recommended converting the hydraulic flooring within Civic Auditorium to a full time flat floor surface. A flat floor setting would be used for concerts, corporate events, weddings, and sports events. No use cases were identified that would prefer an inclined floor.

B. Flooring Surface: Planners across all segments generally prefer concrete or carpeted flooring. If the Auditorium should have a permanent hardwood floor surface, temporary carpet and/or plate tile floor should be applied for concerts, meetings, and banquets. Cheer and wrestling groups would simply apply their mats atop the hardwood surface.

C. Improved Vantage Points: In speaking with concert promotes and local stakeholders, some of the front rows of fixed seats should be removed and/or moved to enable clearer vantage point of the stage.

D. Premium Seating Options: Opportunities to develop loge boxes and/or select areas with VIP services throughout the fixed seating areas should be evaluated. Ideally, the Auditorium would have a premium seating capacity of between 150 to 300. Premium ticket sales are significant revenue drivers for concert venues and would enhance the Auditorium's marketability to concert, comedy, and esports events. This investment does not have to include a physical build out; venues without hard structured boxes or suites often create "VIP zones" by roping off seating areas with clear vantage points and convenient access to food & beverage for attendees paying the higher ticket price.

E. Lobby Food & Beverage: Concert promoters and sports organizers both indicated a preference for multiple food outlets within a lobby/pre function setting that serves local and authentic cuisine, akin to a miniature food hall. As a cost effective alternative to building permanent concession stands, temporary kiosks could be provided to local restaurants and food trucks to use for select shows.

F. Auditorium Food & Beverage: Similar to the Mission Ballroom in Denver and Fillmore in Minneapolis, easy to access bars that also serve pre prepared foods should be featured on both the left and right sides of the general admission area. Alcohol sales would be shut down for school and sports events.

G. Catering: Meeting planners highlighted the importance of housing at least a warming kitchen for their caterers, and recommended the Auditorium have an open catering policy.

H. In House A/V: Of all the interviewed market segments, concerts demand the greatest degree of in house production capabilities. A minority of artists playing in 2,000 capacity venues tour with their own lighting and production equipment. To make the Auditorium a turnkey solution for tour artists, promoters recommended permanent speakers, controllable stage lighting, and permanent LED boards behind and/or to the sides of the stage.

I. Rigging: Concerts and esports events require the greatest degree of in house rigging infrastructure. To accommodate these events, the Auditorium will require a truss system that can support lighting fixtures, audio equipment, and other elements. Power distribution and control system infrastructure will be required to manage this system.

J. Broadcast Capabilities: Meeting planners, esports organizers, and comedy promoters each indicated interest in a venue that has built-in broadcast infrastructure to record, edit, and stream their events. Consideration should be given to investing in a technological "backbone" to support temporary broadcast studio set ups within the Auditorium (i.e., AV and high speed fiber connectivity and access throughout the venue). Areas for camera positions throughout the venue should also be identified. Robotic cameras, controllable by a single user, could also be installed to reduce labor costs for the building and/or events.

K. Internet Capabilities: A reliable and high speed internet connection is crucial for hosting esports events. Consult with internet service providers (ISPs) to ensure the Auditorium has sufficient bandwidth to handle the demands of live streaming, online gaming, and other internet intensive activities. Meeting planners and concert promoters also demand robust, affordable Wi Fi networks to cater to their attendees and staff; as such, Wi Fi coverage throughout the Auditorium should be ensured.

L. Breakout/Team Spaces: Two to four breakout spaces with 1,000 or more square feet would enable the Auditorium to accommodate the meeting space needs of corporate meeting planners and the team meeting/storage space needs of sports organizers.

M. Outdoor Event Space: Develop a patio or plaza space just outside the Auditorium to host indoor/outdoor corporate functions, weddings, and special events. This space could also be used for sponsorship activations associated with concerts, esports, and sports events.

N. Potential Partnerships: Auditorium management should work with the Santa Monica CVB to market the venue to corporate and independent meeting planners looking for unique off-site event space. Music venue development is also not a "build it and they will come" proposition in Los Angeles; management will have to network with regional and national concert promoters to secure concert events on a periodic basis. Alternatively, management could secure an agreement with a third party booking entity, such as Live Nation, to maximize the ability to attract concert activity to the venue.

3.0
PROPOSED WORK

3.1 PARAMETERS

3.1.1 PROGRAM

Introduction

Through a series of meetings with SMMUSD representatives and Santa Monica High School staff, educational spaces needed were identified that could be located at the potential Civic Auditorium site in lieu of the main Santa Monica High School campus. By utilizing the Civic Auditorium as an athletic facility to serve the High School, space on the dense high school campus is freed up for alternate educational uses. The starting point for these discussions was the program previously developed by the District and their consultants for the Blue Gym on the high school campus.

In selecting programs/spaces from the high school that could be housed at the Civic, consideration was given to how students would travel from the main campus to the Civic as well as that travel's anticipated timing. Athletic offerings at Santa Monica High School include mandated Physical Education classes for all students as well as a large variety of competitive sports teams. The athletic programs for both portions require instruction and support spaces. The PE program relies on these spaces being quickly accessed from the academic spaces at the high school, due to limited time between class periods for students to transition. With immediate adjacency to the high school the Civic Auditorium provides an excellent opportunity to support the high school's space needs, however it is a longer walk than just traveling within the campus. Therefore, priority was given to locating spaces needed by some of the school's many competitive sports teams at the Civic over the PE programs, since the competitive sports teams practice and compete at the end of the school day.

The overarching goal was to provide a space primarily to serve these competitive athletic team programs while still preserving the ability of the historic Auditorium to host a variety of performance based shows and events for the district and community.

2. Competitive Sports Teams

When evaluating the sports teams that could most effectively use the Civic Auditorium, priority was placed on selecting sports that could utilize shared spaces. A single wood sports court can be striped to provide competitive and practice courts for multiple sports – basketball, volleyball, etc., while soccer or football is unable to utilize that facility. The six teams listed below were selected as the ideal ones to potentially be housed in the Civic. The size of each team (as of March 2023) is also listed.

A. Girls' Basketball – 60 members
B. Boys' Basketball 60 members
C. Girls' Volleyball 45 members
D. Boys' Volleyball 45 members
E. Girls' Wrestling 15 members
F. Boys' Wrestling 60 members

3. Scheme 1

Scheme 1 utilizes the main auditorium's flat floor as a space to host competitions for basketball, volleyball and wrestling, in addition to practice courts for basketball and volleyball. Support program for these sports including locker rooms, equipment storage, coaches' offices, and officials changing rooms are located in the adjacent wings on the east and west sides of the auditorium, aligned to the same floor level as the auditorium. This proximity and

relationship are desirable, providing direct access for coaches and athletes into the main auditorium.

Program areas for wrestling including locker rooms, storage, and a practice gym exist on two new floors structured within the existing theater fly space and connected via stairs and elevators to the main auditorium level. The new stairs and elevator reduce the useable footprint of the stage right wing area.

With the reduced height over the stage, an operable rigging grid would be provided to preserve as much flexibility as possible for rigging small concerts and performances. It is not expected that larger theater or Broadway style shows will be able to perform in the transformed venue given the reductions in stage footprint and the height above the stage. Discussions with the District have confirmed that Broadway style shows are not being targeted for this facility given that those shows typically occupy a facility for multiple weeks or months, and the High School athletic teams' use of the building would not permit that time commitment.

A suite of office space for FUD (Facility Use Department) along with theatrical support spaces surround the stage on the first and second floors. The theatrical support spaces include dressing rooms, toilet/shower rooms and stagecraft areas.

4. Scheme 2

Scheme 2 utilizes the main auditorium's flat floor identically to Scheme 1's use - as a space to host competitions for basketball, volleyball and wrestling, in addition to practice courts for basketball and volleyball.

Support program for sports including locker rooms, coaches' offices, and officials changerooms are located in the new construction wings on the east and west sides of the auditorium, aligned to the same floor level as the auditorium. Similarly to Scheme 1 this proximity and relationship are desirable. Scheme 2 designates one large space to each gender for student locker rooms, in addition to a smaller gender-neutral locker room. The gendered locker areas would host separated zones of locker space for each sport with a central shared shower and toilet room.

Storage for basketball, volleyball, and other sports is in the basement below the stage. The operable orchestra pit will be used to move the equipment up and down to/from the auditorium level.

The existing stage footprint and height above the stage are preserved in this scheme, providing the ability to accommodate larger shows that could utilize a full fly system if desirable. Theatrical support spaces surround the stage on the first and second floors, including dressing spaces and stagecraft areas.

The new construction of a west wing to the building houses offices for FUD (Facility Use Department), a Community Room with adjacent kitchen, and support spaces. The Community Room and kitchen match what the current east wing ('Committee Building') houses and will provide the District and community with a place to host small events, awards ceremonies and gatherings.

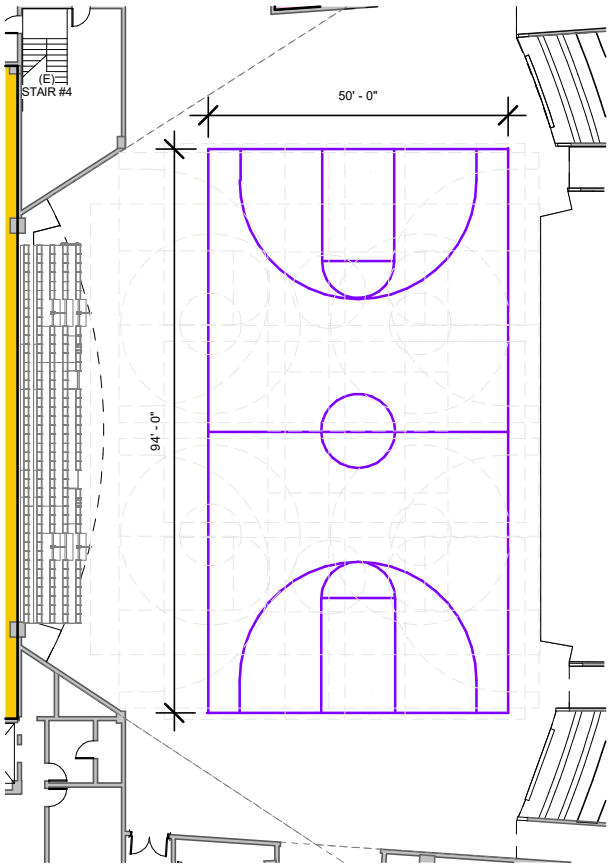
	Blue Gym Program References		Civic Auditorium Feasibility Project		
	Blue Gym (sf)	Approx. (E) (sf)	Scheme 1 (sf)	Scheme 2 (sf)	Notes
Shared Program					
Main Hall - Upper fixed seating portion			(e) area	(e) area	950 +/- fixed seats (958 per original drawings)
Main Hall - Bottom floor portion - Used as competition athletic court with surrounding seating in bleachers and loose seats - Flat floor used for additional audience seating	16,200	11,670	(e) area	(e) area	Athletic court set-up --> 220 bleacher seats and 160 movable audience chairs Seating on entire flat floor --> 1,265 movable chairs/ADA spots
FUD Offices			925	1,000	
Community Room			N/A	3,400	
Commercial Kitchen			N/A	890	
Public Restrooms - Men	360	190	809	911	SF listed is the total of 3 rooms
Public Restrooms - Women	360	140	985	956	SF listed is the total of 3 rooms
Public Restrooms - Gender Neutral			236	227	SF listed is the total of 3 rooms
Concession	180	190	394	394	SF listed is the total of the 2 circular spaces in the lobby - Size matches original design
Ticket Booth	100	-	290	290	Size matches original design
Lobby	1,000	570	(e) area	(e) area	
Support Space					Per design
Dedicated Theatrical Program					
Stage			4,588	4,970	(e) stage area = 5,090sf
Theatrical Dressing (RR's, showers, changing)			2,171	2,171	
Stagecraft and Storage areas			1,200	2,120	

Dedicated Athletic Program					
Wrestling Room	5,000	5,000	4,130	5,000	3/30/23 mtg: Accommodate in Civic Aud. Site
Athletics (Weight/Fitness) Room	3,000	3,700	3,000	3,000	3/30/23 mtg: Accommodate in Civic Aud. Site
Athletic Trainers' Room	1,000	350	400	400	3/30/23 mtg: Larger one will be at SaMoHi; this smaller one will serve the Civic.
Basketball Team Locker Room - Girls	500	1,450	1,700	2,663	3/30/23 mtg: 60 athletes simultaneously
Volleyball Team Locker Room - Girls	500	-			3/30/23 mtg: 45 athletes simultaneously in 3 teams
Wrestling Team Locker Room - Girls	150	-	600		3/30/23 mtg: 15 athletes simultaneously
Basketball Team Locker Room - Boys	600	2,150	1,700	2,771	3/30/23 mtg: 60 athletes simultaneously
Volleyball Team Locker Room - Boys	500	-			3/30/23 mtg: 45 athletes simultaneously in 2 teams
Wrestling Team Locker Room - Boys	600	350	1,000		3/30/23 mtg: 60 athletes simultaneously
All-gender student locker/changing space w/RR & Shower			550	250	Scheme 1: 250 sf on 1st floor, 300sf on 4th floor
Coaches Locker/Shower Room - Men	220	150	400	750	
Coaches Locker/Shower Room -	220	170			
Coaches Locker/Shower Room - Gender Neutral					
Coaches Offices	1,000	810	600	1,000	Shared by Basketball, Volleyball, Wrestling Space should contain both private & shared office space
Officials Changing Room	70	-	140	140	Lockers and changing area only, no RR
Visiting Team Locker Room - Boys			350	450	80 lockers (40 2-tier units), shower and restrooms
Visiting Team Locker Room - Girls			350	450	80 lockers (40 2-tier units), shower and restrooms
Basketball & Volleyball Storage	600	410	600	663	
Wrestling Storage	500	270	500	500	
Color Guard Storage	100	50	139	139	
Central Storage/Distribution	1,000	1,850	1,003	1,003	
Laundry Room	80	-	150	150	

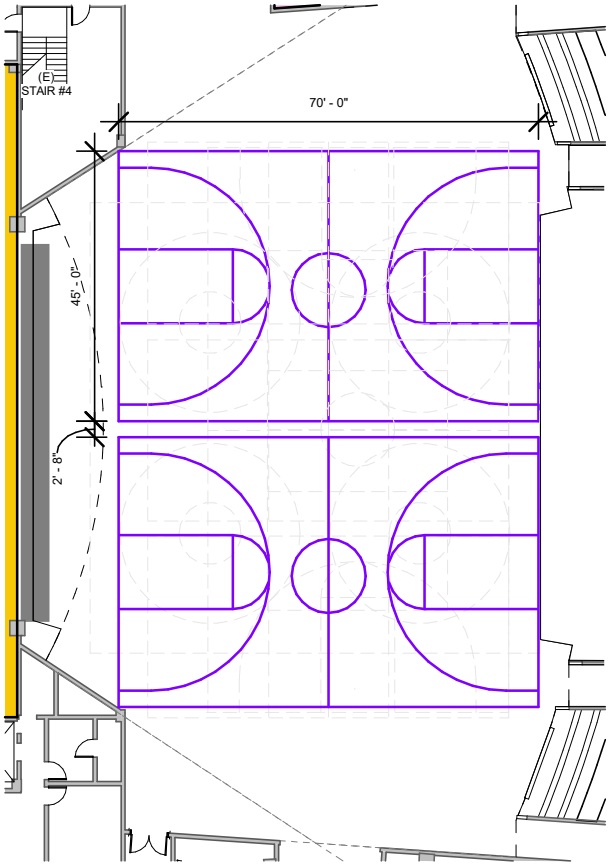
The spaces below from the space program for SaMoHi's Blue Gym were deemed unnecessary for the Civic Auditorium site - 3/30/23 mtg.

Academic Center	400	-	-		3/30/23 mtg: N/A for Civic Aud. Site
Multipurpose Room	1,600	430	-		3/30/23 mtg: N/A for Civic Aud. Site
Golf Team Locker Room - Boys	150	-	-		3/30/23 mtg: N/A for Civic Aud. Site
Golf Team Locker Room - Girls	150	-	-		3/30/23 mtg: N/A for Civic Aud. Site
Shower Room - Boys	930	1,680	N/A (Showers inside locker rooms)		3/30/23 mtg: 165 male athletes total If showers are included in individual sport locker rooms then separate shower rooms are not needed.
Shower Room - Girls	930	1,340	N/A (Showers inside locker rooms)		3/30/23 mtg: 120 female athletes total If showers are included in individual sport locker rooms then separate shower rooms are not needed.

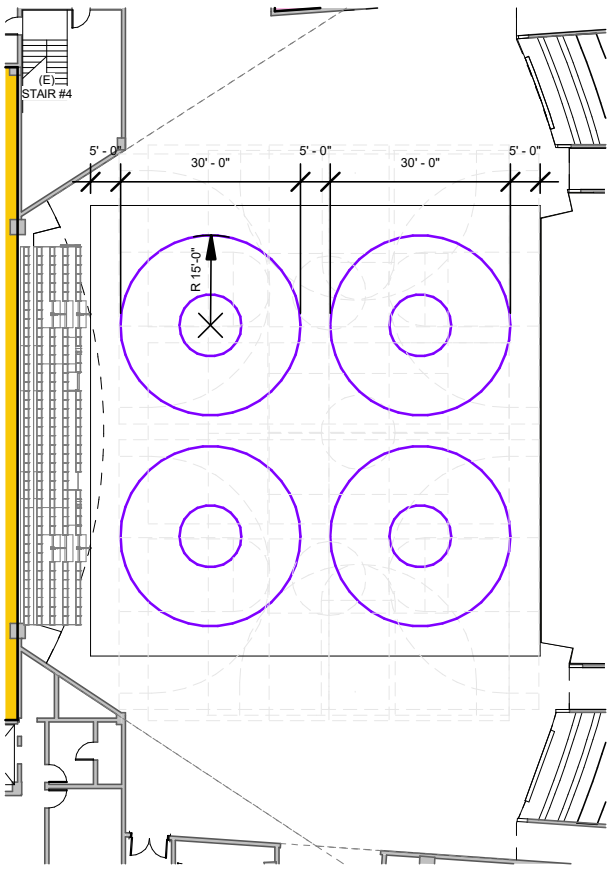
3.1.2 ATHLETIC COURT LAYOUTS



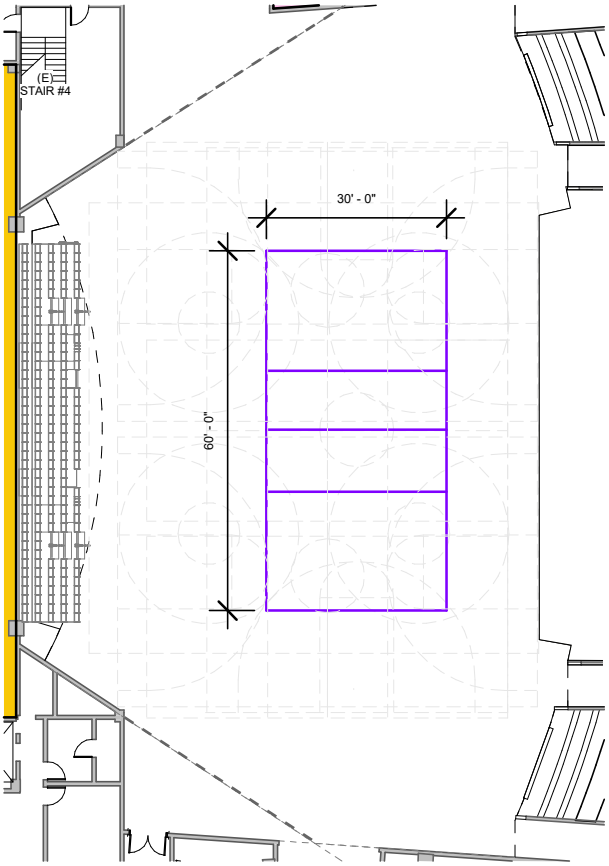
BASKETBALL COMPETITION COURT LAYOUT
Scale: 1/32" = 1'-0"



BASKETBALL PRACTICE COURT LAYOUT
Scale: 1/32" = 1'-0"

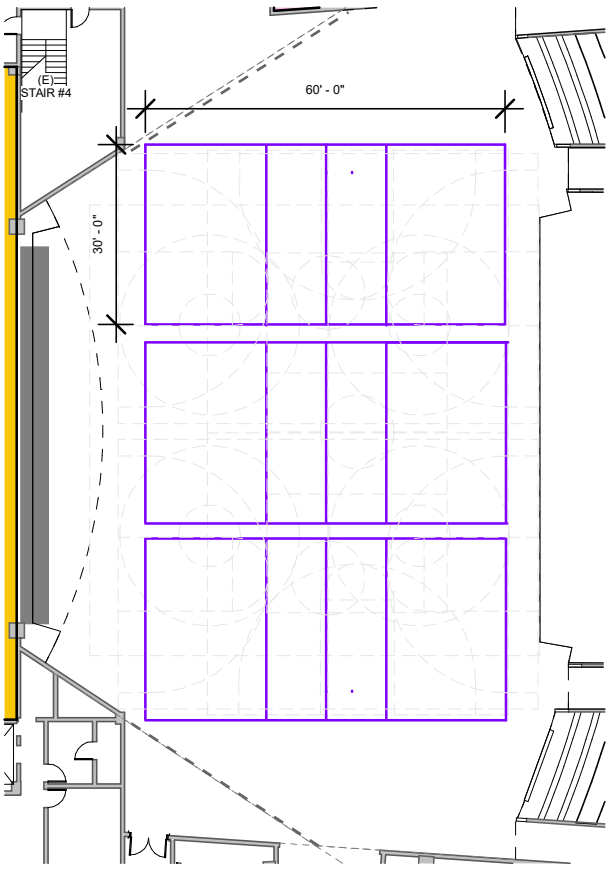


WRESTLING COMPETITION MAT LAYOUT
Scale: 1/32" = 1'-0"



VOLLEYBALL COMPETITION COURT LAYOUT

Scale: 1/32" = 1'-0"



VOLLEYBALL PRACTICE COURT LAYOUT

Scale: 1/32" = 1'-0"

3.1.3 PARKING


PUBLIC TRANSPORTATION
DOWNTOWN SANTA MONICA STOP / METRO E-LINE
DISCOVERY BUILDING
308 PARKING STALLS
HILTON HOTEL SANTA MONICA
100 PARKING STALLS
BARNUM HALL
30 PARKING STALLS
CITY OF SANTA MONICA PARKING GARAGE
850 PARKING STALLS
DISTRICT OFFICE
100 PARKING STALLS
EARLY CHILDHOOD DEVELOPMENT
40 PARKING STALLS
(NIGHTS & WEEKENDS ONLY)
CIVIC CENTER PARKING
RAND BUILDING
PARKING STALLS
(NIGHTS & WEEKENDS ONLY)
SANTA MONICA CIVIC AUDITORIUM
18 PARKING STALLS

3.1.4 CITY OF SANTA MONICA REGULATIONS

A.

Part of the negotiation between the City and the District is to establish what regulations will need to be enforced for the property that will be transformed to a multi-use arena and be used by school-aged students. The Division of State Architect will have jurisdiction and determine that appropriate changes are required to meet the Field Act and ensure the safety of the occupants.

B. Local Coastal Program

The Local Coastal Program (LCP) Land Use Plan was updated in 2018 and aligns with the City's policies related to mobility, sustainability and adaptation to sea lever rise, as required by the coastal commission guidelines.

These regulations are for new or changed uses of land and water. The Civic Auditorium is located within the Coastal Zone, although it will not be new or be a change of land use, the Coastal Commission will review any changes for consistency with the Coastal Act requirements.

C. Specific Plan

The proposed improvements to the Civic Auditorium are in line with the City of Santa Monica Civic Center Specific Plan. In the Specific Plan it states that improvements and an expansion will be made to the landmark building. Priority is to be given to cultural, educational, and community oriented activities.

D. The City of Santa Monica Planning Department will enforce land use and development policies, the zoning ordinance, urban design policies, and historical preservation. It is responsible to develop City policies and plans such as the Local Coastal Program and Landmarks Ordinance.

3.2
SCHEME 1

In concept, Scheme 1 inserts more program into the existing Auditorium building. In considering the total constellation of proposed uses, this scheme proposes a coexistence of uses. It imagines the primary use of the site is for athletic uses. It imagines that a full fly tower for theatrical rigging and equipment may be exceeding its likely best use. Therefore, part of the fly tower is then leveraged for athletics uses. Specifically, this scheme envisions wrestling and wrestling related facilities in the upper portion of the tower.

The existing Auditorium is renovated for multiple uses. It is envisioned that the Auditorium could house a variety of performances from drama, to music, to other student events. Theatrical equipment using a reduced fly tower would be required. Other required renovations typical of either scheme are included elsewhere in this report.

The Committee Rooms and the Administration are two structures along the east and west sides of the main Auditorium building. These structures are used in Scheme 1 to house additional athletics programs. The Committee Rooms is proposed to house home team lockers and coaches' spaces. The Administration is proposed to house visiting team facilities and additional public restrooms. New construction is limited to area needed for a fitness / training room at the south side of the property facing Pico Boulevard.

3.2.2 NARRATIVES

This narrative describes the interior improvements proposed in Scheme 1. The recommended upgrades to the exterior can be found in the Existing Assessment section of the report (2.1).

Architectural proposed improvements to the Civic Building

A. Auditorium
   i. Tilted floor converted to Competitive Gym Floor
      a. The District would like a hardwood sprung flooring system permanently installed on the tilted floor. The floor will be fixed in its' flat position. The mechanism that permits it to tilt will be preserved to allow future use if desired. The Basis of Design for the wood flooring is Robbins Bio Channel Classic or Air Channel Star installed over 2x4 sleepers. The hardwood sprung flooring system would also be installed at the fixed areas between the tilted floor and the existing Administration and Committee Building wings. The flooring system would have integrated recessed fixed anchors for netting posts. To protect the hardwood sprung flooring system when not used as a competitive gym, the team recommends adding a floor cover tile. The Basis of Design is Covermaster Platinum Covertile (1m x 2m carpet tiles) and a storage cart. The tiles can be installed by a single person.
      b. Moveable basketball goals would be provided at each end.
      c. Addition of retractable portable bleacher seating located near the orchestra lift. Basis of Design: Irwin seating telescopis bleacher: Versatract retractable seating. Total seating count 220.
   ii. Fixed seating
      a. Replace existing fixed seating with new. See the theatrical narrative for further information.
   iii. Provide multiple accessible seating options.
      a. Replace the first row of fixed seating with a balcony allowing for accessible seating and companion seating with a guard rail around the perimeter of the balcony. Refer to the floor plan for the layout.
      b. Provide accessible seating off the Concourse level. A balcony with guard rail similar to the one at the first row would be installed at the center of the top row of seating to accommodate accessible seating and companion seating. Refer to the floor plan for the layout.
   iv. Preserve the existing solid metal and perforated metal acoustic wall panels
      a. The metal panels are character defining features. The recommendation is to add an acoustical curtain in front of them. Refer to the Acoustical Narrative for additional information. The existing wall area below the metal panels would receive wall padding or protective cladding to protect the athletes.
   v. Replace existing plaster auditorium ceiling with a new acoustical gypsum ceiling over the fixed seating area. Refer to the Acoustic Narrative for additional information. Provide new sports lighting and general lighting.

B. Stage
   i. Replace the existing counterweight rigging system with a motorized rigging system including lighting.
   ii. Provide a new fire curtain system
   iii. Provide an acoustic proscenium curtain deployable during sporting events
   iv. Refinish existing pine floor on stage.
   v. Provide new orchestra pit and stage lifts.

C. Lobby
   i. Stairs #1 and #2 are character defining features in the building. Stairs to be retrofitted to include new handrails on each side and height extension to guard rail throughout. Refinish and seal all materials.
   ii. Concessions As noted in the existing assessment, the team recommends building new concessions to remember the original ones but with contemporary amenities. Wood casework with solid surface finishes, point of sale (include data), and display areas. Provide power and sewer/water connection to serve refrigeration and freezer.
   iii. Reflecting Pool The reflecting pool and railing are no longer present on site. The team recommends a mosaic tile in the former location of the reflecting pool.
   iv. Elevator – A 2 stop hydraulic elevator is proposed for the northwest corner of the lobby to provide accessible travel between the 1st floor lobby and the concourse above.
   v. Lift A 2 stop wheelchair lift is proposed to provide accessible travel between the concourse level and the Control Room above. By utilizing a lift instead of an elevator for this access there is no need to penetrate the Auditorium's domed roof.
   vi. Ceiling Replace the existing ceiling with an acoustical ceiling tile. The Basis of Design: Fine fissure mineral wool ceiling ACT and LED fixtures similar in size and finish to the existing light fixtures.

D. Basement
   i. The team recommends replacing the existing double doors to the Orchestra Lift with new double doors.
   ii. Locate storage rooms in the basement level along with the space and infrastructure for a new stage lift and orchestra pit lift.
   iii. The team recommends adding a viewing area at the current entrance to the tilt floor area. The viewing area would let visitors see the hydraulic mechanism and the framing of the tilted floor. There could be an exhibition area to display photos, drawings, and concert memorabilia and other collectibles. It will require excavating some of the unexcavated areas to allow for a larger, accessible view area and glass viewing wall. Visitors could walk into the tilted floor area as part of a guided tour.

E. Wrestling facilities
   i. A wrestling practice room, storage and locker rooms, and a team huddle interior/exterior space are located on two new floors (4th and 5th) in the top portion of the former fly space of the Stage. The 5th floor houses the wrestling practice room and storage, while the 4th floor houses the wrestling locker rooms, more storage and a team huddle area. The wrestling practice room can house 6 practice areas and 2 full size wrestling areas.
   ii. Windows would be added to the south side of the Stage/Fly space walls at both the 4th and 5th floors. Additionally, a rooftop lounge extends the team huddle space to the outdoors.
   iii. Lockers – The breakdown of locker rooms, fixtures and finishes is shown below
      a. Female Wrestling Lockers
         (10) 2 tier lockers (20 lockers total) and changing areas with accessible benches.
      2. 3 showers (1 of which is accessible)
      3. 2 lavatories (1 of which is accessible)
      4. 3 Water closets (1 of which is accessible)

b. Male Wrestling Lockers
   (30) 2 tier lockers (60 lockers total) and changing areas with accessible benches.
   2. 6 showers (1 of which is accessible)
   3. 3 lavatories (1 of which is accessible)
   4. 2 water closets (1 of which is accessible) & 1 accessible urinals

c. Gender Neutral Wrestling Lockers
   (3) 2 tier lockers (6 lockers total) and changing areas with accessible benches.
   2. 1 accessible shower
   3. 1 gender neutral restroom (water closet and lavatory)

iv. To access these new floors, two new stairs and a freight elevator are added.

a. One stair and the freight elevator would be added to the east wing of the stage. This stair and elevator would go from the basement up to the 5th floor where the Wrestling practice room is located. Both the stair and elevator would be accessed from the east side only at the stage level to prevent someone from entering the stage during a practice or performance.

b. The second stair would be located in the area south of the stage. It would go from the ground floor up to the 5th floor. The stair tower would be visible from the exterior at the 4th and 5th floors.

F. FUD Offices The FUD offices would be located to the west of the stage/fly space and would have a separate entrance. A new accessible ramp and stairs would be added. The breakdown of offices include 3 enclosed offices @ 150 sf each and 6 workstations @ 75 sf each. The floor to floor would be approximately 25' 0" high.

G. Committee Building Wing – The Committee Building Wing is reconfigured to house student locker rooms for basketball and volleyball, coaches lockers and offices and support space.

i. Storage Overhead coiling door at least 8' clear height or minimum height required to accommodate moveable basketball goals.

ii. Student Locker Rooms

a. Female Student Lockers
   ((55) 2 tier lockers (110 lockers total) and changing areas with accessible benches.
   2. 6 showers (1 of which is accessible)
   3. 3 lavatories (1 of which is accessible)
   4. 4 water closets (1 of which is accessible)

b. Male Student Lockers
   ((55) 2 tier lockers (110 lockers total) and changing areas with accessible benches.
   2. 6 showers (1 of which is accessible)
   3. 3 lavatories (1 of which is accessible)
   4. Male 2 water closets (1 of which is accessible) & 2 urinals (1 of which is accessible)

c. Gender Neutral Student Locker
   (3) 2 tier lockers (6 lockers total) and changing areas with accessible benches
   2. 1 accessible shower
   3. 1 gender neutral restroom (water closet and lavatory)

iii. Coaches Lockers (separated into multiple spaces as needed)
   a. (6) 2 tier lockers (12 lockers total) and changing areas with accessible benches.
   b. 2 accessible shower
   c. 2 single occupancy restrooms (water closet and lav)
iv. Coaches Offices – A mix of private offices and open workstations including built in casework
v. Team Huddle
   a. Flat screens/digital display, trophy exhibit wall. Include wood specialty suspended ceiling.
   b. Provide new storefront glazing in (e) concrete.

H. Administration Building wing – The Administration Building Wing is reconfigured to house public restrooms, Visiting Team Locker Rooms and an Officials' Changing Space.
   i. Public Restrooms
      a. Men's Restroom
         (2) water closets (1 of which is accessible)
         2. (2) urinals (1 of which is accessible)
         3. (3) lavatories ((1 of which is accessible)
      b. Female's Restroom
         (4) water closets (1 of which is accessible)
         2. (3) lavatories ((1 of which is accessible)
      c. Single User Restroom
         (1) accessible water closet
         2. (1) accessible lavatory
   ii. Visiting Team Locker Rooms
      a. (40) 2 tier lockers (80 lockers total) and changing areas with accessible benches
      b. Both genders 4 showers (1 of which is accessible)
      c. Both genders 2 lavatories (1 of which is accessible)
      d. Female 3 water closets (1 of which is accessible)
      e. Male 2 water closets (1 of which is accessible) & 2 urinals (1 of which is accessible)
   iii. Officials Changing Area
      a. (3) 2 tier locker (6 lockers total) and changing areas with accessible benches

2. New Athletics Building –
   A. 3,400 SF, 18' 0" high floor to floor steel framed structure to house the weight/fitness classroom and athletic trainers room.
      i. Exterior finish cement plaster.
      ii. Interior to include 2 sinks and 2 drinking fountains w/ bottle fillers.
      iii. Interior finishes as appropriate for high school fitness.

3. Proposed Finishes throughout project include:
   A. Bathrooms / athletic locker rooms / theatre bathrooms
      i. Ceramic tile floor, sloped to floor drain
      ii. Ceramic tile wall, full height
      iii. Phenolic partitions
      iv. Bobrick accessories as Basis of Design

v. All lavatories in solid surface counters w/ full wall mirrors above (wall hung lavatories in locker rooms)
vi. Air hand dryers throughout

B. Coaches offices
i. LVT floor throughout
ii. Painted gypsum walls, level 5 finish
iii. Doors will sidelights in storefront frame

C. FUD offices
i. Carpet tile in private offices & LVT in share spaces
ii. Painted gypsum walls, level 5 finish
iii. Doors will sidelights in storefront frame

D. Storage rooms
i. Abuse resistant gypsum walls
ii. Sealed concrete floors

E. Officials Changing room
i. Abuse resistive gypsum walls
ii. LVT flooring
iii. 3 full height lockers

F. Ceilings Mineral Wool ACT throughout, U.N.O.

G. Walls – Level 5 gypsum board finish with wall base throughout, U.N.O.

H. Floors All exposed concrete floors to be refinished

2. **Civil Proposed Improvements**

A.

The civil scope of work for Scheme 1 is outlined in the subsequent categories, taking into consideration the site modifications recommended.

B. Proposed Conditions

i. Grading

Walks, stairways, ramps, and other surfaces will be sloped away from buildings. Typical slope planes for drainage shall be between 1% and 2%. Other slope standards include the following:

a. Within building areas: 1.5% 2%
b. Plazas and terraces: 2% maximum.
c. Entrance walks and ramps along path of travel: 5% max (8.33% with handrail)
d. Non ADA parking stalls and drive aisles: 5% max
e. Planted slopes: 50% maximum.
f. Lawn areas: 15% maximum.

ii. Erosion and Sediment Control

In accordance with the National Pollutant Discharge Elimination System (NPDES) permit, the construction site shall implement Best Management Practices (BMPs) to control erosion, debris, and construction related pollutants. BMPs include, but are not limited to, gravel bags and fiber rolls for perimeter control, stabilized construction entrances as tracking control, and stockpile management in accordance with good housekeeping practices. All existing catch basins shall be protected per standard plan SE 10 to minimize sediment clogging the utility system. If the project will disturb more than one acre of land, a Storm Water Pollution Prevention Plan (SWPPP) will need to be filed with the California State Water Resources Control Board. Assuming all existing pavement area will be replaced, the total area to be disturbed for this scheme will be close to one acre and a SWPPP may be required.

iii. Storm Water Management

The understanding at the time this report was written is the State Water Resources Control Board has not issued a General Permit for the Discharge of Storm Water from Small MS4s (WQ Order No. 2003 0005 DWQ) to provide permit coverage for K 12 Schools. Therefore, post construction stormwater management will have to follow requirements from the SWPPP if the total disturbed area is more than one acre and Post-Construction Water Balance Performance Standard Spreadsheet will have to be filled out. If the total site runoff volume has been increased, post construction best management practices such as porous pavement, tree planting, swales or rain barrels will have to be installed to offset. For this scheme, it is not anticipated that the runoff volume will increase as the total impervious area for the project will remain the same (assuming the new 3,000 sq.ft building addition along Pico Boulevard will be located within the exiting asphalt pavement and existing planted area will remain) and no post construction stormwater management will have to be implemented.

However, if SMMUSD would like to follow the City of Santa Monica Storm Water Management requirements, they are more stringent as the storm water volume to be

mitigated is based on the total impervious area of the project (existing and proposed). Based on the City of Santa Monica Urban Runoff Drainage Plan Worksheet, about 6,500 cubic feet of storm water will have to be mitigated for Scheme 1. Based on the preliminary geotechnical report from Willdan dated July 5, 2012, infiltration does not seem feasible. A capture and reuse system with an underground cistern and a pretreatment system will then have to be installed to store the storm water volume to be mitigated. A pump located inside the cistern will feed the irrigation system for all the project planted areas.

iv. Storm Drainage

New site storm drain system with underground piping and drain inlets will have to be installed to capture the site storm drain runoff and avoid any sheet flow to the public sidewalk. If a cistern for capture and reuse is installed, the runoff will be directed to the underground cistern for future irrigation use. Overflow will be directed to the street curb via new curb drains under public sidewalk.

It is also recommended to replace the existing 8" underground storm drainpipe picking up the building roof drains at the southwest corner of the building and flowing to the street curb on Main Street if the roof runoff from the existing Civic Auditorium does not need to be mitigated with a capture and reuse system.

The storm drain lines for the project will be Heavy Wall PVC SDR.35 ASTM D3034 pipe and fittings with Bell and Spigot gasket joints.

v. Sanitary Sewer

It is recommended to replace the existing site sewer system as it is likely reaching the end of its lifespan. New sewer connection(s) will be provided to serve the new building addition and will join the site sewer system.

Sewer report with sewer manhole monitoring data may have to be submitted to the City of Santa Monica if the project will increase the current sewer load.

The sewer lines for the project will be Heavy Wall PVC SDR.35 ASTM D3034 pipe and fittings with Bell and Spigot gasket joints.

vi. Domestic and Fire Water

It is recommended to replace the existing site domestic and fire water systems as they likely are reaching the end of their lifespans. New water connections will be provided to serve the new building addition.

Water report may have to be submitted to the City of Santa Monica if new connections to the water city mains are required for the project.

Four existing fire hydrants are located in the vicinity of the project, two are located on Main Street on the project side and two others are located at the intersection of Pico Boulevard and Third Street and at the intersection of Main Street and Pico Boulevard across the street. Additional fire hydrants may be required for the project, and this should be confirmed by the Division of State Architect and possibly the City of Santa Monica Fire Department.

vii. Public Right Of Way Improvements

The existing sidewalk along Pico Boulevard has an uneven surface and is not in good condition mainly because of private and public trees and should be repaired. The City of Santa Monica may require the existing curb ramps on Main Street to be renovated and meet the current City standards. New driveway apron(s) may have to be installed to serve the project. All work within the public right-of-way will require a separate offsite improvement permit with the City of Santa Monica.

3. **Landscape Proposed Improvements**

   A. From a landscape preservation perspective, this scheme represents the option that least impacts the original landscape design by only adding a small new structure to the Pico Boulevard side (or back of house). The original landscape design has already been removed here (the Pico Boulevard side of the property), in part due to new infrastructure (chillers) and utilities (electrical substation) sited here.

   Because this scheme is least invasive to the original landscape, restoring the original long, linear planted area outside the Committee Building wing would help return this terrace to its former intent. Additionally, materials that mimic --or pay homage--to the brise soleil façade could help stitch this terrace space to the front entrance.

   In addition to restored elements, this scheme offers larger opportunity areas to enhance the site overall with new program areas, improved access, and more climate adapted planting.

4. Structural Proposed Improvements

A. Building Modifications

There are two schemes being considered for the renovation and conversion of this building to a public school building. Scheme 1 primarily consists of the addition of two floor levels to accommodate the athletic wrestling functions within the existing stage tower. A new rooftop lounge area will also be constructed and will be accessible from the new lower wrestling floor level. The existing one story buildings on the east and west of the auditorium will remain and be renovated to accommodate other school functions.

B. Impact of Proposed Alterations

Scheme 1: The new floor levels at the stage tower will consist of steel framing with metal deck concrete fill. New columns and strengthening of the concrete columns is expected to be required to support the new loads from these floors along with new pile foundations. The floors will be tied to the existing stage tower walls and will require additional shotcrete or FRP on the existing walls to accommodate the new lateral forces from these floors. The new lounge area is also expected to consist of steel framing with metal deck concrete fill. At the east and west edge of the new lounge area, new shear wall elements will be required. The north and south ends of the lounge area will be tied to the existing walls that will receive new shotcrete for extra strengthening. New stairs and elevators will be required to access the two new floors in the stage tower. A new shear wall is anticipated to be required at the east end of the stage tower next to the stair and elevator on the wrestling floor area side of the stair. New shear wall will also require a new pile foundation.

Integration of any shear walls will be studied and located to ensure that the significant historical features of the building are not affected.

The existing main floor will be locked in the flat position using bolted connections that will not affect the hydraulic mechanism allowing the tilting mechanism to be used if that is desired in the future.

Provisions will be made to allow for a portion or portions of the stage to rise above the existing stage line and the orchestra pit will be re built.

5. Mechanical Proposed Improvements

A. Scheme 1 mechanical recommendations are outlined in this section.
As noted previously, most of the existing equipment is past or approaching its life expectancy and will need to be replaced.

i. Provide new 4-pipe AHU to provide space conditioning, humidity control, and ventilation to the wrestling rooms located on the 5th floor. AHU will be connected to chiller and boiler plants, and integrate into building control system. Equipment to be located on existing 4th floor roof or additional mechanical room on the 5th floor.

ii. Provide new 4-pipe AHU to provide space conditioning, humidity control, and ventilation to the locker rooms and rooftop lounge located on the 4th floor. AHU will be connected to chiller and boiler plants, and integrate into building control system. Equipment to be located on existing 4th floor roof or 3rd floor mechanical room if space allows.

iii. Provide inline exhaust fans and new ductwork to the building exterior for wrestling locker room additions to the 4th floor. Fans should be located above the ceiling of the rooftop lounge to allow for access.

iv. Provide roof mounted exhaust fans for additional lockers and restrooms in the admin offices on the 1st floor.

v. Replace air handling unit S-1 and resize based on new space usage of the current admin area. New unit will be connected to chiller and boiler plants, and integrate into building control system. Provide VRF system for new FUD offices on the 1st floor. Each office should have its own fancoil unit with individual control for occupant comfort. Condensing unit to be mounted at grade near additional stair.

vi. Provide DOAS system for ventilation and dehumidification of new FUD offices, installed in ceiling space above offices with new ducts to the exterior and louvered intake / exhaust.

vii. Replace air handling unit S-2 and resize based on new space usage of the East Room. New unit will be connected to chiller and boiler plants, and integrate into building control system.

viii. Provide new roof mounted exhaust fans for locker rooms going in the East Room.

ix. Replace existing air handling units S-3,S-4,S-5 serving the auditorium and dressing room spaces. New units should have similar footprint and fit in existing fan rooms.

x. Replace existing air handling units S-6 serving the lobby and concourse area. New units should have similar footprint and fit in existing fan room.

xi. Replace all ductwork, hydronic piping, and controls associated with existing air handling units.

xii. Replace existing air-cooled chiller, resized to meet load requirements of additional spaces on the 4th and 5th floor. Heat exchanger, glycol management system, and piping

should also be resized and replaced. Equipment to be located in existing mechanical rooms open roof on the 3rd floor.

xiii. Replace existing chilled water pumps with variable speed models, VFDs and new controls.

xiv. Relocate existing thermal energy storage system as needed and connect new piping and controls to new chiller system.

xv. Replace existing heating hot water boilers with high efficiency condensing type boilers.

xvi. Replace existing heating hot water pumps with variable speed models and VFDs and new controls.

6. Electrical Proposed Improvements

A. Scheme 1 Electrical recommendations are outlined in this section.

Although sufficient power has been identified, the current panels and controls need to be replaced to meet current codes and needs.

i. Upgrade all lighting to LED fixtures throughout the entire building.

ii. Add Title 24 code compliant interior controls to all the spaces. This includes dimming capabilities, occupancy controls and daylighting in the rooms with adequate fenestration.

iii. Add Title 24 code compliant exterior controls to all the exterior fixtures. This includes photocells and an astronomical time clock, as well as dimming for parking lot lighting.

iv. Replace all Zinsco distribution panels throughout the space. This replacement should include the feeders feeding the distribution panels as well.

v. Replace the original 208V Zinsco distribution boards in the main electrical room.

vi. Replace MCC1 and MCC2 with distribution boards. Add separate motor starters or VFDs as needed to control equipment. Coordinate with Mechanical and Plumbing for exact needs.

vii. Update receptacles to GFI protected receptacles as required by code. This is required for most of the restrooms, janitors' closets, and kitchen spaces.

viii. Upgrade the emergency generator to a 150kW unit and the ATS to a 400A rating.

ix. Provide space for new elevator machine rooms to serve elevators, estimated space required, 40 sq. ft each. Provide disconnect and panel in the room to serve elevator loads.

7. Plumbing Proposed Improvements

A. Scheme 1 Plumbing recommendations are outlined in this section.

i. Provide lead free isolation valves on laterals connected to mains.

ii. Provide water hammer arrestors on cold water headers connected to flush valves serving water closets and urinals. Install behind access panels.

iii. Replace the central domestic hot water boiler and storage tank serving the auditorium as this equipment has reached its useful life.

iv. Provide a re circulation system consisting of a pump, return piping, aquastat, and time-clock to ensure proper hot water delivery to fixtures. Where sub loops are created, balancing valves shall be provided on each lateral to balance the system.

v. Provide insulation with appropriate thickness on the hot water supply and return distribution piping.

vi. Provide code required anti scald tempering valves on the hot water systems.

vii. Provide trap primer valves to serve floor drains and sinks in seldom used areas.

viii. Replace all galvanized domestic water piping with copper.

ix. Replace all sewer waste (gravity) piping with cast iron with no hub couplings. Piping within the kitchen may contain grease buildup due to the lack of grease waste separation.

x. Lavatory drains, supply, and stop assemblies of ADA compliant lavatories in the restrooms were not covered with protective insulation. Protective insulators shall be provided.

xi. The drinking fountain exhibits aging, wear, and tear, and should be upgraded to a hi-lo type with hands free bottle fillers.

xii. Hose bibbs in public restrooms are not equipped with code compliant vacuum breakers. Replacing the fixture with a recessed type with a box and locking cover, and an integral vacuum breaker is recommended if the walls will be re tiled. Otherwise, vacuum breakers shall be provided at existing surface mounted hose bibbs to be code compliant.

xiii. Provide a seismic valve (earthquake valve) on the natural gas assembly to comply with local codes and amendments.

xiv. Replace all plumbing fixtures with high efficient fixtures. The performance (flow rates) of existing are no longer code compliant. Flow rates for new fixtures shall not exceed:

a. Water closets @ 1.28 GPF.

b. Urinals @ 0.125 GPF.

c. Lavatory faucets @ 0.35 GPM.

d. Sink faucets @ 1.5 GPM.

8. **Fire Protection and Fire Alarm Proposed Improvements**

   A. Scheme 1 Fire Alarm recommendations are outlined in this section. New equipment and systems are being proposed.

      i. Provide a new backflow preventer assembly on the original connection to the building.

      ii. Provide a new fire water branch connection with PIV to the athletics buildings.

      iii. Provide a new Class I standpipe system at the two new staircases connecting from the basement through the 5th level.

      iv. Provide sprinklers in stage, seating, and wooden warehouse areas with an occupancy classification of Ordinary Hazard II, and main entrance overhang with an occupancy classification of Light Hazard.

      v. Provide sprinklers throughout every new area, including the new athletics building, combustible concealed spaces, and spaces above ceilings used as a plenum.

      vi. Provide sprinklers under the obstruction in the lobby.

      vii. Replace all corroded, painted, and outdated sprinkler heads.

      viii. Connect the existing hose connections located in the stage area to the fire protection system.

      ix. Replace the existing fire alarm system to provide smoke/heat detectors throughout the new and existing buildings. Complement with total coverage of speaker strobes.

g. Technology Proposed Improvements

A. Scheme 1 Technology recommendations are outlined in this section.

These improvements will be aligned with functions identified in the theatre section of the report.

i. Dedicated signal rooms shall be provided at the north and south ends of the building to feed end user data, voice, and Wi Fi systems. These rooms shall be of a minimum of 10 feet by 10 feet in size. One room will serve as the MDF and MPOE. The other room shall be an IDF room fed with fiber and copper backbone from the MDF/MPOE.

ii. Floor mounted data racks shall be installed to house network equipment.

iii. Security systems shall be replaced with current technology and SMMUSD design standards. Keypads and access control shall be provided at entry points. Motion sensors shall also be provided where there is access from the outside.

iv. A CCTV system is recommended to provide monitoring of the premises. These cameras will be POE powered from the POE switches. A dedicated AV Control Room shall be provided to house the AV system equipment. A projector and projector screen shall be provided with speakers and wireless microphones. An assistive listening system shall be provided to comply with the ADA code. The design for the system shall be per current technology and SMMUSD standards.

10. Acoustic Proposed Improvements

A. Basis Of Acoustical Recommendations

Based upon the review of the District's desired uses of the facility, it is understood that the main volume (gym/auditorium/stage) will need to provide suitable acoustics for multiple functions including athletic/gym type usage, gatherings and performances. It is the team's understanding, that orchestral performance is not a priority usage. Also, because of the large size of the auditorium, it is not considered reasonable to attempt to design this space for non-amplified voice. This is because a speaker or actor located on the stage would be so far from the rear seats that microphones and electronic sound amplification will inevitably need to be used in this space for voice. Because the space will be designed for use with an audio system, for speech intelligibility and clarity of sound it is important to control the reverberation time within the space.

This desire for reverberation control, however, needs to be balanced against practical considerations and the significant potential cost of acoustical treatment and potential conflicting requirements of a gymnasium space (which include a need for wall padding for safety and durability of other finishes). Due to the large volume of the main auditorium, the highly durable finishes generally required for indoor sports facilities, and the activities usually taking place within the buildings, some sound reverberation and the associated build-up of noise in these types of spaces is almost inevitable. On this basis, the team would note that it is not considered practical to acoustically optimize the space either for *Movie Presentations*, or as a *Sound Stage* for production of film/TV etc.

With consideration to sound isolation of the building envelope, given that the primary usage of the renovated facility would be for sports activities and given the high cost of achieving high levels of sound isolation for the envelope of such a large volume space, (the sound isolation of the envelope is only as good as the 'weakest link' and additional cost would therefore be incurred for a heavier roof, upgrades to all exterior doors, acoustical treatment at all duct penetrations, amongst other measures) the team has NOT incorporated recommendations to achieve high levels of sound isolation for the building envelope. So in this respect, the post-renovation facility would not achieve the same acoustical quality as a state-of-the-art dedicated 'sound stage' if used for TV/Film production.

Finally, it should be noted, that the recommended NC-30 HVAC noise criterion is higher than would typically be expected for a dedicated Sound Stage.

In summary, by incorporating the acoustical recommendations below it should be possible to use the space, post-renovation, for all the District's listed uses, however, it is not considered practical/economical to achieve state-of-the art acoustical movie theater and/or sound stage standards for this facility.

B. Auditorium & stage room acoustics

i. Recommended Reverberation Time Target for Auditorium and Stage

The most basic method to quantify the acoustical characteristics of a space is by considering 'reverberation time'. In approximate terms, this is the length of time a loud sound will take to decay to an inaudible level in the space. With reference to Figure 1 below, (which is presented for illustrative purposes only) it can be seen that the optimum reverberation time for a space, depends upon the specific usage. In particular, speech and electronically amplified sound

benefit from a low reverberation time and symphony orchestra benefits from a longer reverberation time (ideally 1.8 to 2.2 seconds for a symphony hall).

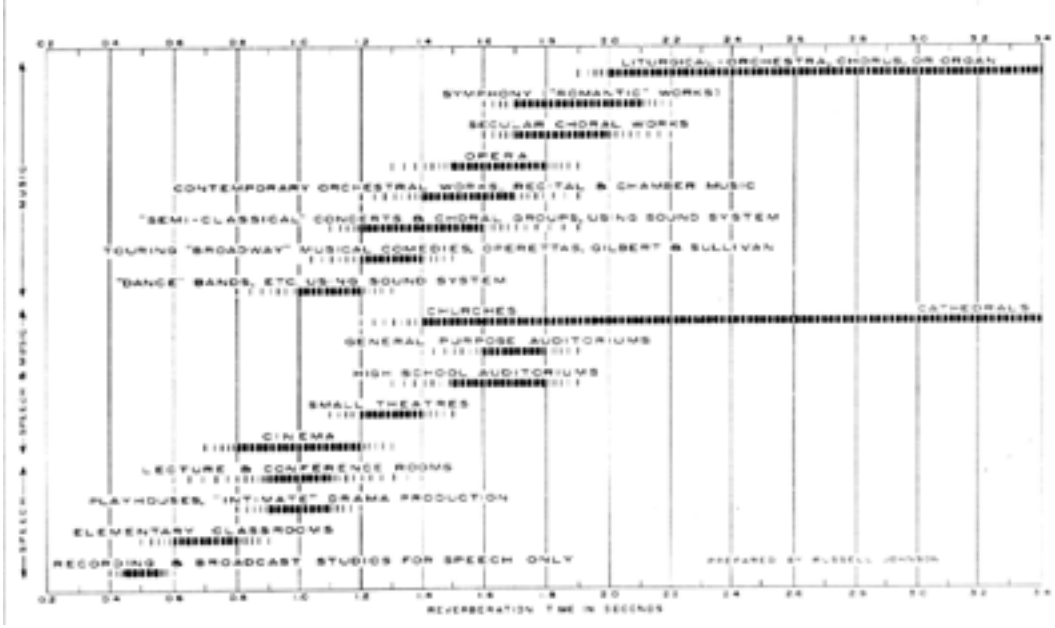


Figure 1. Optimum mid frequency reverberation time for various functions. Reproduced from "Music Facilities: Building, Equipping and Renovation" Harold P. Geerdes, published by Music Educators National Conference.

For spaces with a reverberation time exceeding approximately 2.5 seconds, (as is currently the case) noise from typical activities within the space starts to become unpleasant, and achieving even moderate degrees of speech intelligibility becomes difficult. While there is no industry standard, typical recommendations for mid-frequency reverberation time in indoor sports facilities range anywhere from 1.5 seconds to 2.5 seconds. The lower end of this criteria range is typically reserved for spaces where achieving reasonably high levels of speech intelligibility is important, such as teaching facilities and sports hall that have other uses including performances and gatherings, such as graduation ceremonies. On this basis, the team recommends a target maximum mid-frequency reverberation time of 1.5 seconds. A concept for achieving this is described below.

i. Recommended Acoustical Design Concept for Main Auditorium Finishes

a. Auditorium Ceiling

Given its large area, the ceiling plane is the most important surface for controlling reverberation.

It is proposed that the existing ceiling will to be removed over most of the auditorium area to facilitate installation and use of a new production grid. It is understood that the roof will be replaced, the team recommends that the replacement roof over the auditorium should use acoustical deck. The final acoustical deck type will be subject to structural coordination. The acoustical preference is to use an acoustical with a minimum NRC 0.9 acoustical rating manufactured by Epic Metals.

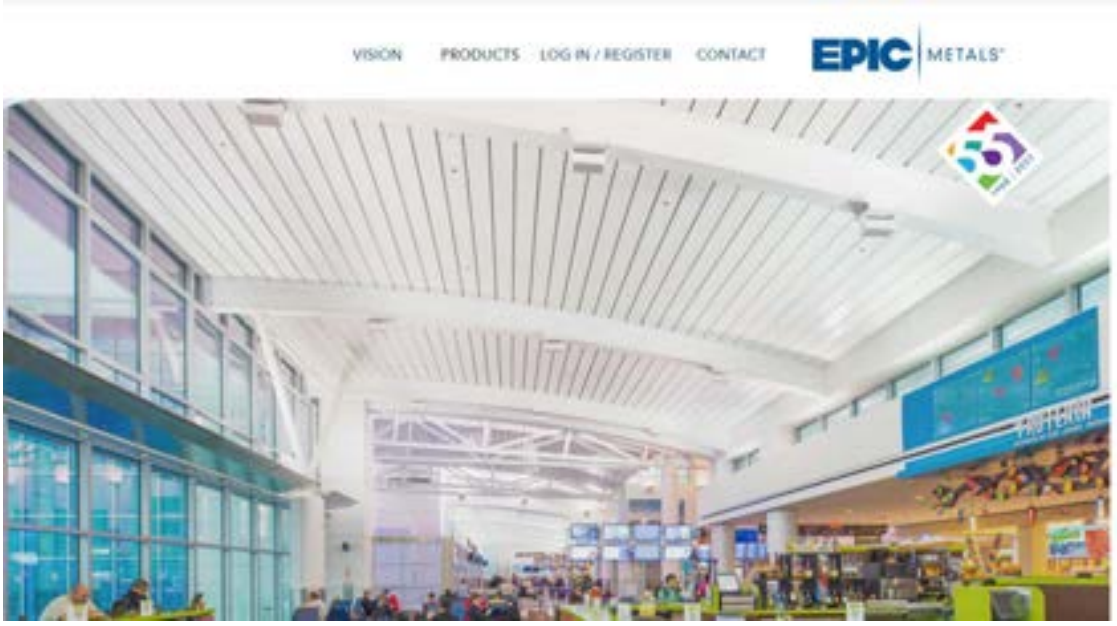


Photo 1: Acoustical Deck

As an alternative to acoustical deck, in the auditorium area where the suspended ceiling is to be removed, the underside of the roof structure could be treated with 1" thick Tectum, with 1" min. thickness acoustical insulation above. Please note that the Tectum can be painted without significantly degrading its acoustical performance, subject to following manufacturer's recommendations.

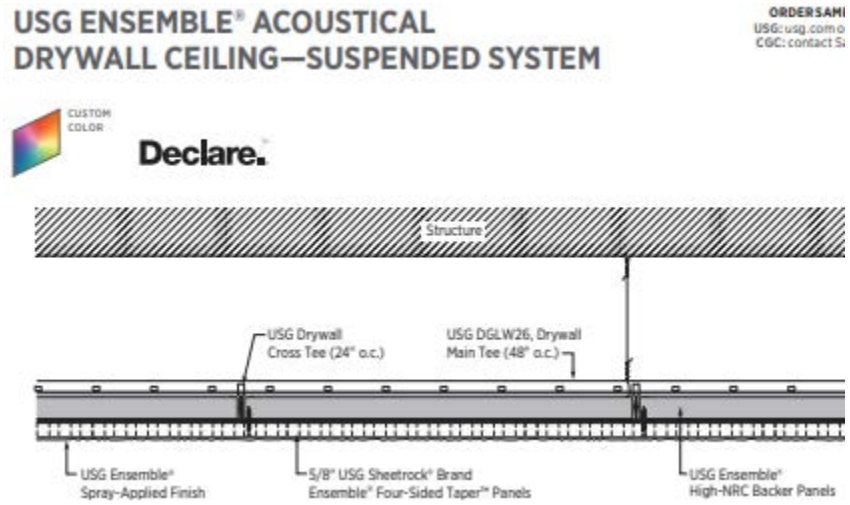
Tectum

Contact: Stacy Martin at Armstrong
Phone: (717) 396-4783
Email: SWMartin@armstrongceilings.com
Website: https://www.armstrongceilings.com/commercial/en-ca/articles/tectum-part-of-armstrong-portfolio.html

Photo 2: Tectum Ceiling

In this auditorium ceiling zone without a suspended ceiling, it is strongly preferred acoustically that there should be no deep beams, especially running parallel to the front of the stage (open trusses are preferred).

Above the existing raked seating at the rear of the auditorium, it is understood that a new suspended/shaped ceiling will be installed that will be visually similar to the existing ceiling in this area. Acoustically it is recommended that this ceiling should be acoustically absorptive. Assuming that this ceiling area would not be expected to be subject to high impact, USG's Ensemble Acoustical Drywall System is recommended, specified with USG High-NRC Backer Panels to provide NRC 0.8 minimum for the installed system. If high impact is anticipated, a suspended Tectum Finale system, specified for minimum NRC 0.9 could be considered, however, this material would not be visually similar to the existing ceiling.



a. Acoustical Wall Panels

The existing metal acoustical wall panels in the Auditorium are not acoustically effective. It is recommended to replace all existing metal wall panels with new, more effective perforated metal acoustical panels. This should have 2" min. acoustical backing (3" preferred) and provide NRC0.9 minimum acoustical performance. The metal perforation should have 18% min. free area. Careful consideration will be required in the detailing and installation in order to minimize rattling in response to acoustical excitation.

Suppliers of perforated metal wall panels include:
Acoustimetal by Acoustical Surfaces, Inc.
Contact: Ted Weidman at Acoustical Surfaces, Inc
Phone: (952) 466-8225
Website: http://www.acousticalsurfaces.com/acousti_metal/acoustimetal.htm

A less preferred alternative would be to install a heavy acoustical drape in front of all existing metal wall panels

The drape material would need to be heavy, fabric velour or similar, e.g. Rose Brand Imperial Synthetic Velour, IFR, 32 oz.
http://www.rosebrand.com/product2839/32-oz-Imperial-Synthetic-Velour-IFR.aspx?cid=150&idx=1&tid=1&info=Velour%2bFabrics
This should be deployed at 100% fullness, i.e. 2 linear yards of fabric for every yard of track and the track should be placed a minimum of 4" away from the wall.

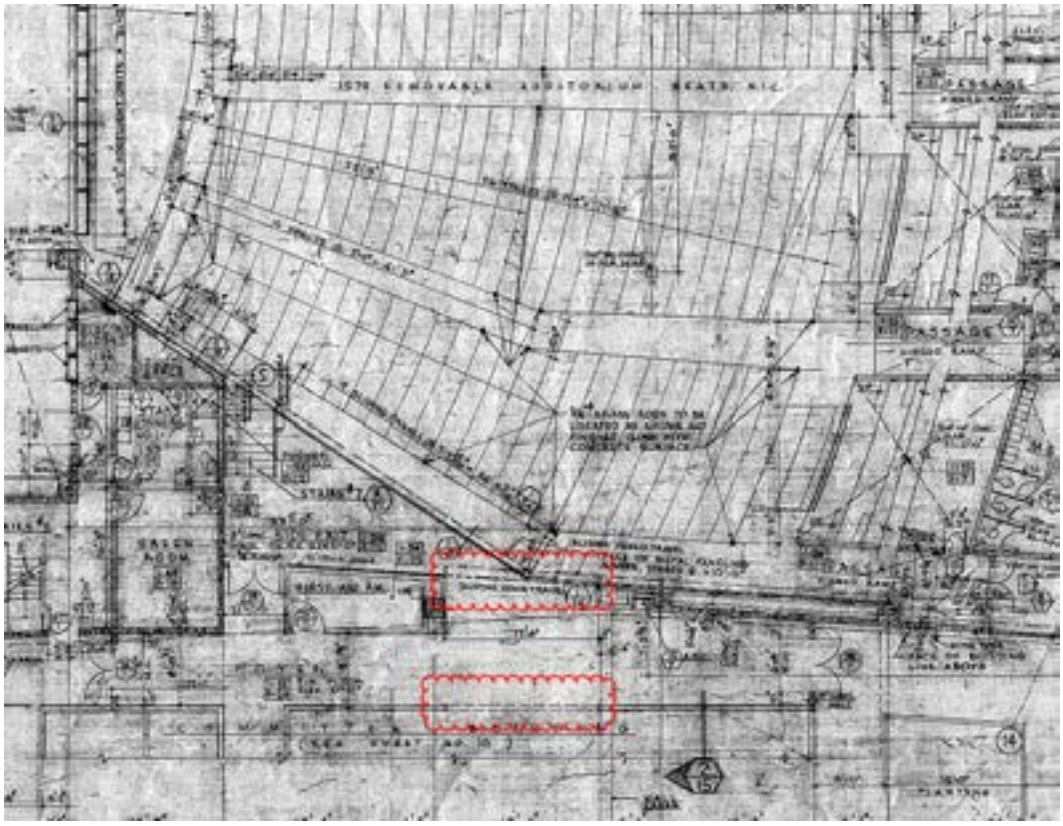
b. Replace Existing Fixed Hard Seating with Fabric Faced Upholstered Seating
This would be helpful to reduce the variation in room reverberation time between fully occupied and lower audience occupancy scenarios. This recommendation, however, needs to be weighed against durability and maintenance costs.

c. Carpet Floor Finish
It would be acoustical helpful if the fixed seat area was carpeted. This recommendation, however, needs to be weighed against durability and maintenance goals.
It is understood that a floor covering will need to be deployed to protect the wood sports floor when loose seats are installed for performances and gatherings. A carpet floor finish (instead of rubber or other non-porous material) would provide useful additional sound absorption for these events.

d. Stage Area Acoustical Treatments
It is recommended that the underside of the structure over the entire stage area should be treated with 2" thick black coated Johns Manville Insulshield, pinned directly to the underside of the structure.

C. Existing Horizontal Sliding Doors

It understood that the horizontally sliding doors circled in Mark-Up 1 below are considered to be features with historical significance.



Mark-Up 1

The doors currently provide a very poor level of sound isolation. It is considered unlikely that the acoustical performance of these doors could be substantially improved by retrofitting new seals (for old doors, usually increased acoustical performance comes at the cost of increased difficulty in operating the doors.) However, it may be worthwhile consulting a specialist contractor such as Pacific Sound Control on this matter.

Doug McDaniel
cell 949/231-7066
direct 714/277-1077
office 714/892-6022
www.pacificsoundcontrol.com

In Scheme 1, these opening would be required to move sports equipment, including basketball hoops, between the storage area and the main space. It will be important to verify that the current opening height is sufficient for this. If it is, then the preferred acoustical option is to install new acoustical doors at these openings while retaining the existing doors (if required for historical preservation purposes). The new sliding door would be installed on one side of the wall (not directly in the wall depth). The architectural and structural feasibility of achieving this would need to confirmed. For

the purposes of preliminary pricing, the team recommends the following door specification. (one for each of the two opening).
STC-53 Horizontally Sliding Acoustical Door by Advanced Equipment Corp (rep'd by Specialty Door): Contact W. Scott Dickson – CEO, Scott Dickson, sdickson@aecorp.net , tel. 714-635-5350.

D. Wrestling Room in The Fly Tower
Wrestling activities will generate impacts upon the Fifth floor structure that have the potential to transfer through the structure and radiate noise (especially low frequency 'thuds') that could be audible and therefore distracting on the stage.

Mitigating this would require that the Fifth floor construction is of heavy concrete construction, with a highly resilient floor material flooring material on top. The structural support for this structure would need to be stiff in order to limit movement of the structure in response to these impacts.
Acoustically, the team's recommendation would be to NOT adopt Scheme 1 if simultaneous use of the Wrestling Room and the Stage is required. If this avoidance is not possible then further very detailed study would be required, likely involving finite element modeling of the new and existing fly tower structure, would be recommended in order to better quantify this noise transfer and design appropriate mitigation. This study is beyond the scope of this initial feasibility study.

E. HVAC Noise Control for New Mechanical Systems
The new mechanical system should be designed to achieve a noise level of NC-30 or below when the Auditorium and Stage is used for Performances and gatherings. This will require a number of cost-impactful measures including:

i. Selecting relatively quiet mechanical equipment
ii. Airborne noise control for fans using duct silencers and acoustically lined duct work.
iii. Keeping air velocities to relatively slow speeds.
iv. Vibration isolation of main mechanical equipment.
v. Selecting diffusers and grills for manufacturers NC ratings of NC-20 or below.

11. Theatre Proposed Improvements

A. Summary

In order to use the building for rental events in between sports events the critical element is the speed at which the venue can be converted from one use to another. This would include opportunities such as being able to load in on the stage, or use the stage, while a sports event is taking place on the main floor. It also involves examining what elements can be automated, where power is located, and other infrastructure items. Some capabilities are major investments but can reduce the time needed to shift between events by hours or even days. With an available window of half a day to a day to make that turn between events, access and automation will be critical to making the building viable as a rental space.

It is also important to examine what features/capabilities groups coming in will expect to have. Being able to meet those requirements makes the difference between a space that groups want to come to and a facility that is difficult to rent. Discussions with staff have indicated that the likely types of desired rental uses may include:

i. Concerts
ii. Film/TV/Commercial Production
iii. Corporate Events
iv. Sports Tournaments (non district)
v. Cheerleading Tournaments
vi. eSports Tournaments
vii. One night shows (comedy, magic, Food Network, etc.)
viii. Banquets/Galas/Ted Talks
ix. Church Groups
x. Movie Presentations

District uses would include:

i. Sports (Basketball, Volleyball, Wrestling)
ii. Commencement
iii. Prom

The facility is not intended to support symphony concerts, musical theatre or other similar events requiring superior sightlines and acoustics.

The facility will be operated primarily by union personnel, either District or contract labor, although some groups will bring their own labor. This establishes some additional requirements and expectations in terms of support spaces and amenities.

The team believes both schemes are workable but leaving the fly space intact offers the potential for the fastest turnaround from event to event due to the ability to fly a curtain package out of the way without having to remove the curtains from the tracks.

B. Theatrical Power

The existing power should be reworked. The goal would be to maintain similar accommodation for outside groups coming in, but with revised locations and voltages. In particular, the 480v feed would be reduced or replaced and the majority of the temporary power would be converted to 208v in keeping with what modern production companies are expecting. For concert and production use, temporary power connections and distribution would need to be made available at the new production grid over the main floor as well as at the walkable grid above the stage (either the existing grid or a new grid).

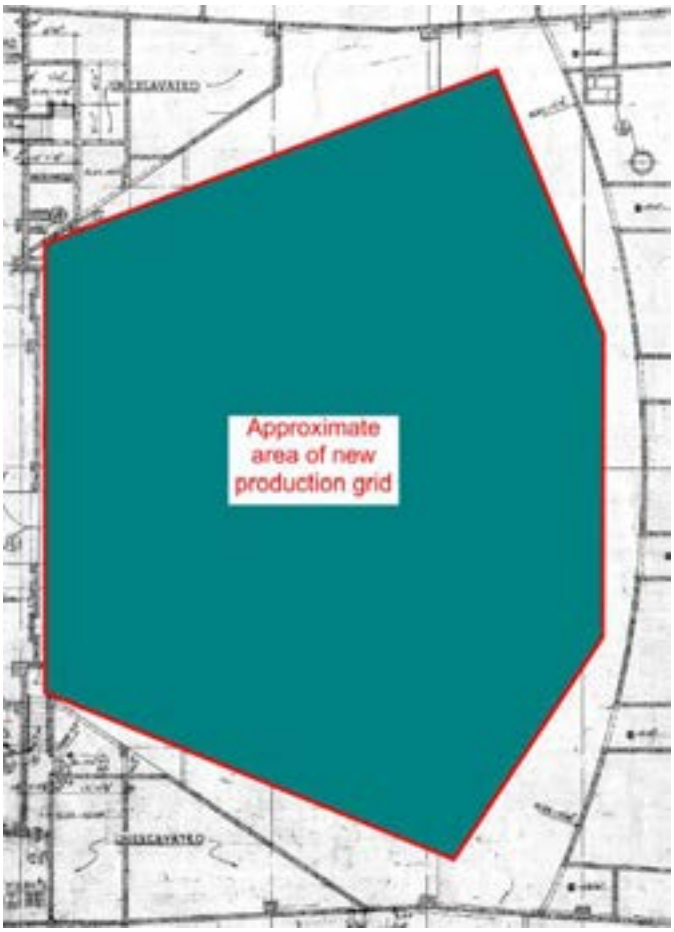
C. Rigging

The existing counterweight rigging would need to be replaced. In scheme 1, a new walkable grid would be installed about 7' below the new wrestling support floor level. The bottom of the new floor would be an exposed steel beam system that production companies can attach temporary rigging to. A limited set of motorized hoists would be provided to support school uses of the building.

In order to have space for the new walkable grid, the proscenium height would be lowered to approximately 25'. This would impact the width of the proscenium if there is a desire to maintain a 2:1 ratio of width to height. The proscenium width would be reduced to 50' if that ratio were maintained.

Scheme 1 does not require a fire curtain due to the stage height being reduced to less than 50'. Smoke management will be a challenge as smoke vents cannot be installed at the ceiling of the stage. This is discussed in the mechanical narrative.

Concert acts and other groups coming in will expect, and need, to suspend items over the main floor – particularly in the area between the proscenium and the catwalk. The team recommends that the existing suspended ceiling be demolished and replaced with a walkable grid, or walkable areas, that cover the entire floor. New ceiling elements could be suspended below the grid. This allows fast access to rigging points so that events can be loaded in as quickly, and safely, as possible. Removal of the existing ceiling will also simplify things like incorporating sports court lighting, both for practices and for TV/Internet broadcast of games.



D. Curtains

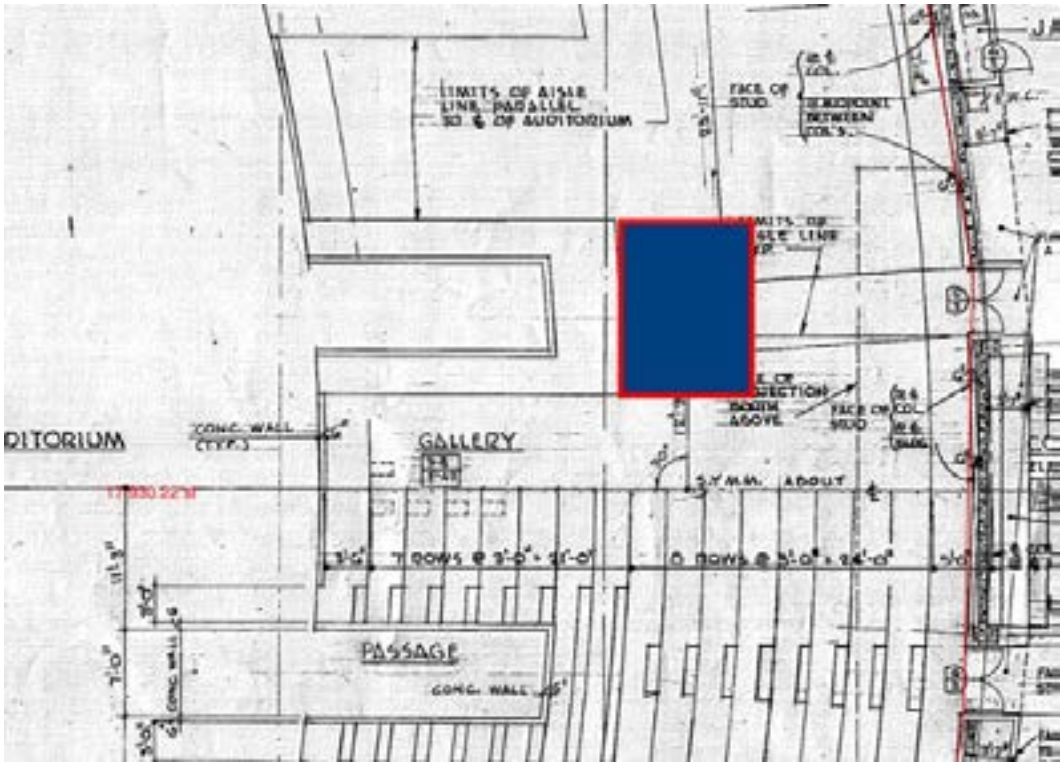
The existing curtain package should be replaced, but there is a legitimate question as to how extensive the need is for stage curtains. Certainly, some events will want a main curtain, and some legs and borders to mask off points of entry and technical elements. Other events, such as concert tours, may not need these items. Since musicals are not anticipated, that reduces the need for curtains, but some other types of shows, such as magic shows and even corporate events, use them more than in the past. A basic curtain package will be required, but the extent of that package would need to be carefully considered during design. All curtains should be sewn using inherently flame retardant (IFR) fabrics rather than fabrics which have been treated with a fire retardant chemical (which require regular testing and reapplication of the treatment).

E. Audio

A basic system that supports school sports and event uses of the building would be installed. This system would also be usable for basic rental events, such as corporate meetings or presentations. Audio for ancillary spaces, such as the lobby, would also be part of the permanently installed systems.

Infrastructure should be added to support large audio systems brought in by concerts or other outside groups. This infrastructure would include power, cable pathways,

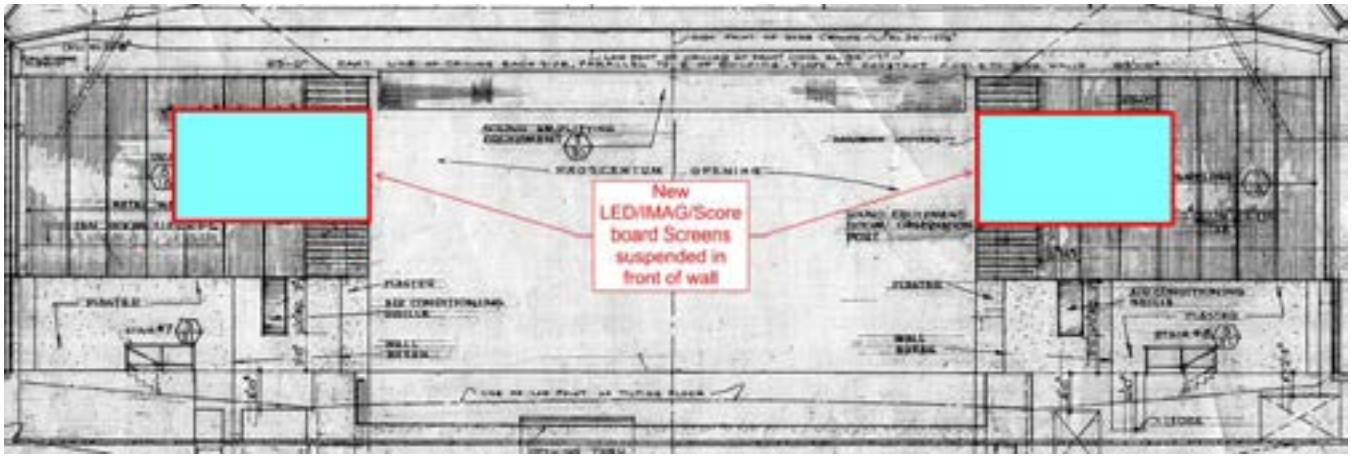
interconnections to some permanent systems (such as the lobby speakers), and structural attachment points for speaker suspension. The existing speaker locations would be retained, but the weight load capacity of those locations would need to be upgraded and new locations either immediately adjacent to or directly behind those locations would need to be added. Space within the seating area would need to be designated for the audio mixing console, and conduit and power provided to it. That might be a location similar to this:



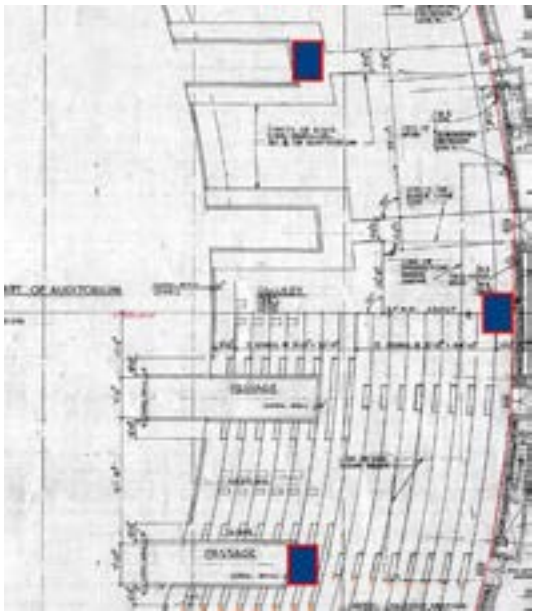
Systems would need to be able to operate in different modes and at different levels of staffing, including a simple mode that does not require an operator at all (for sports events and lectures). As the building is expected to be flexible and to scale between different sizes/types/styles of events, the systems need to do the same.

F. Video

Since there is no video system or video infrastructure existing, everything would need to be installed new. Evaluation of options indicates that a center hung scoreboard presents both height and structural challenges. The team would propose hanging two LED screens, approximately 12' x 21' – 4" in size, on either side of the proscenium opening. These screens would serve multiple uses, including presentations, image magnification (IMAG), and scoreboards. A separate screen at the rear corner(s) of the auditorium and/or portable screens would be used to provide video support to patrons on the stage side of a sports court.



Infrastructure consisting of pathways, cabling, and patching for cameras and connections to TV truck parking would be added. This infrastructure system would allow incoming groups to drop their equipment where needed with a minimum of cable running across the floor. Connections for computer inputs at the stage, courtside/scorer's table, audio mix booth, and lighting booth would also be added. Some possible camera platform locations may include:



A permanent system of 3 or more PTZ cameras would be used for livestreaming and could also be used for image magnification. These cameras, or one or more Point of View (PoV) cameras would be used to provide video monitoring to the lobby, backstage and other support areas.

G. Theatrical Lighting

Since this building was last upgraded, theatrical lighting has moved to LED based technology. This greatly reduces the power infrastructure (and consumption) required. Permanent theatrical lighting and controls should be installed to support school and sports events. The theatrical controls should also control the architectural lighting, as well as new

work lighting at the stage, grid and catwalk(s). Running lights (blue lights) should be installed in the stagehouse and surrounding circulation areas.

In order to provide adequate lighting angles to the stage, a second catwalk, as well as attachment points for temporary lighting trusses, should be added to the ceiling system. If a tension grid is created as part of the new production grid, it can function as a highly flexible catwalk system and new catwalks would not be needed. This would also allow the existing catwalk location to be demolished. It would be highly desirable to be able to add box boom locations forward of the proscenium, but due to the historic nature of the sidewalls this is not possible. The new production grid will allow light ladders to be suspended for this purpose when needed for a particular event.

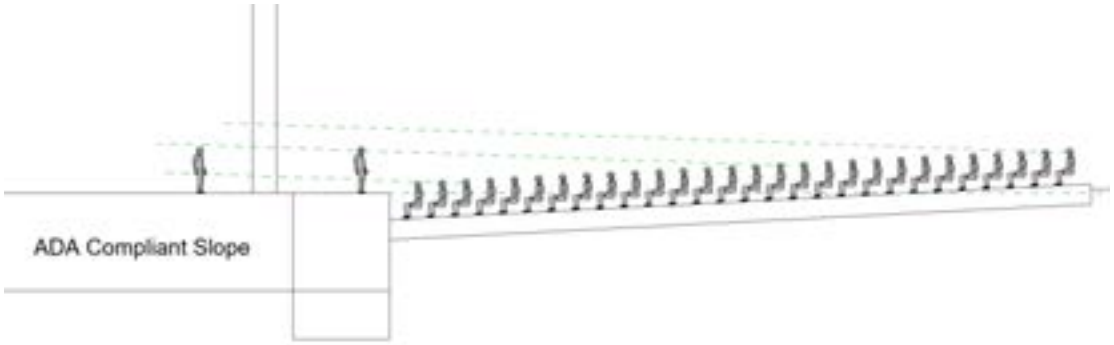
The permanent systems, and the lighting electrical and data distribution, should mesh easily with lighting elements and systems brought in by external groups. The permanent system should include enough lighting instruments to provide a repertory plot for the entire stage and Orchestra lift area so that school uses and simpler events can use the space without needing to bring in lighting or spend significant time refocusing.

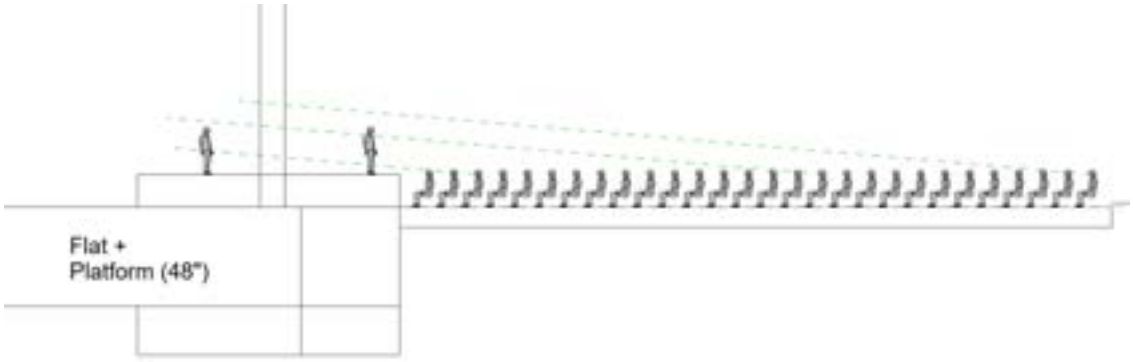
H. Main Floor

One of the major questions to be resolved was whether to use the tilt mechanism of the main floor, or whether to fix the floor in the flat position. As stated previously, the sight lines from the sloped floor are not ideal and the slope would need to be reduced in order to comply with ADA regulations. This would further degrade the sightlines for the back half of the floor seating. There are a number of accessibility challenges and other issues to solve related to the interface between the tilting slab and the adjoining areas. These are discussed in the architectural narrative.

From a seating standpoint, it may be possible to have custom chairs made with longer legs in the front so that they sit flat on the sloped floor. It is unknown whether DSA would approve this. Other methodologies, such as permanent seating on rotating mechanisms that would store below the floor, were considered and rejected as not realistic for various reasons.

The team's recommendation is to fix the main floor in the flat position and use stage lifts and temporary platforming to raise the stage. The resulting sightlines will still not be ideal but are adequate for the types of events proposed for the space. The addition of video screens and image magnification will also help to resolve some of the sightline issues.





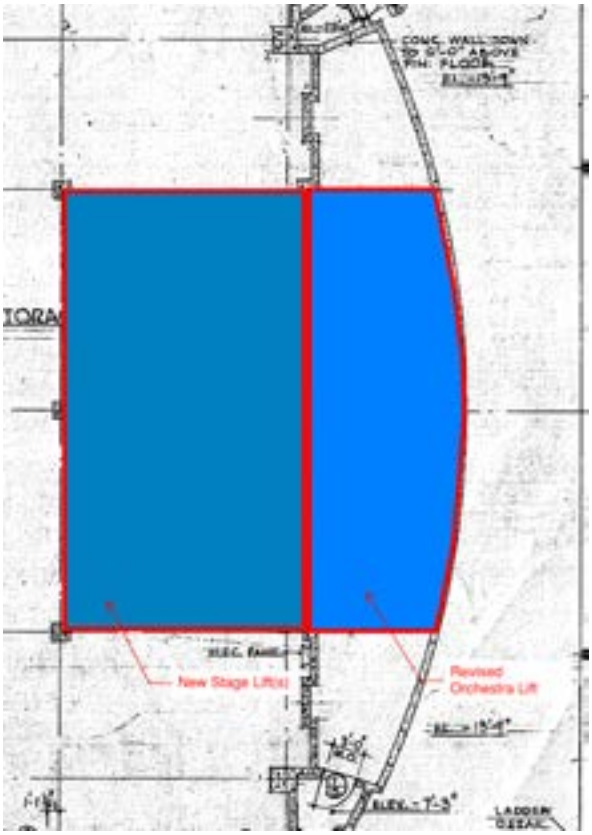
I. Orchestra Pit

The existing pit lift needs to be replaced, as well as the safety interlocks to the various pit access points. The new lift may want to be slightly narrower than the existing lift, with the end pieces becoming permanent floor that is fixed in place. These end areas would provide an opportunity for ramping if the new sports floor is built on top of the existing slab and ends up higher than the existing stage floor.

The new lift should be able to travel above the floor level, to approximately 5'. This allows multiple stage levels to be created depending on the height the lift is raised to. The lift should also connect to the new upstage lift so that it can be part of a contiguous stage floor or be used to create a multi level stage.

J. Stage Floor

The team proposes installing a new lift, or lifts, in the stage area. The new lift should be approximately 40' in width by 20' in depth and be able to travel to approximately 5' above the current stage floor level. It should also be able to connect with the orchestra lift to create one large platform when desired.



The new lift(s) would be used to create a raised stage, for better sightlines, as well as a freight elevator to move items between the main floor and the basement storage level. Excavation of the basement area will be required in order to accommodate the new lift, and some structural modifications of the existing stage framing may also be necessary. The new excavation for the lift would be ~6' in depth for the full footprint of the lift.

The floor itself may need to be replaced if the sports court is built on top of the existing slab. Rebuilding the stage floor would allow it to be raised the same amount, so that the stage, orchestra pit lift, and main floor all match in elevation. However, ramping would need to be created around the perimeter of the stage to meet up with the adjoining floor level. It may be more useful to raise the loading dock area the same amount than to try and ramp the loading path to the stage. Cutting into the stage floor to install new lift locations will require containment considerations.

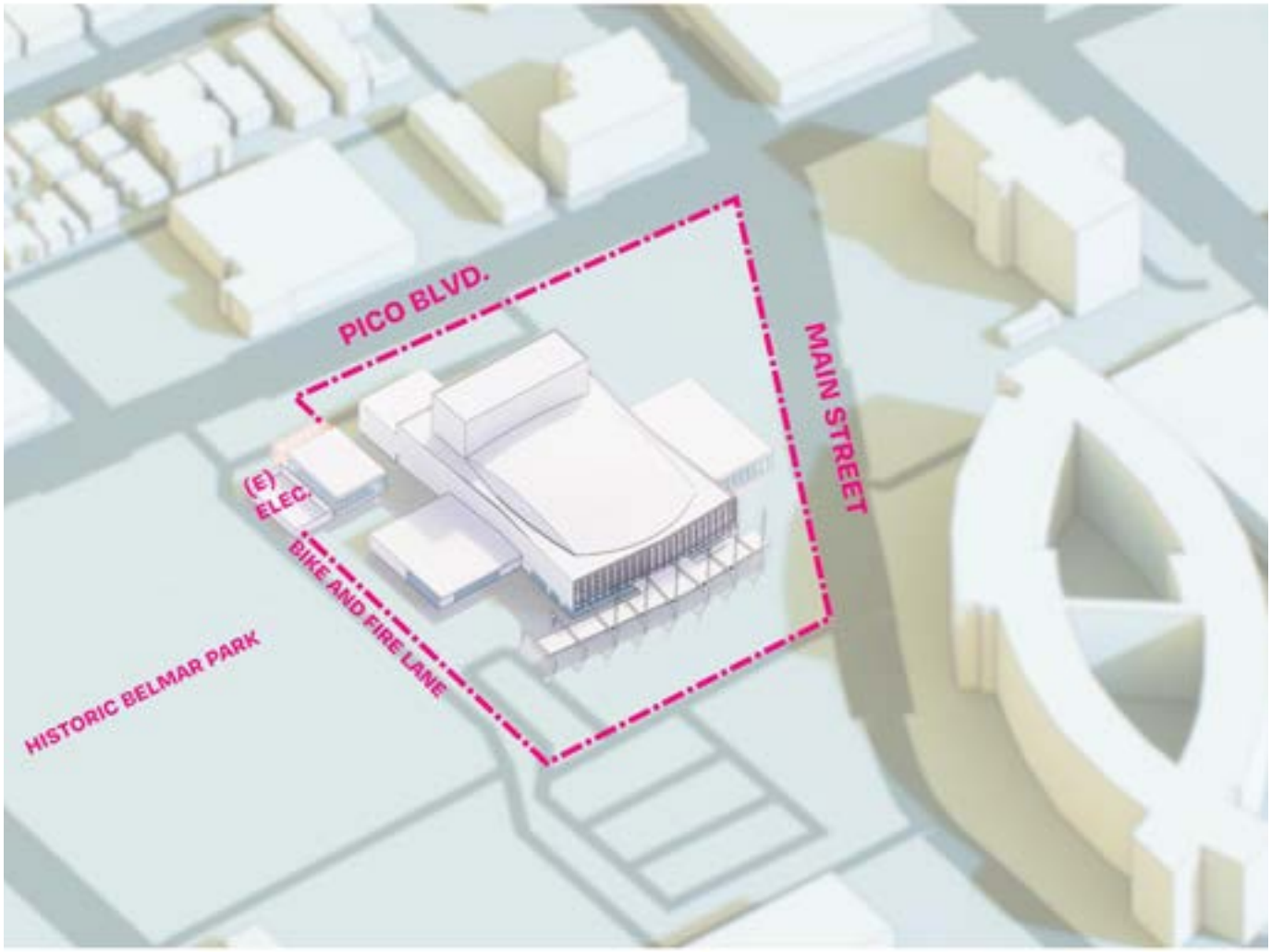
K. Audience Seating

The existing seating is in good enough condition that, if the type of seating is considered appropriate, it could simply be repaired as needed and retained. It probably has another decade of service life available. However, some reorganization of the seating will be required, both to resolve code issues and to provide new amenities such as camera platforms, an audio mix position, and scorer's table. There is an open question as to whether these seats could be matched if parts or a few new seats were needed to accommodate the modifications.

The recommendation is to replace the seating with a higher quality one. The goal would be to improve maintenance requirements, through the selection of a seat with a gravity rise mechanism rather than a spring based mechanism, and to improve patron comfort. The new seat would have a padded back and bottom but would not necessarily be upholstered. It could have a surface similar to those used in club seating areas at stadiums that are easily washable/cleanable.

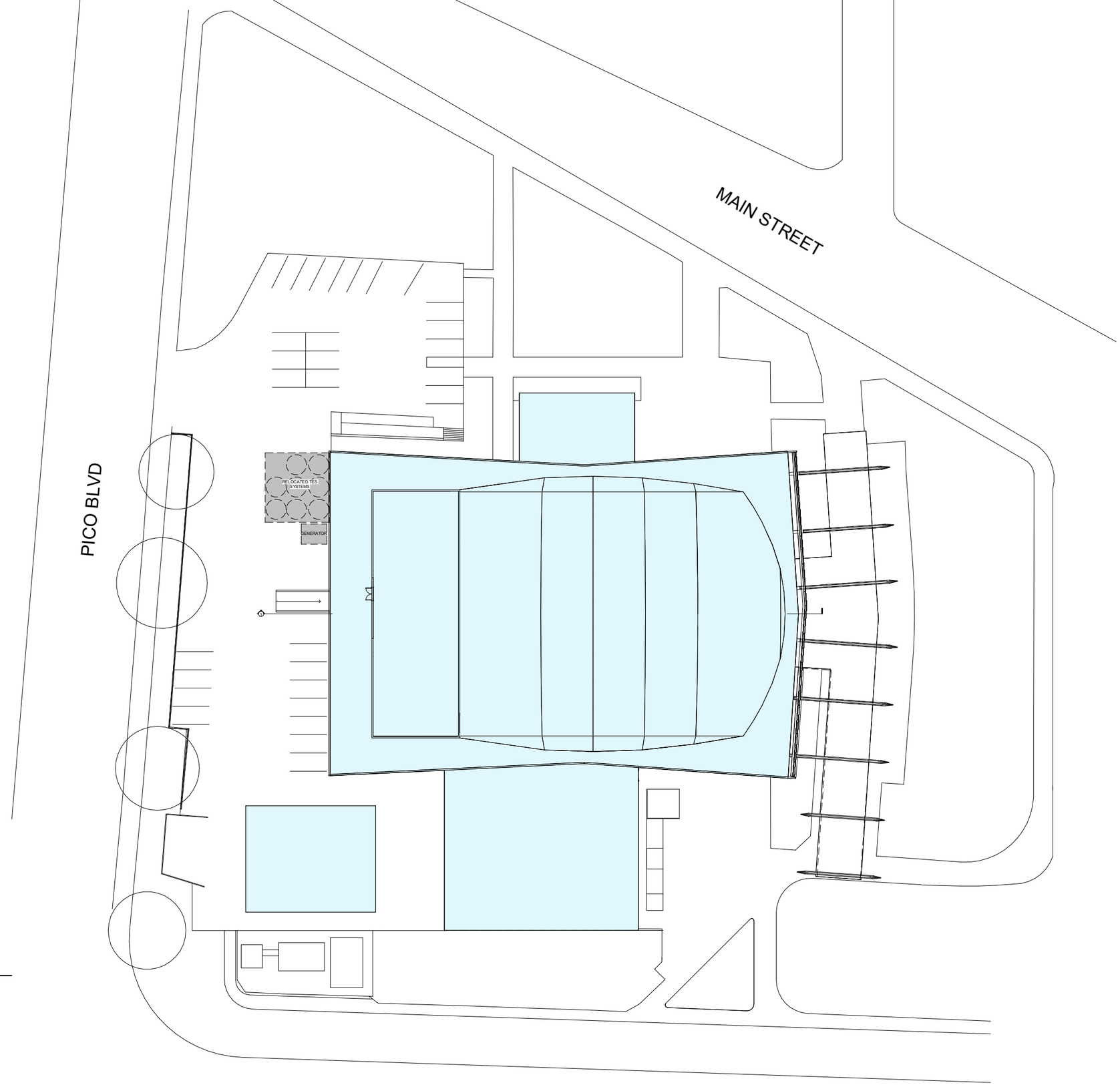
L. Support Spaces

There are many existing support spaces in the building, from dressing rooms to electrical rooms. Some of them would be repurposed since the new program for the facility does not require them (e.g. there will not be a need for so many dressing rooms). However, a few spaces that will be necessary do not exist due to the age of the building. One or more AV Rack Room(s) will be needed to house backend AV equipment. A control room will be needed for IMAG and Livestream production. And theatrical lighting and rigging control distribution equipment may need its own space as well. Storage for technical equipment will need to be dedicated to that purpose and not just lumped in with general storage.



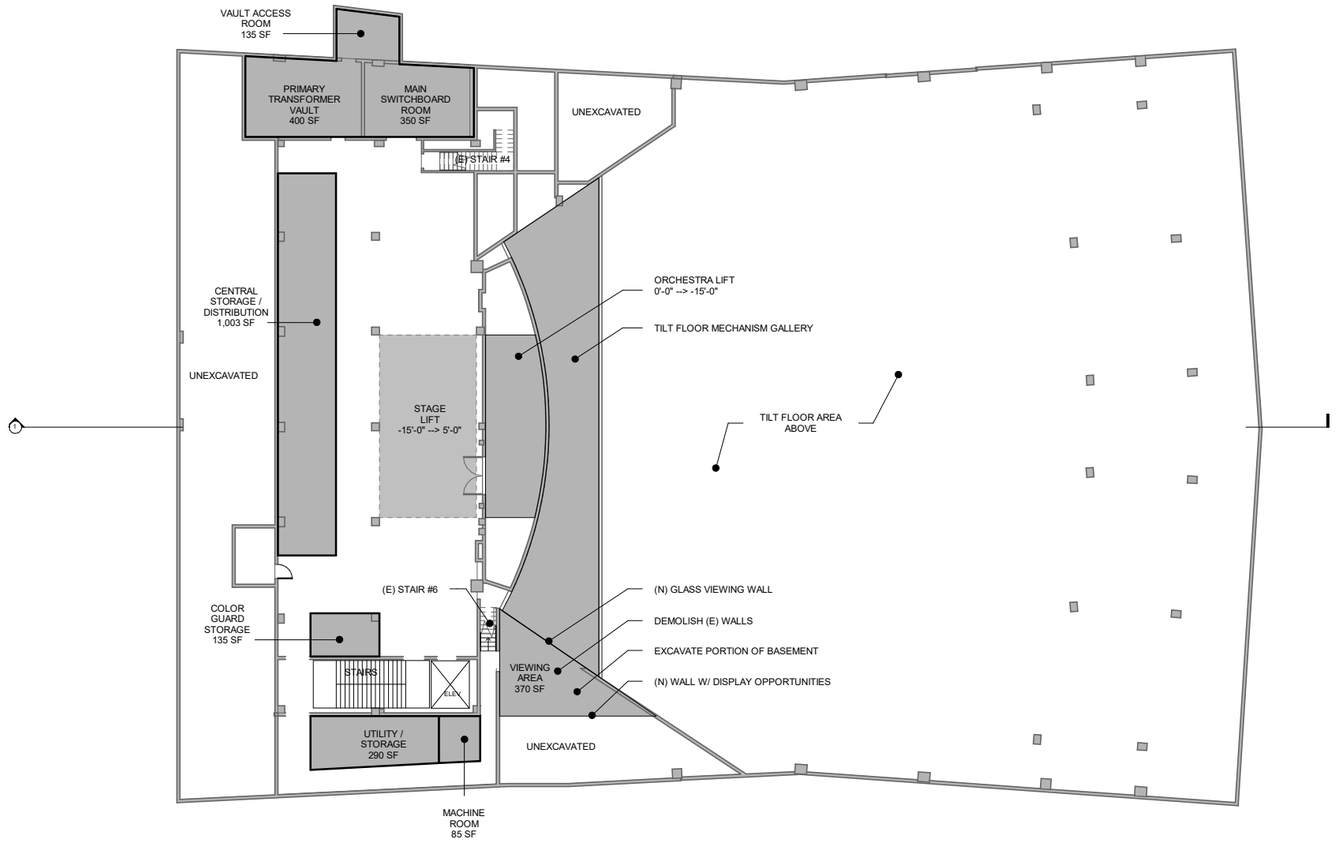
SCHEME 1

SCALE: N.T.S



SCHEME 1 - SITE PLAN
Scale: 1" = 50'-0"

NAC ARCHITECTURE

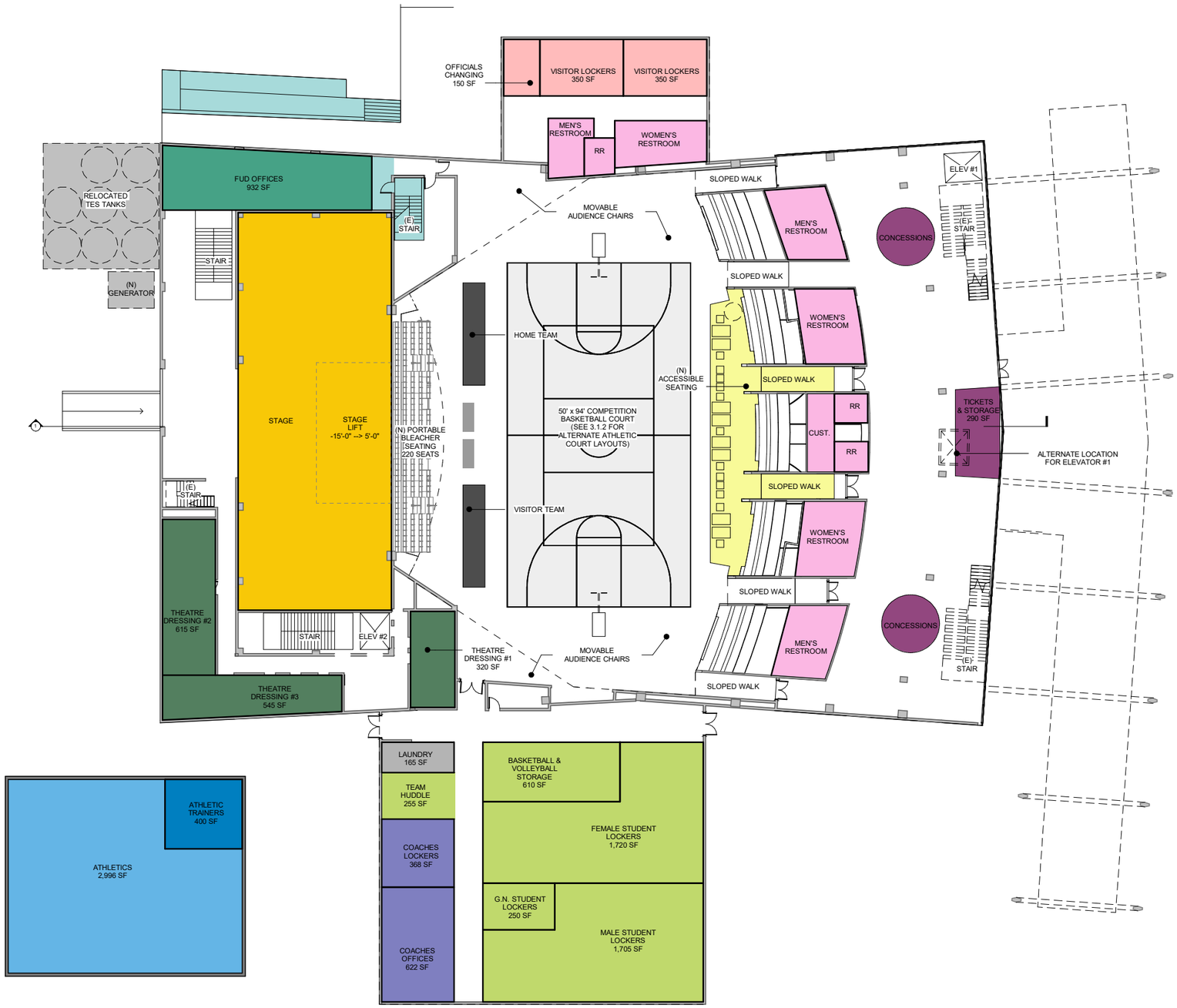


LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

SCHEME 1 - BASEMENT

Scale: 1/32" = 1'-0"



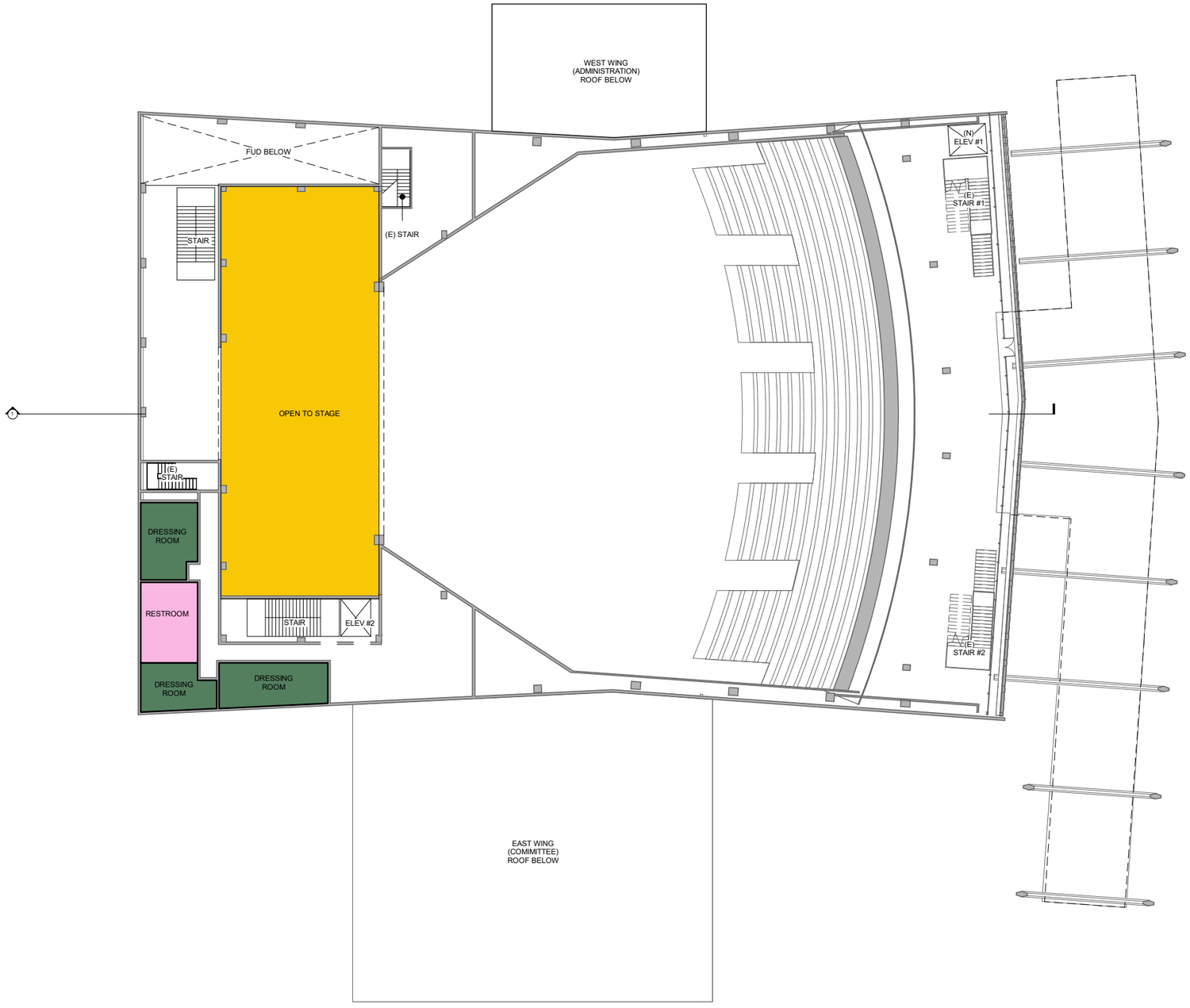
SCHEME 1 - GROUND FLOOR

Scale: 1/32" = 1'-0"

LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

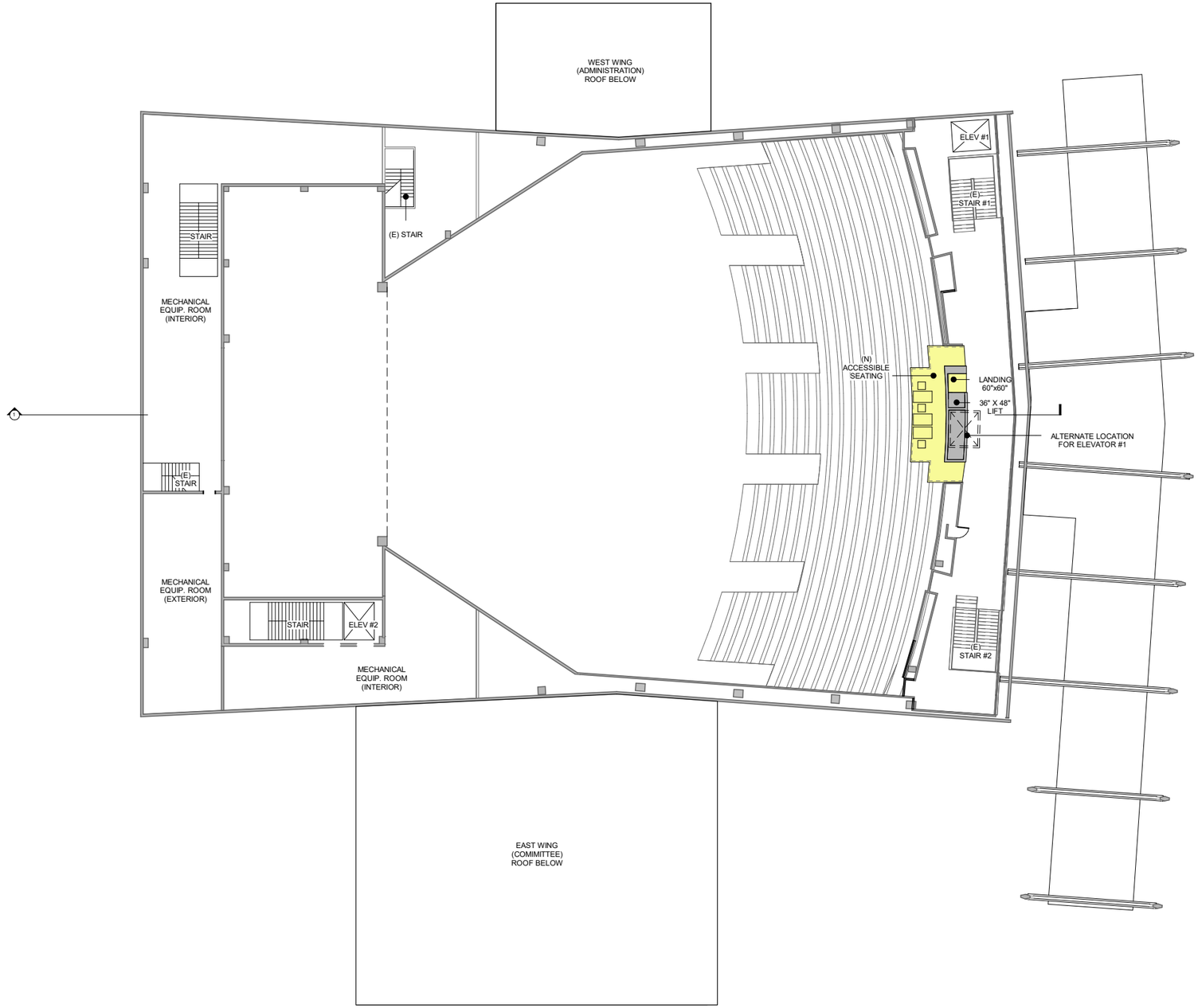
NAC ARCHITECTURE



LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

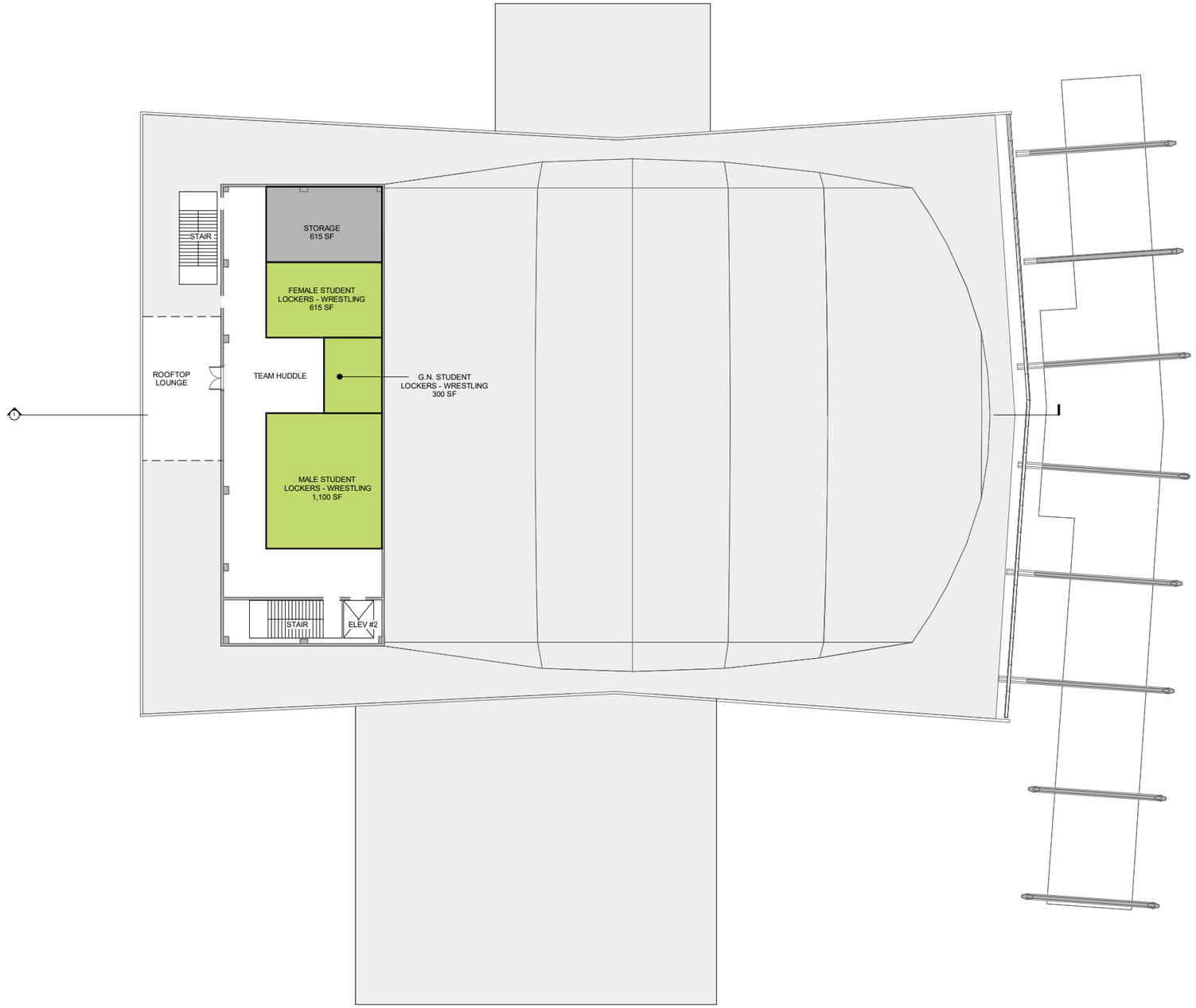
SCHEME 1 - SECOND FLOOR
Scale: 1/32" = 1'-0"



LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

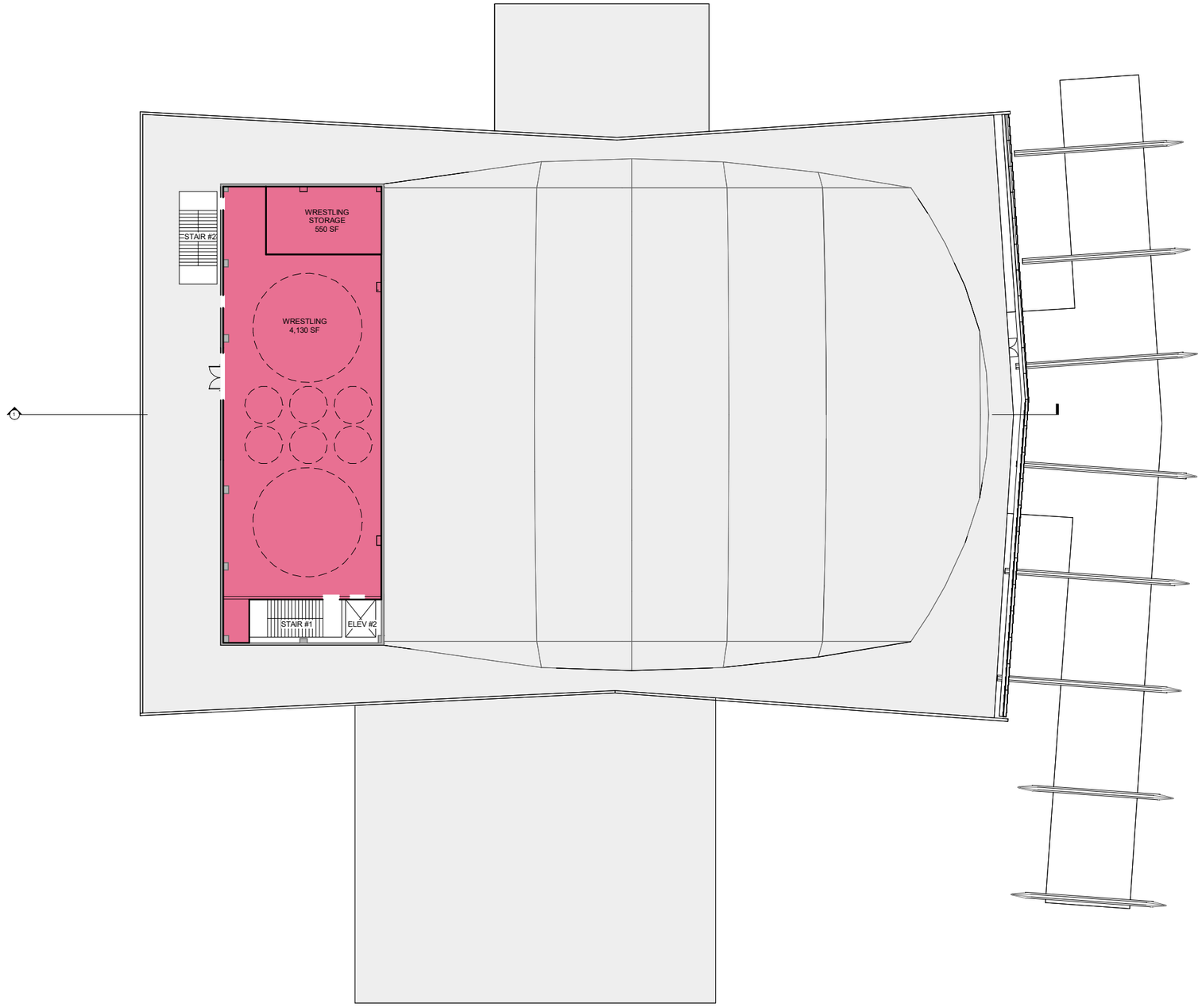
SCHEME 1 - THIRD FLOOR & CONCOURSE LEVEL
Scale: 1/32" = 1'-0"



LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

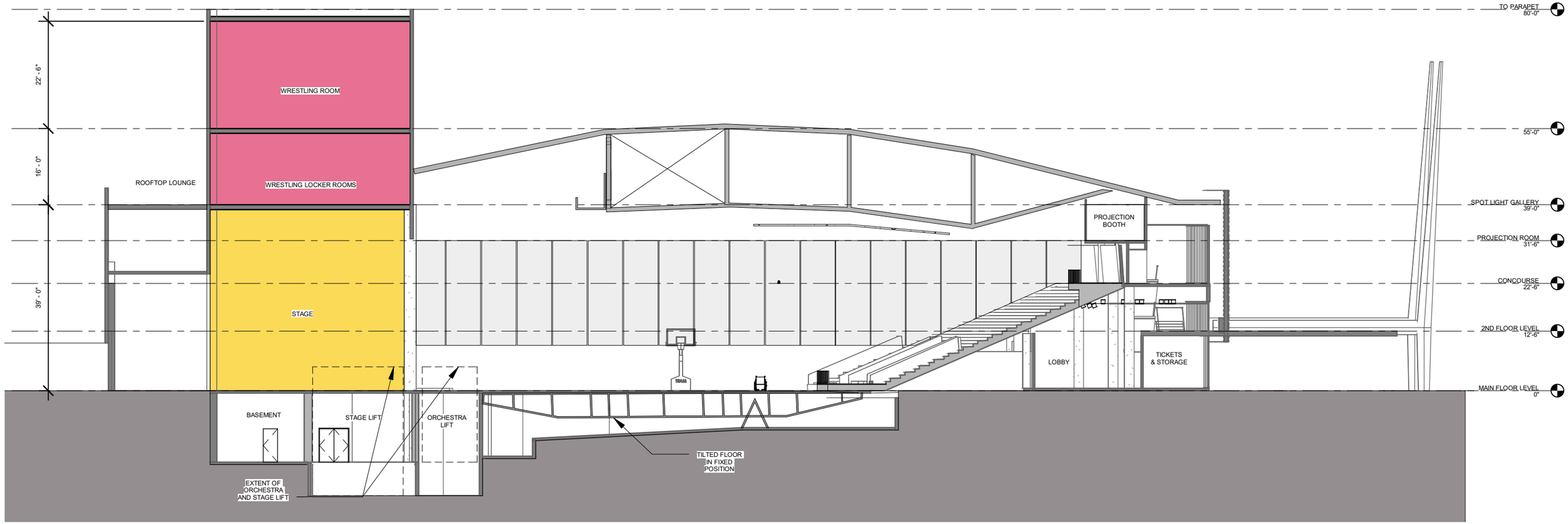
SCHEME 1 - FOURTH FLOOR
Scale: 1/32" = 1'-0"



SCHEME 1 - FIFTH FLOOR
Scale: 1/32" = 1'-0"

LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN



1 SCHEME 1 - BUILDING SECTION

Scale: 3/64" = 1'-0"

3.2.4 CODE JUSTIFICATION

A. Scheme 1 re uses the existing building for all the program in the project with the exception of the Athletics Room and Training space. These are housed in a new building adjacent to the existing building and will be separated from the auditorium by enough distance to permit it to be justified separately from a code perspective. The following preliminary analysis is split by building. Information has been gathered from the existing documents available at this time but will warrant further research and confirmation as the project progresses.
B. Analysis per CBC 2022 and DSA IR A 26 (5/30/2019)

2. Scheme 1 Existing Building Code Justification
   A. Type II A building justified under 506.2.2 Mixed Occupancy Buildings with non-separated occupancies analysis per 508.3.2 using A 1 as the most stringent occupancy. Fully compliant automatic sprinkler system and fire alarm system.
   B. Occupancies / Occupant Load Factors
      i. Auditorium space – two scenarios
         a. Performance – A 1 w/ occupant load of 7 net for non fixed seat areas, and actual seat quantity for fixed seats
         b. Gymnasium – A 4 w/ occupant load of 7 net for non fixed seat areas, and actual seat quantity for fixed seats and bleachers
      ii. Stage – A 1 w/occupant load factor of 15 net
      iii. Wrestling Room – A 3 w/ occupant load factor of 50 gross
      iv. Locker Rooms – E w/ occupant load factor of 50 gross
      v. Offices – B w/ occupant load factor of 150 gross
      vi. Storage – S 1 w/ occupant load factor of 300 gross
   C. Building Height (504 and Table 504.3)
      i. Allowed: 85'
      ii. Actual: 80'
   D. Building Stories (504 and Table 504.4)
      i. Allowed: 4 stories (without area increase)
      ii. Actual: 3 stories
   E. Building Area (506 and Table 506.2)
      i. Allowed Area per floor: (with frontage of 0.25)
         a. $A_a = [A_t + (NS \times I_f)]$
         b. $A_a = [46{,}500 + (15{,}500 \times 0.25)]$
         c. $A_a = 50{,}375$ sf per floor
      ii. Actual Area (on largest floor): 49,790 sf

3. Scheme 1 New Building Code Justification
   A. Type II B building justified under 506.2.1 Single Occupancy Buildings. Fully compliant automatic sprinkler system and fire alarm system.
   B. Occupancies / Occupant Load Factors
      i. Athletic Rooms – A 3 w/ occupant load factor of 50 gross
   C. Building Height (504 and Table 504.3)
      i. Allowed: 75'
      ii. Actual: 20'

D. Building Stories (504 and Table 504.4)
   i. Allowed: 3 stories (without area increase)
   ii. Actual: 1 stories
E. Building Area (506 and Table 506.2)
   i. Allowed Area per floor: (with no frontage)
      a. $A_a = [A_t + (NS \times I_f)]$
      b. $A_a = [38{,}000 + (9{,}500 \times 0)]$
      c. $A_a = 38{,}000$ sf per floor
   ii. Actual Area (on largest floor): 3,400 sf

3.2.5 FIXTURE COUNTS

1. References

A. CA Plumbing Code 2022 Chapter 4

i. Table 4 1 Occupant Load Factor

ii. Table 422.1 Miniumum Plumbing Facilities

B. DSA IR A 26 K 12 Occupancy Classification and Occupant Load Factors (latest version 5/30/2019)

2. Calculations

A. Auditorium – Spectators

i. Fixtures provided meet the minimums based on the Performance Use calculationin below, and are provided throughout multiple restrooms in the north and west lobbies.

ii. Performance Use (A 1 per IR A 26)

iii. Fixed Seats – per Table 4.1 use 50% of fixed seating value for occupant load factor → 958 seats total x 50% = 479 occupants → 240 female, 240 male

iv. Open Area seating – per Table 4.1 use occupant load factor of 11 → 10,289 net sf/11 = 936 occupants → 468 female, 468 male

v. Total occupants → 708 female, 708 male

vi. Total required fixtures per Table 422.1 for A 1 (A 1 per IR A 26)

WCs Female	8: 301 400 + 1 WC per add'l 125	11
WCs Male *	3: 201 400 + 1 WC per add'l 500	4
Urinals Male *	4: 401 600 + 1 urinal per add'l 300	5
Lavs Female	6: 501 750	6
Lavs Male	4: 601 750	4
Drinking Fountains	3: 501 750 + 1 df per add'l 500	5

* Increase total of male fixtures to equal female

B. Athletic Use (A 4 per IR A-26)

i. Fixed Seats – per Table 4.1 use 50% of fixed seating value for occupant load factor → 958 seats total x 50% = 479 occupants → 240 female, 240 male

ii. Fixed Seats in new bleachers – per Table 4.1 use 50% of fixed seating value for occupant load factor → 220 seats total x 50% = 110 occupants → 55 female, 55 male

iii. Total occupants → 295 female, 295 male

iv. Total required fixtures per Table 422.1 for A 4 (A 4 per IR A 26)

WCs Female	6: 201 300	6
WCs Male *	3: 201 400	3
Urinals Male *	3: 201 400	3
Lavs Female	4: 201 300	4
Lavs Male	2: 201 400	2
Drinking Fountains	3: 501 750	3

* Increase total of male fixtures to equal female

C. 1st Floor – FUD Offices

i. 925 sf total

ii. Per Table 4.1 Use occupant load factor of 150 (Business) → 925 / 150 = 7 occupants → 4 female, 4 male

iii. Total required fixtures per Table 422.1 for B

WCs Female *	1: 1 15	1
WCs Male	1: 1 50	1
Urinals Male	1: 1 100	1
Lavs Female	1: 1 50	1
Lavs Male	1: 1 75	1
Drinking Fountains	1 per 150	1

* Increase total of female fixtures to equal male

iv. Fixtures provided in the west spectactor restrooms

D. 1st floor – Athletes and Coaches

i. 12,727 sf total (Auditorium 9,327 sf + Athletics Room 3,000 sf + Athletic Training Room 400 sf)

ii. Per Table 4.1 Use occupant load factor of 50 (Exercise) → 12,727 / 50 = 255 occupants → 128 female, 128 male

iii. Total required fixtures per Table 422.1 for A 3 (A 3 per "Exercise Room" in IR A 26)

WCs Female	4: 101 200	4
WCs Male *	2: 101 200	2
Urinals Male *	2: 101 200	2
Lavs Female	2: 101 200	2
Lavs Male	1: 1 200	1
Drinking Fountains	2: 251 500	2

* Increase total of male fixtures to equal female

iv. Fixtures provided in athletic locker rooms (coach and student)

E. 1st Floor – Stage

i. 4,538 sf total

ii. Per Table 4.1 Use occupant load factor of 11 (Assembly) → 4,538 / 11 = 413 occupants → 207 female, 207 male

iii. Total required fixtures per Table 422.1 for A 1

WCs Female	6: 201 300	6
WCs Male *	3: 201 400	3
Urinals Male *	2: 201 300	2
Lavs Female	4: 201 300	4
Lavs Male	2: 201 400	2
Drinking Fountains	2: 251 500	2

* Increase total of male fixtures to equal female

iv. Fixtures provided in Theater dressing areas adjacent to stage

F. 5th Floor – Wrestling Room

i. 4,185 sf

ii. Per Table 4.1 Use occupant load factor of 50 (Exercise) → 4,185 / 50 = 84 occupants → 42 female, 42 male

iii. Total required fixtures per Table 422.1 for A 3 (A 3 per "Exercise Room" in IR A 26)

WCs Female	2: 26 50	2
WCs Male	1: 1 100	1
Urinals Male	1: 1 100	1
Lavs Female	1: 1 100	1
Lavs Male	1: 1 200	1
Drinking Fountains	1: 1 250	1

iv. Fixtures provided in 4th floor locker rooms

3.3 SCHEME 2

In Scheme 2, the concept is to separate performance and athletics uses as much as possible. In so doing, this scheme assumes more new construction. While Scheme 1 sought to renovate the Committee Building and the Administration Building, this scheme recognizes that renovation of the buildings is costly and complex. As the program of Scheme 2 does not readily fit, the concept is to demolish these auxiliary buildings and construct new additions on the east and west sides of the existing Auditorium.

The west addition would house a kitchen, an assembly hall, public restrooms, visiting team rooms, and space for District facilities staff. The east addition would house a wrestling room, fitness / training space, home team lockers, and coaches' spaces.

The existing Auditorium is renovated for multiple uses. It is envisioned that the Auditorium could house a variety of performances from drama to music to other student events. This scheme assumes use of the full fly tower and replaces theatrical equipment as required. Other required renovations typical of either scheme are included elsewhere in this report.

3.3.2 NARRATIVES

This narrative describes the interior improvements proposed in Scheme 2. The recommended upgrades to the exterior can be found in the Existing Assessment section of the report (2.1).

Scheme 2 keeps the original stage size, the existing proscenium height and the majority of the performance based support spaces as per the original design. A laundry has been added behind the stage along the SW corner. The existing dressing rooms and restrooms surrounding the stage would be gutted and replaced with code compliant fixtures and casework. The athletic programs along with a new community room and kitchen are accommodated in two new addition structures located similarly to the current Administration Building wing and Committee Building wing but at increased sizes.

Architectural proposed improvements to the Civic Building

A. Auditorium
   i. Tilted floor converted to Competitive Gym Floor
      a. The District would like a hardwood sprung flooring system permanently installed on the tilted floor. The floor will be fixed in its' flat position. The mechanism that permits it to tilt will be preserved to allow future use if desired. The Basis of Design for the wood flooring is Robbins Bio Channel Classic or Air Channel Star installed over 2x4 sleepers. The hardwood sprung flooring system would also be installed at the fixed areas between the tilted floor and the existing Administration and Committee Building wings. The flooring system would have integrated recessed fixed anchors for netting posts. To protect the hardwood sprung flooring system when not used as a competitive gym, the team recommends adding a floor cover tile. The Basis of Design is Covermaster Platinum Covertile (1m x 2m carpet tiles) and a storage cart. The tiles can be installed by a single person.
      b. Moveable basketball goals would be provided at each end.
      c. Addition of retractable portable bleacher seating located near the orchestra lift. Basis of Design: Irwin seating Telescopis bleacher: Versatract retractable seating. Total seating count 220.
   ii. Fixed seating
      a. Replace existing fixed seating with new. See the theatrical narratives for further information.
   iii. Provide multiple accessible seating options.
      a. Replace the first row of fixed seating with a balcony allowing for accessible seating and companion seating with a guard rail around the perimeter of the balcony. Refer to the floor plan for the layout.
      b. Provide accessible seating off the Concourse level. A balcony with guard rail similar to the one at the first row would be installed at the center of the top row of seating to accommodate accessible seating and companion seating. Refer to the floor plan for the layout.
   iv. Preserve the existing solid metal and perforated metal acoustic wall panels
      a. The metal panels are character defining features. The recommendation is to add an acoustical curtain in front of them. Refer to the Acoustical Narrative for additional information. The existing wall area below the metal panels would receive wall padding or protective cladding to protect the athletes.

v. Replace existing plaster auditorium ceiling with a new acoustical gypsum ceiling over the fixed seating area. Refer to the Acoustic Narrative for additional information. Provide new sports lighting and general lighting.

B. Stage
   i. Replacing the existing counterweight rigging system with a motorized rigging system including lighting
   ii. Provide a new fire curtain system
   iii. Provide an acoustic proscenium curtain deployable during sporting events
   iv. Refinish existing pine floor on stage.
   v. Provide new orchestra pit and stage lifts.

C. Lobby
   i. Stairs #1 and #2 are character defining features in the building. Stairs to be retrofitted to include new handrails on each side and height extension to guard rail throughout. Refinish and seal all materials.
   ii. Concessions As noted in the existing assessment, the team recommends building new concessions to remember the original ones but with contemporary amenities. Wood casework with solid surface finishes, point of sale (include data), and display areas. Provide power and sewer/water connection to serve refrigeration and freezer.
   iii. Reflecting Pool The reflecting pool and railing are no longer present on site. The team recommends a mosaic tile in the location of the former reflecting pool.
   iv. Elevator – A 2 stop hydraulic elevator is proposed for the northwest corner of the lobby to provide accessible travel between the 1st floor lobby and the concourse above.
   v. Lift A 2 stop wheelchair lift is proposed to provide accessible travel between the concourse level and the Control Room above. By utilizing a lift instead of an elevator for this access there is no need to penetrate the Auditorium's domed roof.
   vi. Ceiling Replace the existing ceiling with an acoustical ceiling tile. The Basis of Design: Fine fissure mineral wool ceiling ACT and LED fixtures similar in size and finish to the existing light fixtures.

D. Basement
   i. The team recommends replacing the existing double doors to the Orchestra Lift with new double doors.
   ii. Locate storage rooms in the basement level along with the space and infrastructure for a new stage lift and orchestra pit lift.
   iii. The team recommends adding a viewing area at the current entrance to the tilt floor area. The viewing area would let visitors see the hydraulic mechanism and the framing of the tilted floor. There could be an exhibition area to display photos, drawings, and concert memorabilia and other collectibles. It will require excavating some of the unexcavated areas to allow for a larger, accessible view area and glass viewing wall. Visitors could walk into the tilted floor area as part of a guided tour.
   iv. Locate a storage room for basketball and volleyball equipment. Equipment can be moved to this room via the new freight elevator, orchestra pit lift or stage lift.

2. New east addition (in the former location of the Committee Building wing)
   A. This addition is a steel brace frame building with exterior cement plaster finish. Floor to floor at north end 18' 0" high and 30' 0" high at south end (see axon).

B. Windows to be storefront with IGU glazing. Glazing would be provided along all sides of wrestling, fitness and north elevation of building.
C. To account for the grade change, an incline inside the building is added. This allows both Wrestling and Fitness to have doors open to finish grade.
D. The breakdown of program is listed below and can be found on the floor plans included in this report.
    i. Wrestling practice room and storage space
    ii. Weight/Fitness classroom (Athletics)
    iii. Athletic Trainers Room
    i. Coaches' Offices A mix of private offices and open workstations including built in casework
    ii. Team Huddle
        a. Flat screens/digital display, trophy exhibit wall. Include wood speciality suspended ceiling.
    iv. Female Student Lockers
        a. 65) 2 tier lockers (130 lockers total) and changing areas with accessible benches.
        b. 7 showers (1 of which is accessible)
        c. 4 lavatories (1 of which is accessible)
        d. 5 water closets (1 of which is accessible)
    v. Male Student Lockers
        a. (85) 2 tier lockers (170 lockers total)) and changing areas with accessible benches.
        b. 8 showers (1 of which is accessible)
        c. 5 lavatories (1 of which is accessible)
        d. 3 water closets (1 of which is accessible)
        e. 3 urinals (1 of which is accessible)
    vi. Female Coach Lockers, Male Coach Lockers, Gender Neutral Coach Lockers, and Gender Neutral Student Lockers
        a. (3) 2 tier lockers (6 lockers total) and changing areas with accessible benches.
        b. 1 accessible shower
        c. 1 gender neutral restroom (water closet and lavatory)

3. New west addition (in the former location of the Adminstration Building wing)
A. This addition is a steel brace frame building with exterior cement plaster finish. Floor to roof height is 18' 0".
B. There would be storefront windows along the west, south and north sides of the building containing insulated glazing units. The south side would have a loading dock, stairs and an accessible ramp to allow access to the FUD offices, offloading to the kitchen and access for the kitchen staff. A grease interceptor would be located in the existing parking lot.
C. Community Room 3,400 SF with a moveable partition door and linear wood ceilings. The space could be used by the school and community for receptions, events and celebrations.
D. Kitchen – full commercial kitchen to accommodate catering needs for events held in the Community Room and the main auditorium
E. Similar to Scheme 1, the Officials Changing and additional public restrooms are located in the new building. The breakdown of locker rooms, fixtures and finishes are shown below.
F. Public Restrooms
    i. Men's Restroom

a. (2) water closets (1 of which is accessible)
b. (2) urinals (1 of which is accessible)
c. (3) lavatories ((1 of which is accessible)

ii. Female's Restroom
a. (4) water closets (1 of which is accessible)
b. (3) lavatories ((1 of which is accessible)

iii. Single User Restroom
a. (1) accessible water closet
b. (1) accessible lavatory

G. Visiting Team Locker Rooms
i. (40) 2 tier lockers (80 lockers total) and changing areas with accessible benches
ii. Both genders 4 showers (1 of which is accessible)
iii. Both genders 2 lavatories (1 of which is accessible)
iv. Female 3 water closets (1 of which is accessible)
v. Male 2 water closets (1 of which is accessible) & 2 urinals (1 of which is accessible)

H. Officials Changing Area
i. (3) 2 tier locker (6 lockers total) and changing areas with accessible benches.

4. Proposed Finishes throughout project include:

A. Bathrooms / athletic locker rooms / theatre bathrooms
iii. Ceramic tile floor, sloped to floor drain
iv. Ceramic tile wall, full height
v. Phenolic partitions
vi. Bobrick accessories as Basis of Design
vii. All lavatories in solid surface counters w/ full wall mirrors above (wall hung lavatories in locker rooms)
viii. Air hand dryers throughout

B. Coaches offices
i. Lvt floor throughout
ii. Painted gypsum walls, level 5 finish
iii. Doors will sidelights in storefront frame

C. FUD offices
i. Carpet tile in private offices & lvt in share spaces
ii. Painted gypsum walls, level 5 finish
iii. Doors will sidelights in storefront frame

D. Storage rooms
i. Abuse resistant gypsum walls
ii. Sealed concrete floors

E. Officials Changing room
i. Abuse resistive gypsum walls
ii. LVT flooring
iii. 3 full height lockers

F. Community room
i. Wood flooring
ii. Painted gypsum walls w/ acoustic treatment on 40% of walls.
iii. Include operable partition door

G. Commercial kitchen
   i. Stainless steel wall cladding
   ii. Epoxy flooring, sloped to floor drains
   iii. Provide commercial grade equipment including grease interceptor, fume hood and water heaters
   iv. Three compartment sink
   v. Mop sink
H. Ceilings Mineral Wool ACT throughout, U.N.O.
I. Walls – Level 5 gypsum board finish with wall base throughout, U.N.O.
J. Floors All exposed concrete floors to be refinished

2. Civil Proposed Improvements

A. Proposed Conditions

i. Grading

Walks, stairways, ramps, and other surfaces will be sloped away from buildings. Typical slope planes for drainage shall be between 1% and 2%. Other slope standards include the following:

a. Within building areas: 1.5% 2%
b. Plazas and terraces: 2% maximum.
c. Entrance walks and ramps along path of travel: 5% max (8.33% with handrail)
d. Non ADA parking stalls and drive aisles: 5% max
e. Planted slopes: 50% maximum.
f. Lawn areas: 15% maximum.

ii. Erosion and Sediment Control

In accordance with the National Pollutant Discharge Elimination System (NPDES) permit, the construction site shall implement Best Management Practices (BMPs) to control erosion, debris, and construction related pollutants. BMPs include, but are not limited to, gravel bags and fiber rolls for perimeter control, stabilized construction entrances as tracking control, and stockpile management in accordance with good housekeeping practices. All existing catch basins shall be protected per standard plan SE 10 to minimize sediment clogging the utility system. If the project will disturb more than one acre of land, a Storm Water Pollution Prevention Plan (SWPPP) will need to be filed with the California State Water Resources Control Board. Assuming all existing pavement area will be replaced, the total area to be disturbed for this scheme will exceed one acre and a SWPPP will be required.

ii. Storm Water Management

The understanding at the time this report was written is the State Water Resources Control Board has not issued a General Permit for the Discharge of Storm Water from Small MS4s (WQ Order No. 2003 0005 DWQ) to provide permit coverage for K 12 Schools. Therefore, post construction stormwater management will have to follow requirements from the SWPPP if the total disturbed area is more than one acre and Post-Construction Water Balance Performance Standard Spreadsheet will have to be filled out. If the total site runoff volume has been increased, post construction best management practices (BMPs) such as porous pavement, tree planting, swales or rain barrels will have to be installed to offset. For this scheme, it anticipated that the runoff volume will increase from previous conditions and post construction BMPs will have to be implemented to mitigate an estimated 700 cubic.feet of storm water.

However, if SMMUSD would like to follow the City of Santa Monica Storm Water Management requirements, they are more stringent as the storm water volume to be mitigated is based on the total impervious area of the project (existing and proposed). Based on the City of Santa Monica Urban Runoff Drainage Plan Worksheet, about 7,000 cubic.feet of storm water will have to be mitigated for this scheme. Based on the preliminary geotechnical report from Willdan dated July 5, 2012, infiltration does not seem

feasible. A capture and reuse system with an underground cistern and a pretreatment system will then have to be installed to store the storm water volume to be mitigated. A pump located inside the cistern will feed the irrigation system for all the project planted areas.

iii. Storm Drainage

New site storm drain system with underground piping and drain inlets will have to be installed to capture the site storm drain runoff and avoid any sheet flow to the public sidewalk. If a cistern for capture and reuse is installed, the runoff will be directed to the underground cistern for future irrigation use. Overflow will be directed to the street curb via new curb drains under public sidewalk.

It is also recommended to replace the existing 8" underground storm drain pipe picking up the building roof drains at the southwest corner of the building and flowing to the street curb on Main Street if the roof runoff from the existing Civic Auditorium does not need to be mitigated with a capture and reuse system.

The storm drain lines for the project will be Heavy Wall PVC SDR.35 ASTM D3034 pipe and fittings with Bell and Spigot gasket joints.

iv. Sanitary Sewer

It is recommended to replace the existing site sewer system as it is likely reaching the end of its lifespan. New sewer connection(s) will be provided to serve the new building additions and will join the site sewer system. Existing sewer lines are conflicted with the proposed building additions and will have to be relocated.

Sewer report with sewer manhole monitoring data may have to be submitted to the City of Santa Monica if the project will increase the current sewer load.

The sewer lines for the project will be Heavy Wall PVC SDR.35 ASTM D3034 pipe and fittings with Bell and Spigot gasket joints.

v. Domestic and Fire Water

It is recommended to replace the existing site domestic and fire water systems as they likely are reaching the end of their lifespans. New water connections will be provided to serve the new building additions. An existing fire water line is in conflict with the proposed building additions and will have to be relocated.

Water report may have to be submitted to the City of Santa Monica if new connections to the water city mains are required for the project.

Four existing fire hydrants are located in the vicinity of the project, two are located on Main Street on the project side and two others are located at the intersection of Pico Boulevard and Third Street and at the intersection of Main Street and Pico Boulevard across the street. Additional fire hydrants may be required for the project and this should be confirmed by the Division of State Architect and possibly the City of Santa Monica Fire Department.

vi. Public Right Of Way Improvements

The existing sidewalk along Pico Boulevard has an uneven surface and is not in good condition mainly because of private and public trees and should be repaired. The City of

Santa Monica may require the existing curb ramps on Main Street to be renovated and meet the current City standards. New driveway apron(s) may have to be installed to serve the project. All work within the public right-of-way will require a separate offsite improvement permit with the City of Santa Monica

3. **Landscape Proposed Improvements**

A. In Scheme 2, much of the new building program is pushed outside the historical building volume and into newly constructed and adapted wings – an expanded space along the Main Street side and a larger mass of new building program on the opposite side. These two moves will have significant impacts on the existing planting areas. This scheme would require the removal of six original trees. Ideally, these would be removed and replanted onsite, though this would need to be determined by an arborist to verify the health and viability of the trees.

Another consideration is whether to restore the long, linear planter (now currently separated into three planter boxes). In this scheme, it appears that significant student traffic would occur at this end and the larger end of the planter compresses the egress to the building interior. Though it may help to screen the locker rooms, this scheme may benefit from the planters being removed to create a larger staging area and terrace for these facilities. Though pedestrian traffic and use should be studied before this determination.

4. Structural Proposed Improvements

A. Building Modifications

Scheme 2 consists of the demolition and replacement of the one story east and west structures with new building construction that will house the wrestling functions, locker rooms, community room, etc. The stage tower will remain as is and no new floors will be added to this structure.

B. Impact of Proposed Alterations

Scheme 2: The two new buildings on the east and west sides of the auditorium is expected to consist of one story steel framed buildings with concrete fill metal deck roof. The new structures will likely need to be supported by a pile foundation system. A seismic separation joint is recommended between the new buildings and the existing auditorium in order for the buildings to act and be designed as independent structures without impacting the existing auditorium structure. Depending on the final design of the buildings, the seismic lateral resisting system may likely consist of a buckling restrained braced frame system or special concentric moment frame system.

Integration of any shear walls will be studied and located to ensure that the significant historical features of the building are not affected.

The existing main floor will be locked in the flat position using bolted connections that will not affect the hydraulic mechanism allowing the tilting mechanism to be used if that is desired in the future.

Provisions will be made to allow for a portion or portions of the stage to rise above the existing stage line and the orchestra pit will be re built.

5. Mechanical Proposed Improvements

A. Scheme 2 mechanical recommendations are outlined in this section. As noted previously most of the existing equipment is past or approaching its life expectancy and will need to be replaced.

i. Provide new 4-pipe AHU to provide space conditioning, humidity control, and ventilation to the new athletics room on the 1st floor. AHU will be connected to chiller and boiler plants, and integrate into building control system. Equipment to be located on the new roof.

ii. Provide new 4-pipe AHU to provide space conditioning, humidity control, and ventilation to wrestling room addition to the East Room. AHU will be connected to chiller and boiler plants, and integrate into building control system. Equipment to be located on the new roof.

iii. Provide new exhaust fan and make-up air unit for the kitchen addition to the current administration building. Both to be located on the roof of the administration building.

iv. Provide new roof mounted exhaust fans for the restrooms and lockers added to the administration building.

v. Replace air handling unit S-1 and resize based on new space usage of the current Administration Building. New unit will be connected to chiller and boiler plants, and integrate into building control system.

vi. Provide roof mounted exhaust fans for the lockers added to the East Room.

vii. Replace air handling unit S-2 and resize based on new space usage of the East Room. New unit will be connected to chiller and boiler plants and integrate into building control system.

viii. Replace existing air handling units S-3,S-4,S-5 serving the auditorium and dressing room spaces. New units should have similar footprint and fit in existing fan rooms.

ix. Replace existing air handling units S-6 serving the lobby and concourse area. New units should have similar footprint and fit in existing fan room.

x. Replace all ductwork, hydronic piping, and controls associated with existing air handling units.

xi. Replace existing air-cooled chiller, resized to meet load requirements of additional spaces on the 4th and 5th floor. Heat exchanger, glycol management system, and piping should also be resized and replaced. Equipment to be located in existing mechanical rooms open roof on the 3rd floor.

xii. Replace existing chilled water pumps with variable speed models with VFDs and new controls.

xiii. Relocate existing thermal energy storage system as needed and connect new piping and controls to new chiller system.

xiv. Replace existing heating hot water boilers with high efficiency condensing type boilers.

xv. Replace existing heating hot water pumps with variable speed models, VFDs and new controls.

6. Electrical Proposed Improvements

A. Scheme 2 electrical recommendations are outlined in this section.

i. Upgrade all lighting to LED fixtures throughout the entire building.

ii. Add Title 24 code compliant interior controls to all the spaces. This includes dimming capabilities, occupancy controls and daylighting in the rooms with adequate fenestration.

iii. Add Title 24 code compliant exterior controls to all the exterior fixtures. This includes photocells and an astronomical time clock, as well as dimming for parking lot lighting.

iv. Replace all Zinsco distribution panels throughout the space. This replacement should include the feeders feeding the distribution panels as well.

v. Replace the original 208V Zinsco distribution boards in the main electrical room.

vi. Replace MCC1 and MCC2 with distribution boards. Add separate motor starters or VFDs as needed to control equipment. Coordinate with Mechanical and Plumbing for exact needs.

vii. Update receptacles to GFI protected receptacles as required by code. This is required for most of the restrooms, janitors' closets and kitchen spaces.

viii. Upgrade the emergency generator to a 150kW unit and the ATS to a 400A rating.

ix. Provide a new 400A rated kitchen distribution board to serve new all electric commercial kitchen.

x. Provide space for new elevator machine rooms to serve elevators, estimated space required, 40 sq. ft each. Provide disconnect and panel in the room to serve elevator loads.

7. Plumbing Proposed Improvements

A. Scheme 2 plumbing recommendations are outlined in this section.

i. Provide lead free isolation valves on laterals connected to mains.

ii. Provide water hammer arrestors on cold water headers connected to flush valves serving water closets and urinals. Install behind access panels.

iii. Replace the central domestic hot water boiler and storage tank serving the auditorium as this equipment has reached its useful life.

iv. Replace the tank type domestic hot water heater at the east wing serving the kitchen and restrooms as this equipment has reached its useful life.

v. Provide a re circulation system consisting of a pump, return piping, aquastat, and time-clock to ensure proper hot water delivery to fixtures. Where sub loops are created, balancing valves shall be provided on each lateral to balance the system.

vi. Provide insulation with appropriate thickness on the hot water supply and return distribution piping.

vii. Provide code required anti scald tempering valves on the hot water systems.

viii. Provide trap primer valves to serve floor drains and sinks in seldom used areas.

ix. Replace all galvanized domestic water piping with copper.

x. Replace all sewer waste (gravity) piping with cast iron with no hub couplings. Piping within the kitchen may contain grease buildup due to the lack of grease waste separation.

xi. Provide a new grease waste and vent piping system within the kitchen and route to grease producing fixtures.

xii. Provide a new below grade grease interceptor to serve the kitchen and connect to the existing facility sewer infrastructure. Size according to anticipated demand, but no smaller than 750 gallons capacity. The proposed location shall be south of the auditorium and committee building within the service yard or South of the Auditorium in the parking area. Final location shall have access for serving by a commercial size truck.

xiii. Lavatory drains, supply, and stop assemblies of ADA compliant lavatories in the restrooms were not covered with protective insulation. Protective insulators shall be provided.

xiv. The drinking fountain exhibits aging, wear, and tear, and should be upgraded to a hi lo type with hands free bottle fillers.

xv. Hose bibbs in public restrooms are not equipped with code compliant vacuum breakers. Replacing the fixture with a recessed type with a box and locking cover, and an integral vacuum breaker is recommended if the walls will be re tiled. Otherwise, vacuum

breakers shall be provided at existing surface mounted hose bibbs to be code compliant.

xvi. Provide a seismic valve (earthquake valve) on the natural gas assembly to comply with local codes and amendments.

xvii. Replace all plumbing fixtures with high efficient fixtures. The performance (flow rates) of existing are no longer code compliant. Flow rates for new fixtures shall not exceed:

a. Water closets @ 1.28 GPF.

b. Urinals @ 0.125 GPF.

c. Lavatory faucets @ 0.35 GPM.

d. Sink faucets @ 1.5 GPM.

8. **Fire Protection and Fire Alarm Proposed Improvements**

   A. Scheme 2 fire protection and fire alarm recommendations are outlined in this section.

      i. Provide a new backflow preventer assembly on the original connection to the building.

      ii. Provide sprinklers in stage, seating, and wooden warehouse areas with an occupancy classification of Ordinary Hazard II, and main entrance overhang with an occupancy classification of Light Hazard.

      iii. Provide sprinklers throughout every new area, including combustible concealed spaces and spaces above ceilings used as a plenum.

      iv. Provide sprinklers under the obstruction in the lobby.

      v. Replace all corroded, painted, and outdated sprinkler heads.

      vi. Connect the existing hose connections located in the stage area to the fire protection system.

      vii. Replace the existing fire alarm system to provide smoke/heat detectors throughout the new and existing areas. Complement with total coverage of speaker strobes.

9. Technology Proposed Improvements

A. Scheme 2 technology recommendations are outlined in this section.

i. Dedicated signal rooms shall be provided at the north and south ends of the building to feed end user data, voice, and Wi-Fi systems. These rooms shall be of a minimum of 10 feet by 10 feet in size. One room will serve as the MDF and MPOE. The other room shall be an IDF room fed with fiber and copper backbone from the MDF/MPOE.

ii. Floor-mounted data racks shall be installed to house network equipment.

iii. Security systems shall be replaced with current technology and SMMUSD design standards. Keypads and access control shall be provided at entry points. Motion sensors shall also be provided where there is access from the outside.

iv. A CCTV system is recommended to provide monitoring of the premises. These cameras will be POE powered from the POE switches.

v. A dedicated AV Control Room shall be provided to house the AV system equipment. A projector and projector screen shall be provided with speakers and wireless microphones. An assistive listening system shall be provided to comply with the ADA code. The design for the system shall be per current technology and SMMUSD standards.

10. Acoustic Proposed Improvements

A. Basis Of Acoustical Recommendations

Based upon our review of the District's desired uses of the facility, it is understood that the main volume (gym/auditorium/stage) will need to provide suitable acoustics for multiple functions including athletic/gym type usage, gatherings and performances. It is the team's understanding that orchestral performance is not a priority usage. Also, because of the large size of the auditorium, it is not considered reasonable to attempt to design this space for non-amplified voice. This is because a speaker or actor located on the stage would be so far from the rear seats that microphones and electronic sound amplification will inevitably need to be used in this space for voice. Because the space will be designed for use with an audio system, for speech intelligibility and clarity of sound it is important to control the reverberation time within the space.

This desire for reverberation control, however, needs to be balanced against practical considerations and the significant potential cost of acoustical treatment and potential conflicting requirements of a gymnasium space (which include a need for wall padding for safety and durability of other finishes). Due to the large volume of the main auditorium, the highly durable finishes generally required for indoor sports facilities, and the activities usually taking place within the buildings, some sound reverberation and the associated build-up of noise in these types of spaces is almost inevitable. On this basis, we would note that it is not considered practical to acoustically optimize the space either for *Movie Presentations*, or as a *Sound Stage* for production of film/TV etc.

With consideration to sound isolation of the building envelope, given that the primary usage of the renovated facility would be for sports activities and given the high cost of achieving high levels of sound isolation for the envelope of such a large volume space, (the sound isolation of the envelope is only as good as the 'weakest link' and additional cost would therefore be incurred for a heavier roof, upgrades to all exterior doors, acoustical treatment at all duct penetrations, amongst other measures) the team NOT incorporated recommendations to achieve high levels of sound isolation for the building envelope. So in this respect, the post-renovation facility would not achieve the same acoustical quality as a state-of-the-art dedicated 'sound stage' if used for TV/Film production.

Finally, it should be noted, that the recommended NC-30 HVAC noise criterion is higher than would typically be expected for a dedicated Sound Stage.

In summary, by incorporating the acoustical recommendations below it should be possible to use the space, post-renovation, for all the District's listed uses, however, it is not considered practical/economical to achieve state-of-the art acoustical movie theater and/or sound stage standards for this facility.

B. Auditorium & Stage Room Acoustics

i. Recommended Reverberation Time Target for Auditorium and Stage

The most basic method to quantify the acoustical characteristics of a space is by considering 'reverberation time'. In approximate terms, this is the length of time a loud sound will take to decay to an inaudible level in the space. With reference to Figure 1 below, (which is presented for illustrative purposes only) it can be seen that the optimum reverberation time for a space, depends upon the specific usage. In particular, speech and electronically amplified sound

benefit from a low reverberation time and symphony orchestra benefits from a longer reverberation time (ideally 1.8 to 2.2 seconds for a symphony hall).

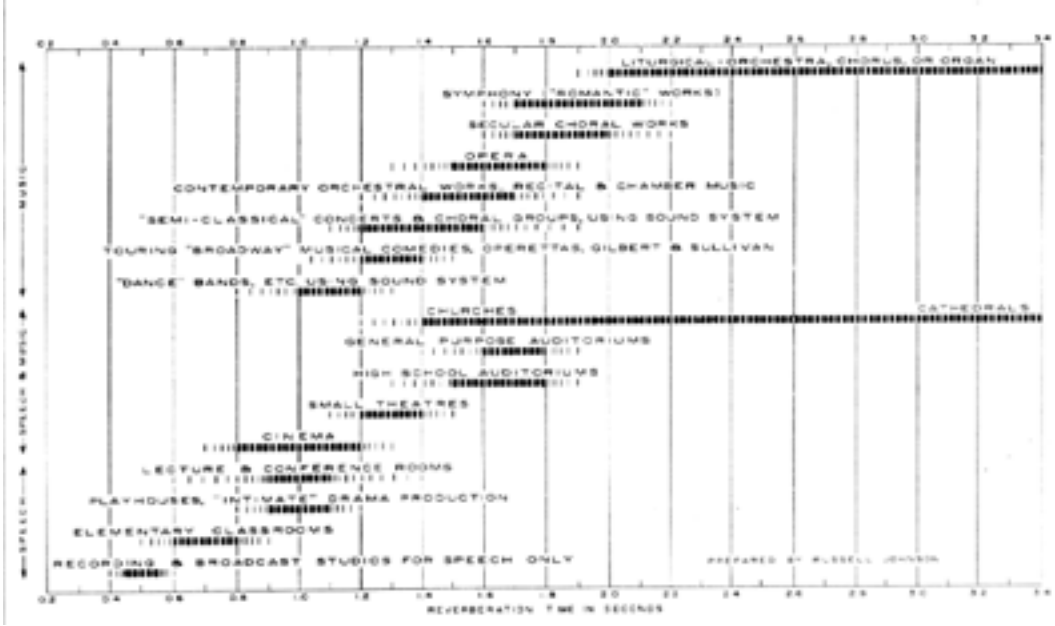


Figure 1. Optimum mid frequency reverberation time for various functions. Reproduced from "Music Facilities: Building, Equipping and Renovation" Harold P. Geerdes, published by Music Educators National Conference.

For spaces with a reverberation time exceeding approximately 2.5 seconds, (as is currently the case) noise from typical activities within the space starts to become unpleasant, and achieving even moderate degrees of speech intelligibility becomes difficult. While there is no industry standard, typical recommendations for mid-frequency reverberation time in indoor sports facilities range anywhere from 1.5 seconds to 2.5 seconds. The lower end of this criteria range is typically reserved for spaces where achieving reasonably high levels of speech intelligibility is important, such as teaching facilities and sports hall that have other uses including performances and gatherings, such as graduation ceremonies. On this basis, the team recommends a target maximum mid-frequency reverberation time of 1.5 seconds. A concept for achieving this is described below.

ii. Recommended Acoustical Design Concept for Main Auditorium Finishes

a. Auditorium Ceiling

Given its large area, the ceiling plane is the most important surface for controlling reverberation.

It is proposed that the existing ceiling will to be removed over most of the auditorium area to facilitate installation and use of a new production grid. It is understood that the roof will be replaced, we recommend that the replacement roof over the auditorium should use acoustical deck. The final acoustical deck type will be subject to structural coordination. The acoustical preference is to use an acoustical with a minimum NRC 0.9 acoustical rating manufactured by Epic Metals.

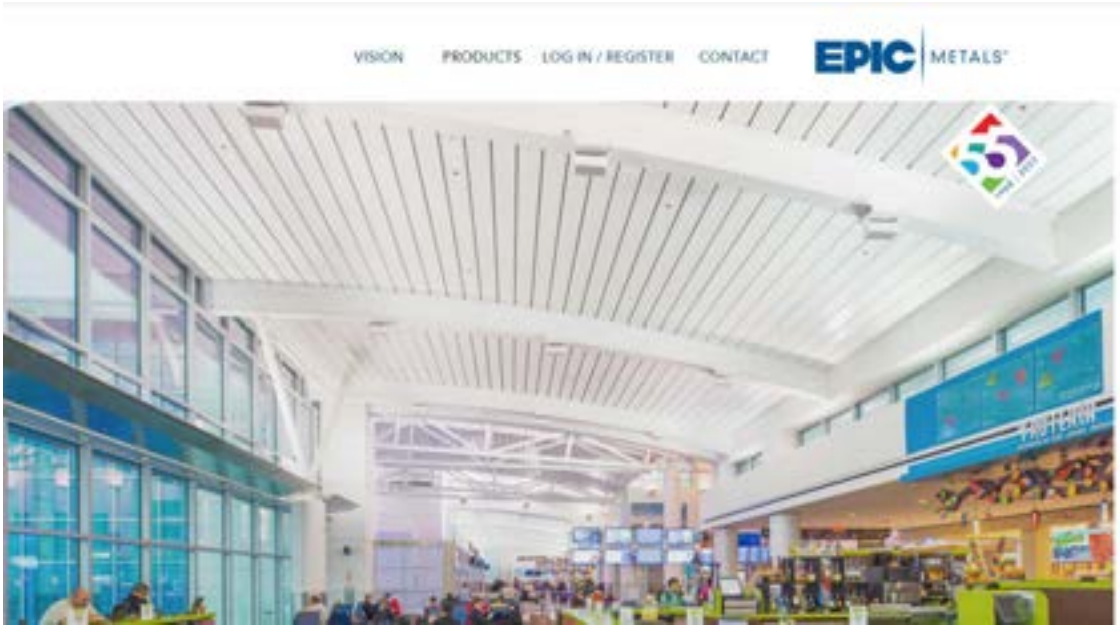


Photo 1: Acoustical Deck

As an alternative to acoustical deck, in the auditorium area where the suspended ceiling is to be removed, the underside of the roof structure could be treated with 1" thick Tectum, with 1" min. thickness acoustical insulation above. Please note that the Tectum can be painted without significantly degrading its acoustical performance, subject to following manufacturer's recommendations.

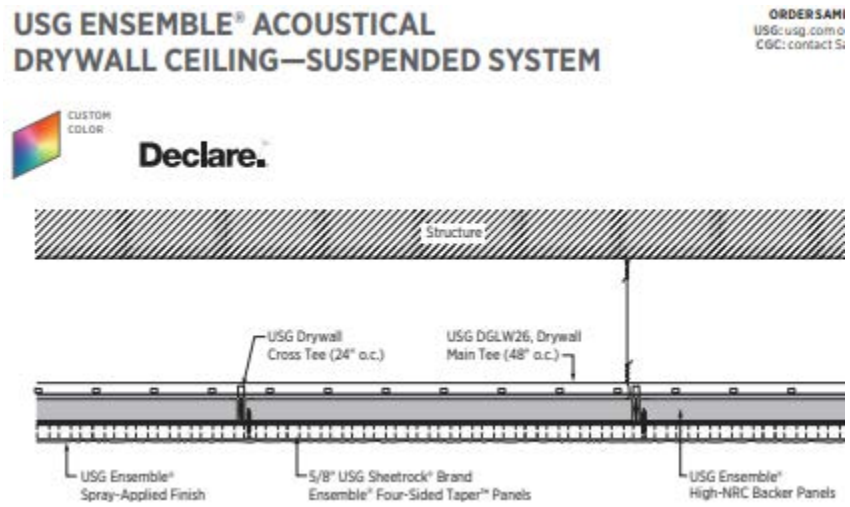
Tectum

Contact:	Stacy Martin at Armstrong
Phone:	(717) 396-4783
Email:	SWMartin@armstrongceilings.com
Website:	https://www.armstrongceilings.com/commercial/en-ca/articles/tectum-part-of-armstrong-portfolio.html

Photo 2: Tectum Ceiling

In this auditorium ceiling zone without a suspended ceiling, it is strongly preferred acoustically that there should be no deep beams, especially running parallel to the front of the stage (open trusses are preferred).

Above the existing raked seating at the rear of the auditorium, it is understood that a new suspended/shaped ceiling will be installed that will be visually similar to the existing ceiling in this area. Acoustically it is recommended that this ceiling should be acoustically absorptive. Assuming that this ceiling area would not be expected to be subject to high impact, USG's Ensemble Acoustical Drywall System is recommended, specified with USG High-NRC Backer Panels to provide NRC 0.8 minimum for the installed system. If high impact is anticipated a suspended Tectum Finale system, specified for minimum NRC 0.9 could be considered, however, this material would not be visually similar to the existing ceiling.



b. Acoustical Wall Panels

The existing metal acoustical wall panels in the Auditorium are not acoustically effective. It is recommended to replace all existing metal wall panels with new, more effective perforated metal acoustical panels. This should have 2" min. acoustical backing (3" preferred) and provide NRC0.9 minimum acoustical performance. The metal perforation should have 18% min. free area. Careful consideration will be required in the detailing and installation in order to minimize rattling in response to acoustical excitation.

Suppliers of perforated metal wall panels include:

Acoustimetal by Acoustical Surfaces, Inc.
Contact: Ted Weidman at Acoustical Surfaces, Inc
Phone: (952) 466-8225
Website: http://www.acousticalsurfaces.com/acousti_metal/acoustimetal.htm

A less preferred alternative would be to install a heavy acoustical drape in front of all existing metal wall panels

The drape material would need to be heavy, fabric velour or similar, e.g. Rose Brand Imperial Synthetic Velour, IFR, 32 oz.
http://www.rosebrand.com/product2839/32-oz-Imperial-Synthetic-Velour-IFR.aspx?cid=150&idx=1&tid=1&info=Velour%2bFabrics

This should be deployed at 100% fullness, i.e. 2 linear yards of fabric for every yard of track and the track should be placed a minimum of 4" away from the wall.

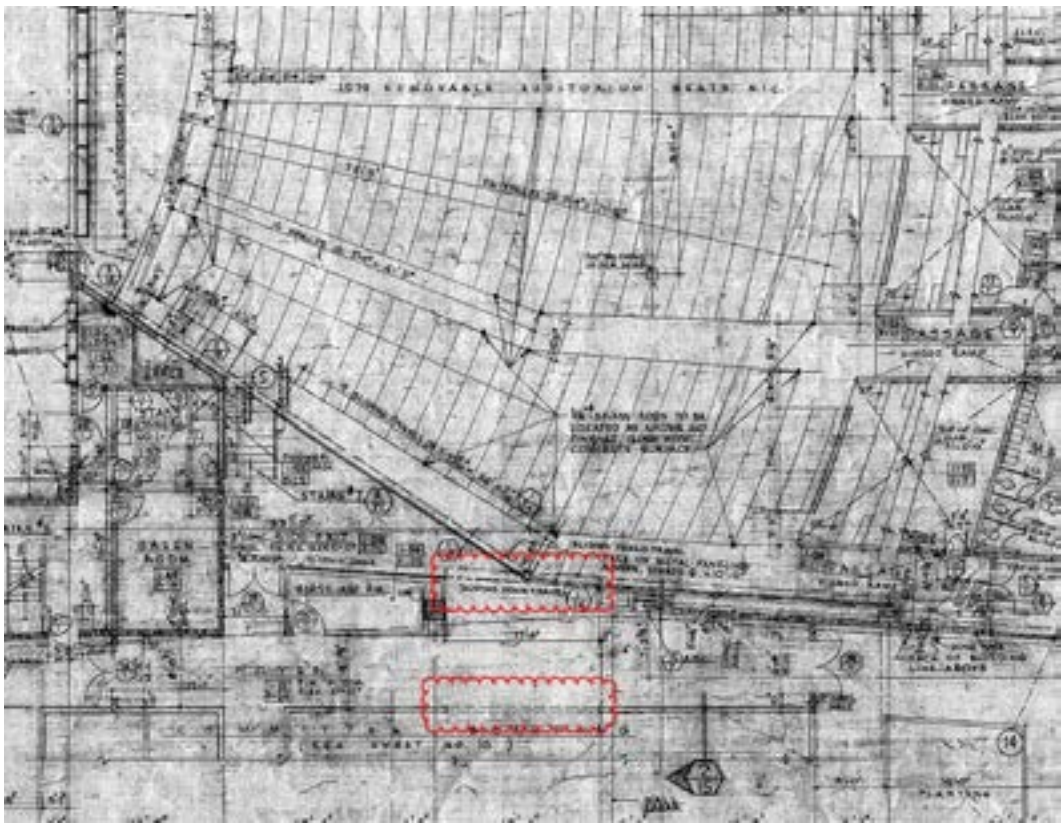
c. Replace Existing Fixed Hard Seating with Fabric Faced Upholstered Seating
This would be helpful to reduce the variation in room reverberation time between fully occupied and lower audience occupancy scenarios. This recommendation, however, needs to be weighed against durability and maintenance costs.

d. Carpet Floor Finish
It would be acoustical helpful if the fixed seal area was carpeted. This recommendation, however, needs to be weighed against durability and maintenance goals.
It is understood that a floor covering will need to be deployed to protect the wood sports floor when loose seats are installed for performances and gatherings. A carpet floor finish (instead of rubber or other non-porous material) would provide useful additional sound absorption for these events.

e. Stage Area Acoustical Treatments
It is recommended that the underside of the structure over the entire stage area should be treated with 2" thick black coated Johns Manville Insulshield, pinned directly to the underside of the structure.

C. Existing Horizontal Sliding Doors

It understood that the horizontally sliding doors circled in Mark-Up 1 below are considered to be features with historically significance.



Mark-Up 1

Unfortunately, these doors provide a very poor level of sound isolation. It is considered unlikely that the acoustical performance of these doors could be substantially improved by retrofitting new seals (for old doors, usually increased acoustical performance comes at the cost of increased difficulty in operating the doors.) However, it may be worthwhile consulting a specialist contractor such as Pacific Sound Control on this matter.

Doug McDaniel

cell 949/231-7066

direct 714/277-1077

office 714/892-6022

www.pacificsoundcontrol.com

In Scheme 2, it appears that these doors would not be required. Under this scenario, our acoustical recommendation would be to leave the doors in place and to build new drywall partitions on each side the opening.

D. HVAC Noise Control for New Mechanical Systems

The new mechanical system should be designed to achieve a noise level of NC-30 or below when the Auditorium and Stage is used for Performances and gatherings. This will require a number of cost-impactful measures including:

i. Selecting relatively quiet mechanical equipment
ii. Airborne noise control for fans using duct silencers and acoustically lined duct work.
iii. Keeping air velocities to relatively slow speeds.
iv. Vibration isolation of main mechanical equipment.
v. Selecting diffusers and grills for manufacturers NC ratings of NC-20 or below.

11. Theatre Proposed Improvements

A. Summary

In order to use the building for rental events in between sports events, the critical element is the speed at which the venue can be converted from one use to another. This would include opportunities such as being able to load in on the stage, or use the stage, while a sports event is taking place on the main floor. It also involves examining what elements can be automated, where power is located, and other infrastructure items. Some capabilities are major investments but can reduce the time needed to shift between events by hours or even days. With an available window of half a day to a day to make that turn between events, access and automation will be critical to making the building viable as a rental space.

It is also important to examine what features/capabilities groups coming in will expect to have. Being able to meet those requirements makes the difference between a space that groups want to come to and a facility that is difficult to rent. Discussions with staff have indicated that the likely types of desired rental uses may include:

i. Concerts
ii. Film/TV/Commercial Production
iii. Corporate Events
iv. Sports Tournaments (non district)
v. Cheerleading Tournaments
vi. eSports Tournaments
vii. One night shows (comedy, magic, Food Network, etc.)
viii. Banquets/Galas/Ted Talks
ix. Church Groups
x. Movie Presentations

District uses would include:

i. Sports (Basketball, Volleyball, Wrestling)
ii. Commencement
iii. Prom

The facility is not intended to support symphony concerts, musical theatre or other similar events requiring superior sightlines and acoustics.

The facility will be operated primarily by union personnel, either district or contract labor, although some groups will bring their own labor. This establishes some additional requirements and expectations in terms of support spaces and amenities.

The team believes both schemes are workable but leaving the fly space intact offers the potential for the fastest turnaround from event to event due to the ability to fly a curtain package out of the way without having to remove the curtains from the tracks.

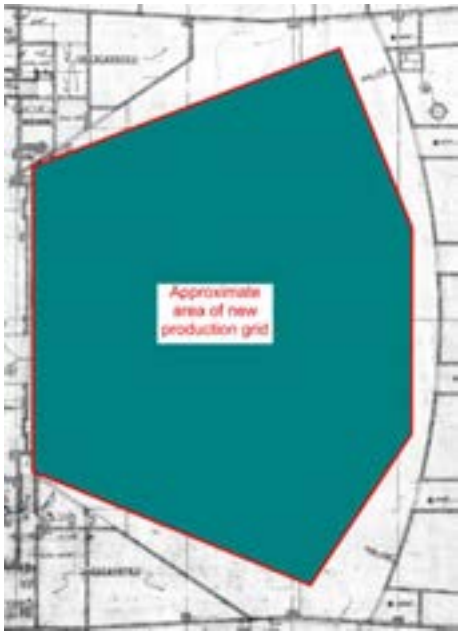
B. Theatrical Power

The existing power should be reworked. The goal would be to maintain similar accommodation for outside groups coming in, but with revised locations and voltages. In particular, the 480v feed would be reduced or replaced and the majority of the temporary power would be converted to 208v in keeping with what modern production companies are expecting. For concert and production use, temporary power connections and distribution would need to be made available at the new production grid over the main floor as well as at the walkable grid above the stage (either the existing grid or a new grid).

C. Rigging

In scheme 2, the existing walkable grid would either be repaired or replaced and a new access ladder system installed. The existing counterweight rigging would be removed and replaced with the same limited set of motorized hoists for school uses. This scheme offers time savings for event changeover, as items can be lifted up out of the way rather than having to be completely removed. It also provides maximum space for events such as concerts, that may desire to use a larger stage area, as the proscenium height and width are not impacted. If scheme 2 is chosen, a new fire curtain would be required.

Concert acts and other groups coming in will expect, and need, to suspend items over the main floor – particularly in the area between the proscenium and the catwalk. We recommend that the existing suspended ceiling be demolished and replaced with a walkable grid, or walkable areas, that cover the entire floor. New ceiling elements could be suspended below the grid. This allows fast access to rigging points so that events can be loaded in as quickly, and safely, as possible. Removal of the existing ceiling will also simplify things like incorporating sports court lighting, both for practices and for TV/Internet broadcast of games. Depending on the design, the new grid may also replace the existing catwalk.



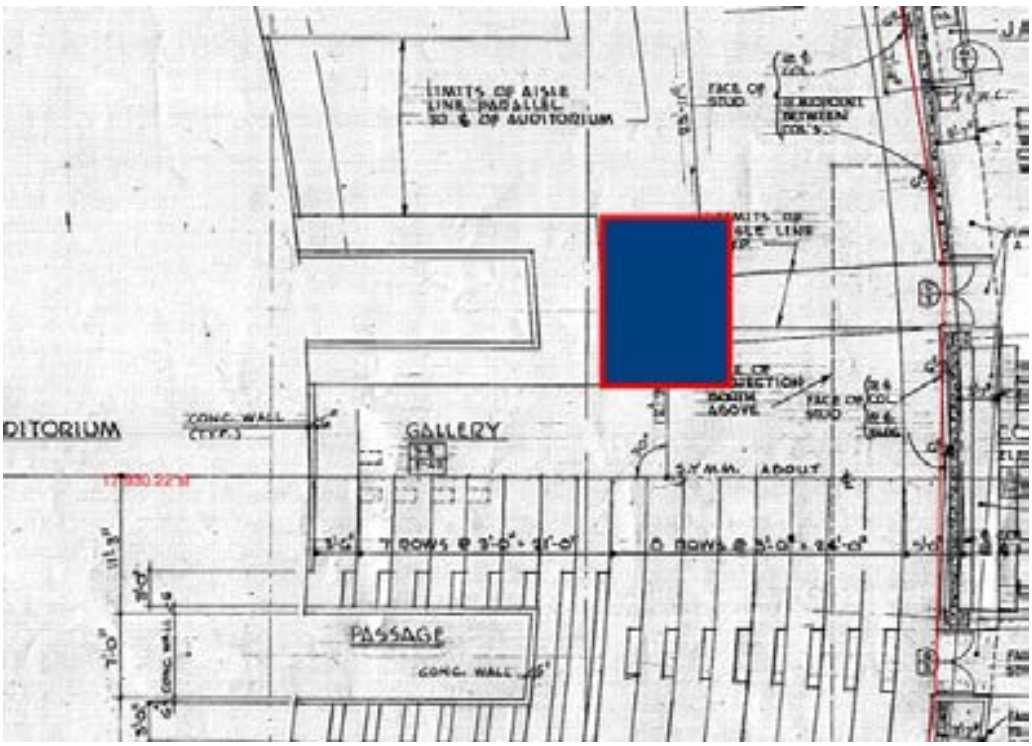
D. Curtains

The existing curtain package should be replaced, but there is a legitimate question as to how extensive the need is for stage curtains. Certainly, some events will want a main curtain, and some legs and borders to mask off points of entry and technical elements. Other events, such as concert tours, may not need these items. Since musicals are not anticipated, that reduces the need for curtains, but some other types of shows, such as magic shows and even corporate events, use them more than in the past. A basic curtain package will be required, but the extent of that package would need to be carefully considered during design. All curtains should be sewn using inherently flame retardant (IFR) fabrics rather than fabrics which have been treated with a fire retardant chemical (which require regular testing and reapplication of the treatment).

E. Audio

A basic system that supports school sports and event uses of the building would be installed. This system would also be usable for basic rental events, such as corporate meetings or presentations. Audio for ancillary spaces, such as the lobby, would also be part of the permanently installed systems.

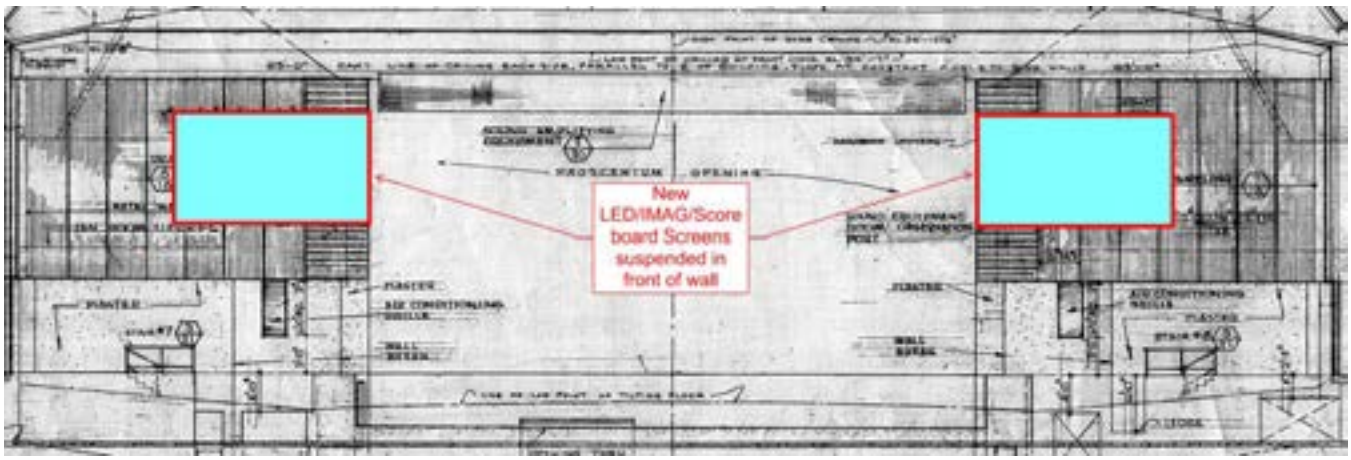
Infrastructure should be added to support large audio systems brought in by concerts or other outside groups. This infrastructure would include power, cable pathways, interconnections to some permanent systems (such as the lobby speakers), and structural attachment points for speaker suspension. The existing speaker locations would be retained, but the weight load capacity of those locations would need to be upgraded and new locations either immediately adjacent to or directly behind those locations would need to be added. Space within the seating area would need to be designated for the audio mixing console, and conduit and power provided to it. That might be a location similar to this:



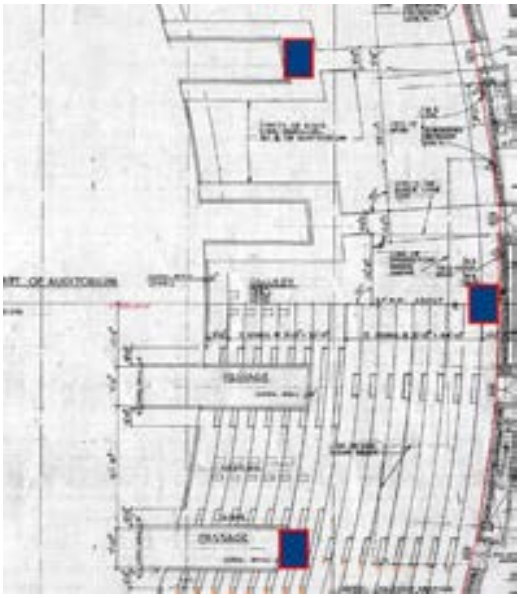
Systems would need to be able to operate in different modes and at different levels of staffing, including a simple mode that does not require an operator at all (for sports events and lectures). As the building is expected to be flexible and to scale between different sizes/types/styles of events, the systems need to do the same.

F. Video

Since there is no video system or video infrastructure existing, everything would need to be installed new. Evaluation of options indicates that a center hung scoreboard presents both height and structural challenges. We would propose hanging two LED screens, approximately 12' x 21' – 4" in size, on either side of the proscenium opening. These screens would serve multiple uses, including presentations, image magnification (IMAG), and scoreboards. A separate screen at the rear corner(s) of the auditorium and/or portable screens would be used to provide video support to patrons on the stage side of a sports court.



Infrastructure consisting of pathways, cabling, and patching for cameras and connections to TV truck parking would be added. This infrastructure system would allow incoming groups to drop their equipment where needed with a minimum of cable running across the floor. Connections for computer inputs at the stage, courtside/scorer's table, audio mix booth, and lighting booth would also be added. Some possible camera platform locations may include:



A permanent system of 3 or more PTZ cameras would be used for livestreaming and could also be used for image magnification. These cameras, or one or more Point of View (PoV) cameras would be used to provide video monitoring to the lobby, backstage and other support areas.

G. Theatrical Lighting

Since this building was last upgraded, theatrical lighting has moved to LED based technology. This greatly reduces the power infrastructure (and consumption) required. Permanent theatrical lighting and controls should be installed to support school and sports events. The theatrical controls should also control the architectural lighting, as well as new work lighting at the stage, grid and catwalk(s). Running lights (blue lights) should be installed in the stagehouse and surrounding circulation areas.

In order to provide adequate lighting angles to the stage, a second catwalk, as well as attachment points for temporary lighting trusses, should be added to the ceiling system. If a tension grid is created as part of the new production grid, it can function as a highly flexible catwalk system and new catwalks would not be needed. This would also allow the existing catwalk location to be demolished. It would be highly desirable to be able to add box boom locations forward of the proscenium, but due to the historic nature of the sidewalls this is not possible. The new production grid will allow light ladders to be suspended for this purpose when needed for a particular event.

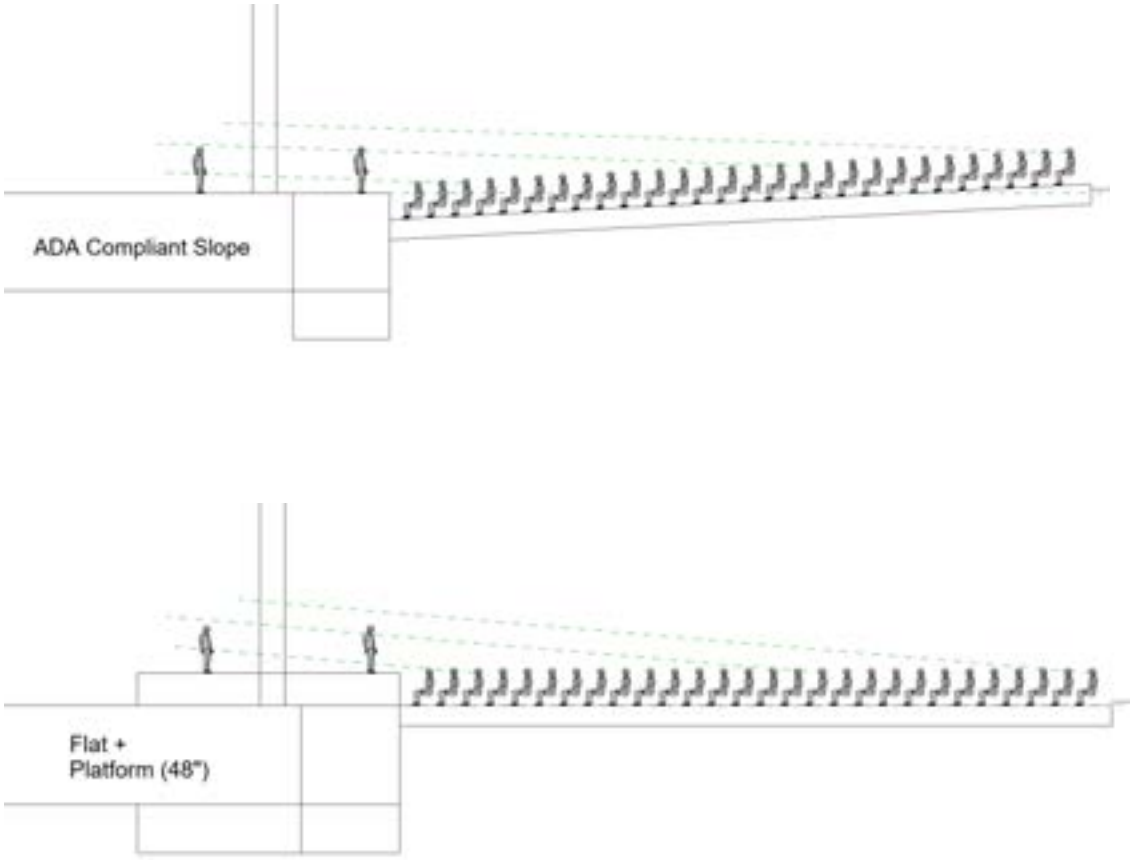
The permanent systems, and the lighting electrical and data distribution, should mesh easily with lighting elements and systems brought in by external groups. The permanent system should include enough lighting instruments to provide a repertory plot for the entire stage and Orchestra lift area so that school uses and simpler events can use the space without needing to bring in lighting or spend significant time refocusing.

H. Main Floor

One of the major questions to be resolved was whether to use the tilt mechanism of the main floor, or whether to fix the floor in the flat position. As stated previously, the sight lines from the sloped floor are not ideal and the slope would need to be reduced in order to comply with ADA regulations. This would further degrade the sightlines for the back half of the floor seating. There are a number of accessibility challenges and other issues to solve related to the interface between the tilting slab and the adjoining areas. These are discussed in the architectural report.

From a seating standpoint, it may be possible to have custom chairs made with longer legs in the front so that they sit flat on the sloped floor. It is unknown whether DSA would approve this. Other methodologies, such as permanent seating on rotating mechanisms that would store below the floor, were considered and rejected as not realistic for various reasons.

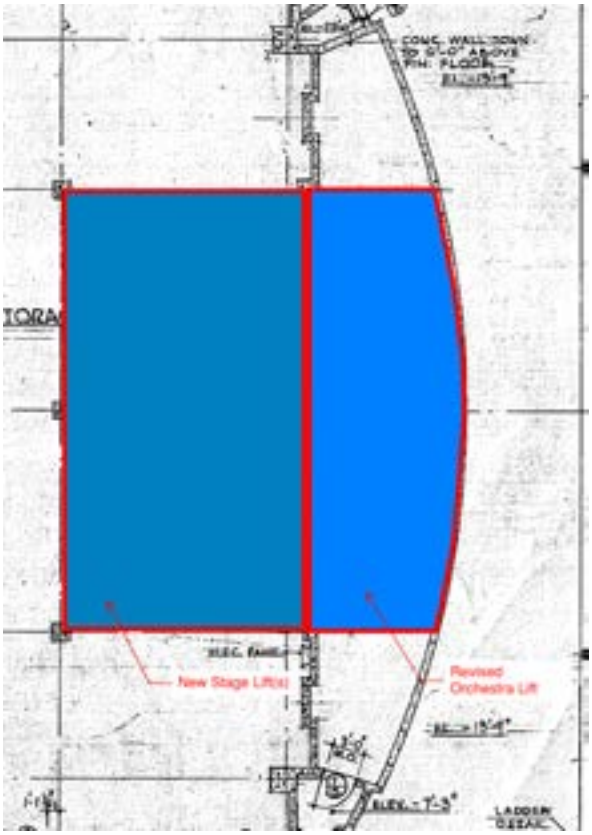
The team's recommendation is to fix the main floor in the flat position and use stage lifts and temporary platforming to raise the stage. The resulting sightlines will still not be ideal but are adequate for the types of events proposed for the space. The addition of video screens and image magnification will also help to resolve some of the sightline issues.



I. Orchestra Pit
The existing pit lift needs to be replaced, as well as the safety interlocks to the various pit access points. The new lift may want to be slightly narrower than the existing lift, with the end pieces becoming permanent floor that is fixed in place. These end areas would provide an opportunity for ramping if the new sports floor is built on top of the existing slab and ends up higher than the existing stage floor.

The new lift should be able to travel above the floor level, to approximately 5'. This allows multiple stage levels to be created depending on the height the lift is raised to. The lift should also connect to the new upstage lift so that it can be part of a contiguous stage floor or be used to create a multi level stage.

J. Stage Floor
We propose installing a new lift, or lifts, in the stage area. The new lift should be approximately 40' in width by 20' in depth and be able to travel to approximately 5' above the current stage floor level. It should also be able to connect with the orchestra lift to create one large platform when desired.



The new lift(s) would be used to create a raised stage, for better sightlines, as well as a freight elevator to move items between the main floor and the basement storage level. Excavation of the basement area will be required in order to accommodate the new lift, and some structural modifications of the existing stage framing may also be necessary. The new excavation for the lift would be ~6' in depth for the full footprint of the lift.

The floor itself may need to be replaced if the sports court is built on top of the existing slab. Rebuilding the stage floor would allow it to be raised the same amount, so that the stage, orchestra pit lift, and main floor all match in elevation. However, ramping would need to be created around the perimeter of the stage to meet up with the adjoining floor level. It may be more useful to raise the loading dock area the same amount than to try and ramp the loading path to the stage. Cutting into the stage floor to install new lift locations will require containment considerations.

K. Audience Seating

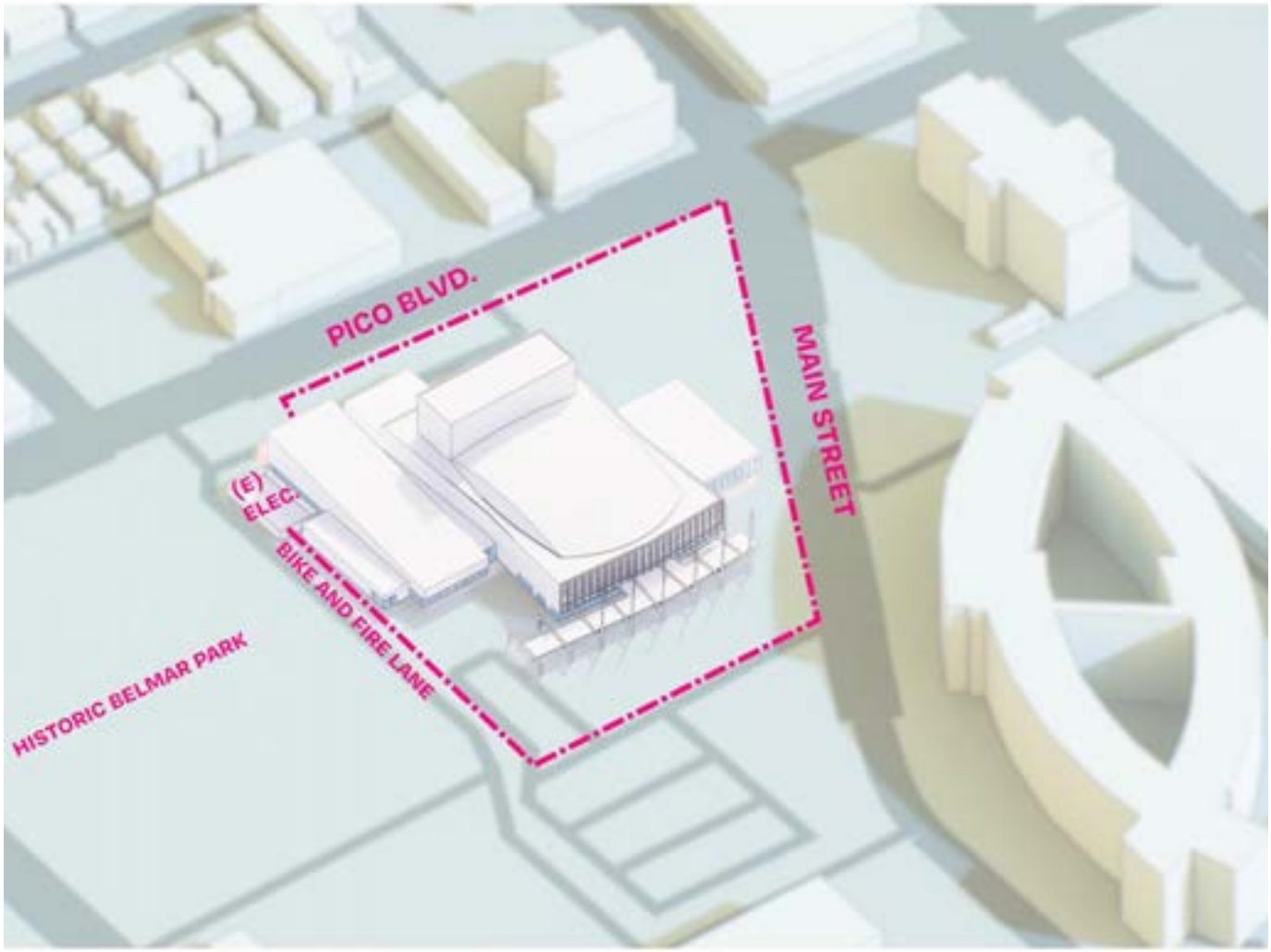
The existing seating is in good enough condition that, if the type of seating is considered appropriate, it could simply be repaired as needed and retained. It probably has another decade of service life available. However, some reorganization of the seating will be required, both to resolve code issues and to provide new amenities such as camera platforms, an audio mix position, and scorer's table. There is an open question as to whether these seats could be matched if parts or a few new seats were needed to accommodate the modifications.

If the seating is replaced, it should be replaced with a higher quality seat. The goal would be to improve maintenance requirements, through the selection of a seat with a gravity-rise mechanism rather than a spring based mechanism, and to improve patron comfort. The new seat would have a padded back and bottom but would not necessarily be upholstered. It could have a surface similar to those used in club seating areas at stadiums that are easily washable/cleanable.

L. Support Spaces

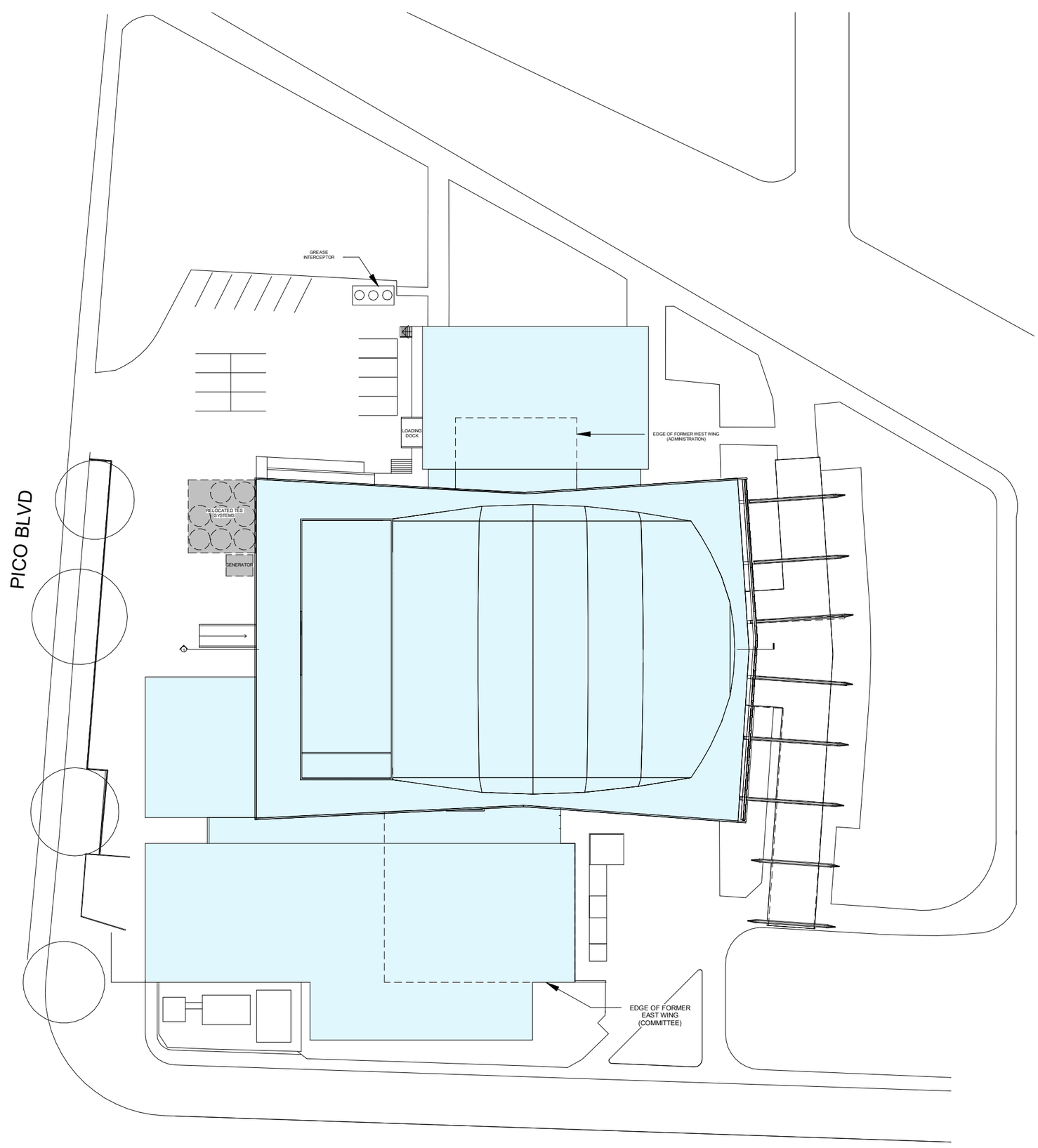
There are many existing support spaces in the building, from dressing rooms to electrical rooms. Some of them would be repurposed since the new program for the facility does not require them (e.g. there will not be a need for so many dressing rooms). However, a few spaces that will be necessary do not exist due to the age of the building. One or more AV Rack Room(s) will be needed to house backend AV equipment. A control room will be needed for IMAG and Livestream production. And theatrical lighting and rigging control distribution equipment may need its own space as well. Storage for technical equipment will need to be dedicated to that purpose and not just lumped in with general storage.

3.3.3 AXONOMETRIC

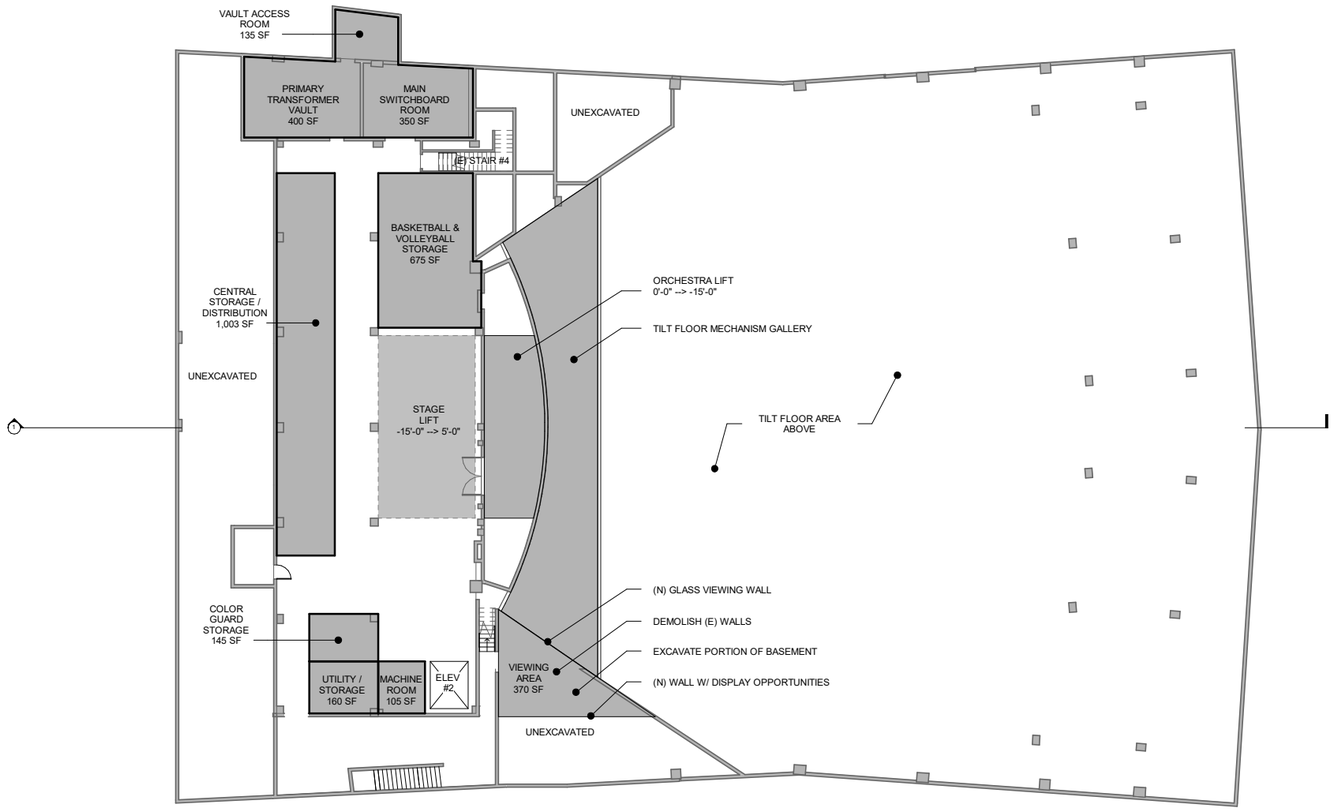


SCHEME 2

SCALE: N.T.S



SCHEME 2 - SITE PLAN
Scale: 1" = 50'-0"



LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

SCHEME 2 - BASEMENT

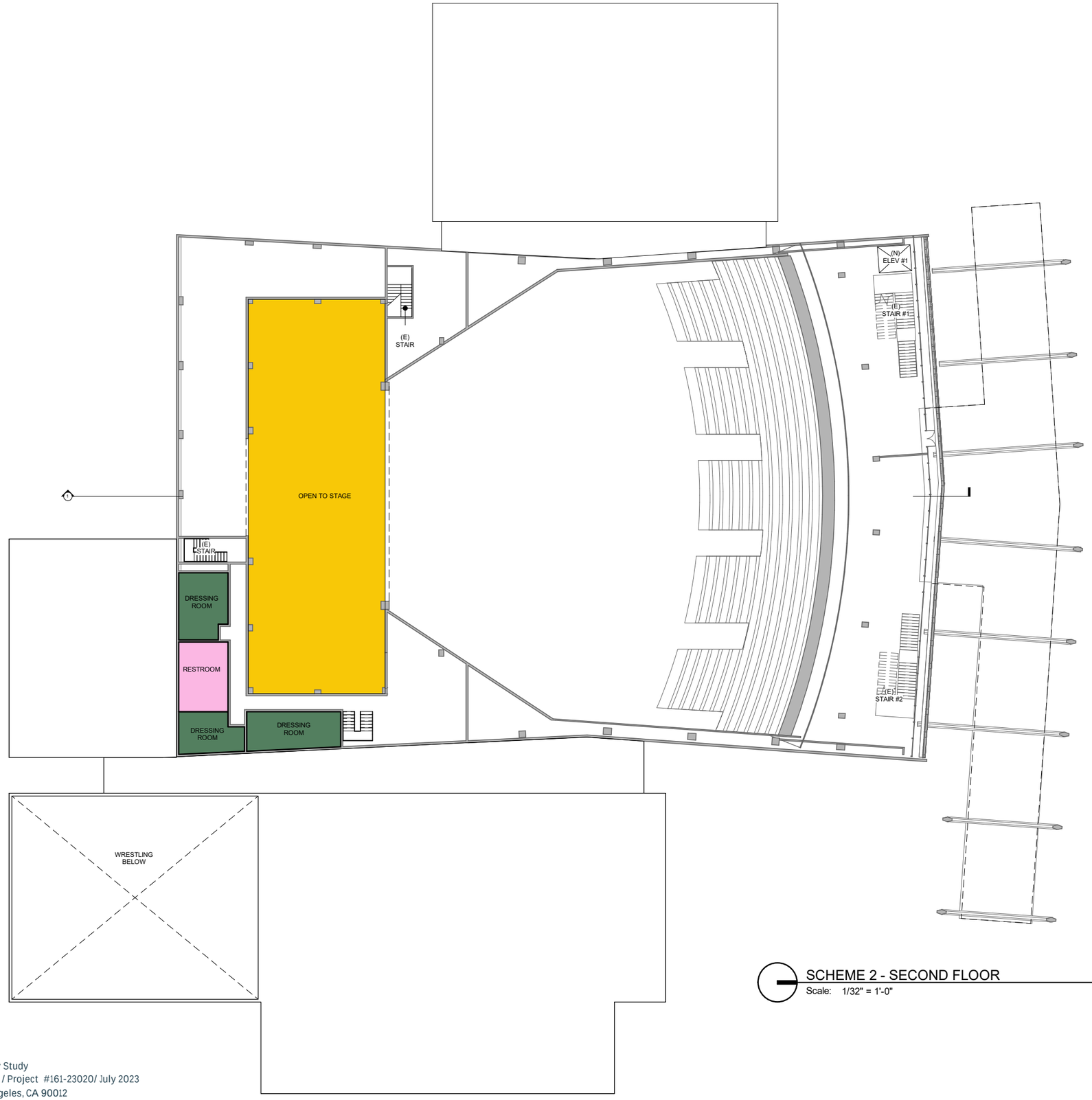
Scale: 1/32" = 1'-0"

SCHEME 2 - GROUND FLOOR
Scale: 1/32" = 1'-0"

LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

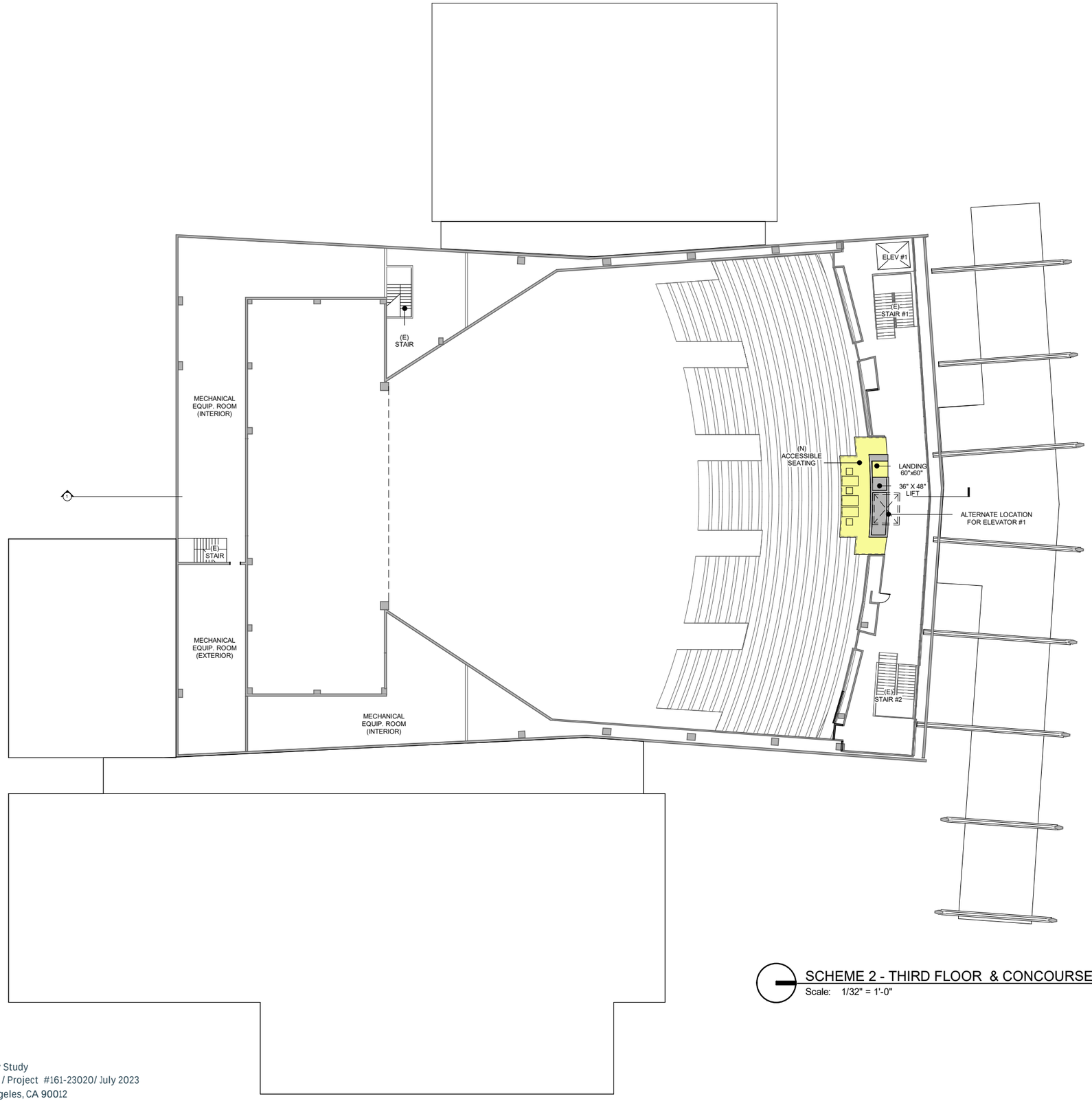
NAC ARCHITECTURE



LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

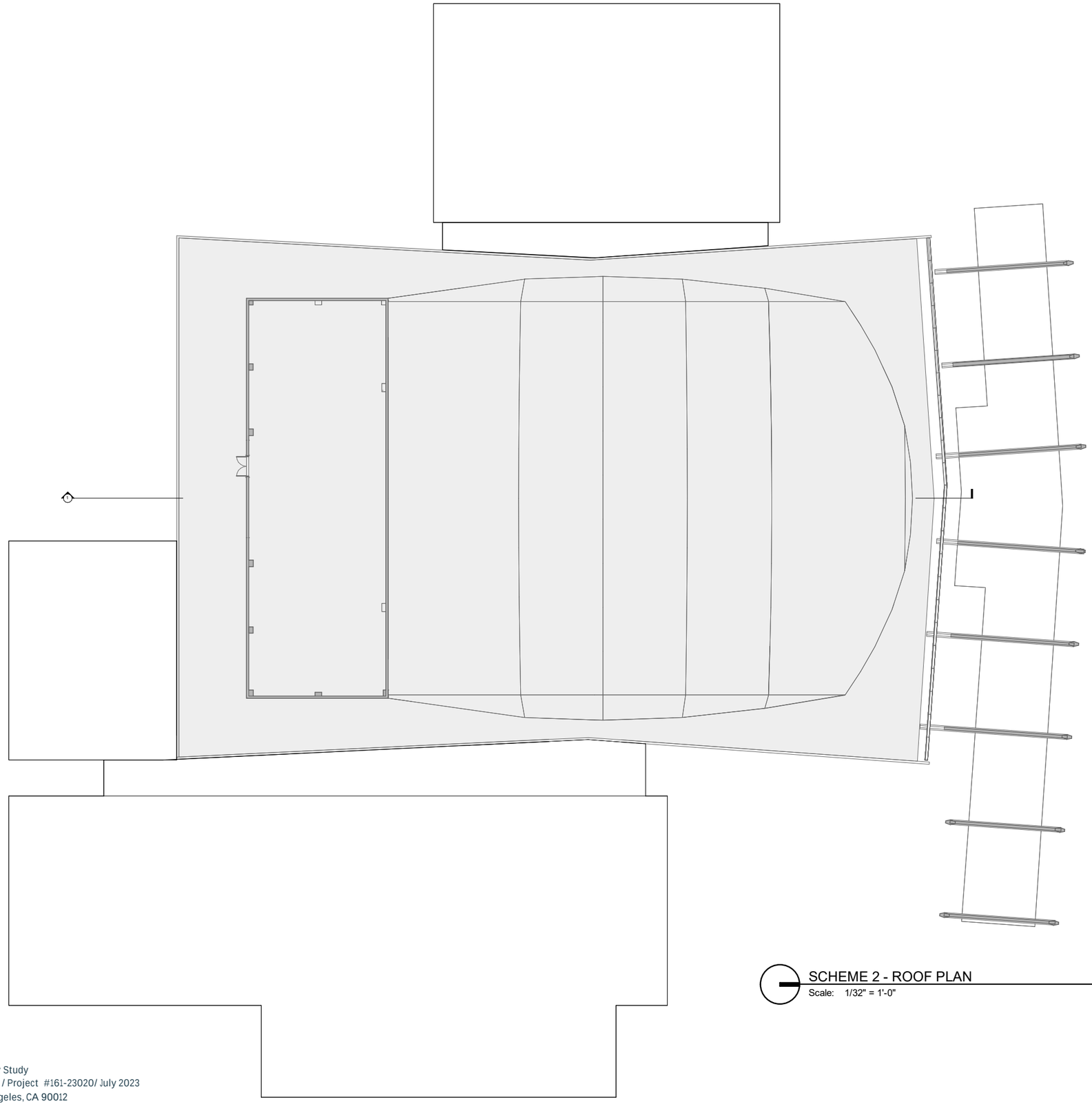
SCHEME 2 - SECOND FLOOR
Scale: 1/32" = 1'-0"



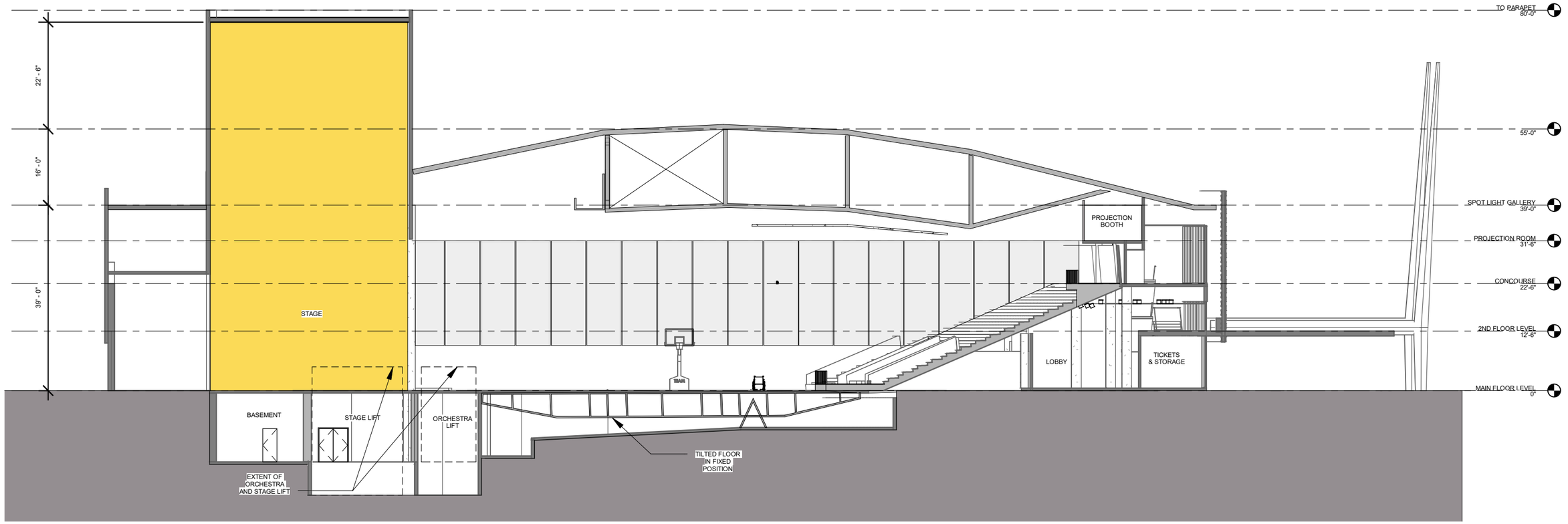
LEGEND

- WRESTLING
- VISITOR LOCKERS & OFFICIALS CHANGING
- ATHLETIC
- STUDENT LOCKERS
- COACHES LOCKERS & OFFICES
- ATHLETIC TRAINERS
- TICKET & CONCESSIONS
- COMPETITION + PRACTICE COURT
- STAGE
- RESTROOM
- THEATRE DRESSING
- SERVICE & STORAGE
- FUD OFFICE
- COMMUNITY ROOM & KITCHEN

SCHEME 2 - THIRD FLOOR & CONCOURSE LEVEL
Scale: 1/32" = 1'-0"



SCHEME 2 - ROOF PLAN
Scale: 1/32" = 1'-0"



1 SCHEME 2 - BUILDING SECTION

Scale: 3/64" = 1'-0"

3.3.4 CODE JUSTIFICATION

A. Scheme 2 re uses the existing building as a competition gymnasium and performance space. The athletic, wrestling and locker/support spaces are housed in a new addition at the east side of the building, while a new addition at the west side of the building houses a rentable Community Room and supporting kitchen along with visitor team and official rooms. Information has been gathered from the existing documents available at this time but will warrant further research and confirmation as the project progresses.
B. Analysis per CBC 2022 and DSA IR A 26 (5/30/2019)

2. Scheme 2 Building Code Justification
   A. Type II A building justified under 506.2.2 Mixed Occupancy Buildings with non-separated occupancies analysis per 508.3.2 using A 1 as the most stringent occupancy. Fully compliant automatic sprinkler system and fire alarm system. Building is split into 2 fire areas, separated by a 2 hour fire wall with openings protected accordingly. (707.3.10)
      i. West Building – 49,671 sf
      ii. East Building – 21,734 sf

   B. Occupancies / Occupant Load Factors
      i. Auditorium space – two scenarios
         a. Performance – A 1 w/ occupant load of 7 net for non fixed seat areas, and actual seat quantity for fixed seats
         b. Gymnasium – A 4 w/ occupant load of 7 net for non fixed seat areas, and actual seat quantity for fixed seats and bleachers
      ii. Stage – A 1 w/occupant load factor of 15 net
      iii. Wrestling Room – A 3 w/ occupant load factor of 50 gross
      iv. Locker Rooms – E w/ occupant load factor of 50 gross
      v. Offices – B w/ occupant load factor of 150 gross
      vi. Storage – S 1 w/ occupant load factor of 300 gross
      vii. Community Room – A 2 w/occupant load factor of 15 net
      viii. Kitchen – A 2 w/occupant load factor of 200 gross

C. Building Height (504 and Table 504.3)
   i. Allowed: 85'
   ii. Actual: 80'

D. Building Stories (504 and Table 504.4)
   i. Allowed: 4 stories (without area increase)
   ii. Actual: 3 stories

E. Building Area – West Building (506 and Table 506.2)
   i. Allowed Area per floor: (with frontage of 0.5)
      a. $A_a = [A_t + (NS \times I_f)]$
      b. $A_a = [46{,}500 + (15{,}500 \times 0.5)]$
      c. $A_a = 54{,}250$ sf per floor
   ii. Actual Area (on largest floor): 49,671 sf

F. Building Area – East Building (506 and Table 506.2)
   i. Allowed Area per floor: (no frontage)
      a. $A_a = [A_t + (NS \times I_f)]$
      b. $A_a = [46{,}500 + (15{,}500 \times 0)]$
      c. $A_a = 46{,}500$ sf per floor
   ii. Actual Area (on largest floor): 21,734 sf

3.3.5 FIXTURE COUNTS

1. **References**
   - A. CA Plumbing Code 2022 Chapter 4
     - i. Table 4 1 Occupant Load Factor
     - ii. Table 422.1 Miniumum Plumbing Facilities
   - B. DSA IR A 26 K 12 Occupancy Classification and Occupant Load Factors (latest version 5/30/2019)
2. **Calculations**
   - A. Auditorium – Spectators
     - i. Fixtures provided meet the minimums based on the Performance Use calculationin below, and are provided throughout multiple restrooms in the north and west lobbies.
     - ii. Performance Use (A 1 per IR A 26)
     - iii. Fixed Seats – per Table 4.1 use 50% of fixed seating value for occupant load factor → 958 seats total x 50% = 479 occupants → 240 female, 240 male
     - iv. Open Area seating – per Table 4.1 use occupant load factor of 11 → 10,289 net sf/11 = 936 occupants → 468 female, 468 male
     - v. Total occupants → 708 female, 708 male
     - vi. Total required fixtures per Table 422.1 for A 1 (A 1 per IR A 26)

WCs Female	8: 301 400 + 1 WC per add'l 125	11
WCs Male *	3: 201 400 + 1 WC per add'l 500	4
Urinals Male *	4: 401 600 + 1 urinal per add'l 300	5
Lavs Female	6: 501 750	6
Lavs Male	4: 601 750	4
Drinking Fountains	3: 501 750 + 1 df per add'l 500	5

* Increase total of male fixtures to equal female

   - B. Athletic Use (A 4 per IR A-26)
     - i. Fixed Seats – per Table 4.1 use 50% of fixed seating value for occupant load factor → 958 seats total x 50% = 479 occupants → 240 female, 240 male

ii. Fixed Seats in new bleachers – per Table 4.1 use 50% of fixed seating value for occupant load factor → 220 seats total x 50% = 110 occupants → 55 female, 55 male

iii. Total occupants → 295 female, 295 male

iv. Total required fixtures per Table 422.1 for A 4 (A 4 per IR A 26)

WCs Female	6: 201 300	6
WCs Male *	3: 201 400	3
Urinals Male *	3: 201 400	3
Lavs Female	4: 201 300	4
Lavs Male	2: 201 400	2
Drinking Fountains	3: 501 750	3

* Increase total of male fixtures to equal female

C. 1st Floor – FUD Offices

i. 1,000 sf total

ii. Per Table 4.1 Use occupant load factor of 150 (Business) → 1,000 / 150 = 7 occupants → 4 female, 4 male

iii. Total required fixtures per Table 422.1 for B

WCs Female *	1: 1 15	1
WCs Male	1: 1 50	1
Urinals Male	1: 1 100	1
Lavs Female	1: 1 50	1
Lavs Male	1: 1 75	1
Drinking Fountains	1 per 150	1

* Increase total of female fixtures to equal male

iv. Fixtures provided in the west spectactor restrooms

D. 1st floor – Athletes and Coaches

i. 17,727 sf total (Auditorium 9,327 sf + Athletics Room 3,000 sf + Athletic Training Room 400 sf + Wrestling Room 5,000 sf)

ii. Per Table 4.1 Use occupant load factor of 50 (Exercise) → 17,727 / 50 = 355 occupants → 178 female, 178 male

iii. Total required fixtures per Table 422.1 for A 3 (A 3 per "Exercise Room" in IR A 26)

WCs Female	4: 101 200	4
WCs Male *	2: 101 200	2
Urinals Male *	2: 101 200	2
Lavs Female	2: 101 200	2
Lavs Male	1: 1 200	1
Drinking Fountains	2: 251 500	2

* Increase total of male fixtures to equal female

iv. Fixtures provided in athletic locker rooms (coach and student)

E. 1st Floor – Stage

i. 5,080 sf total

ii. Per Table 4.1 Use occupant load factor of 11 (Assembly) →

5,080 / 11 = 462 occupants → 231 female, 231 male

iii. Total required fixtures per Table 422.1 for A 1

WCs Female	6: 201 300	6
WCs Male *	3: 201 400	3
Urinals Male *	2: 201 300	2
Lavs Female	4: 201 300	4
Lavs Male	2: 201 400	2
Drinking Fountains	2: 251 500	2

* Increase total of male fixtures to equal female

iv. Fixtures provided in Theater dressing areas adjacent to stage

F. 1st Floor – Community Room

i. 3,400 sf total

ii. Per Table 4.1 Use occupant load factor of 11 (Assembly) →

3,400 / 11 = 309 occupants → 155 female, 155 male

iii. Total required fixtures per Table 422.1 for A 1

WCs Female *	4: 101 200	4
WCs Male	2: 101 200	3
Urinals Male	2: 101 200	2
Lavs Female	2: 101 200	2
Lavs Male	1: 1 200	1
Drinking Fountains	2: 251 500	2

* Increase total of female fixtures to equal male

iv. Fixtures provided in RR's adjacent to Community Room

G. 1st Floor – Kitchen

i. 888 sf total

ii. Per Table 4.1 Use occupant load factor of 50 (Kitchen) → 888 / 50 = 18 occupants → 9 female, 9 male

iii. Total required fixtures per Table 422.1 for A 2

WCs Female *	1: 1:25	1
WCs Male	1: 1 50	1
Urinals Male	1: 1 200	1
Lavs Female	1: 1 150	1
Lavs Male	1: 1 150	1
Drinking Fountains	1: 1 150	1

* Increase total of female fixtures to equal male

iv. Fixtures provided in RR's adjacent to Community Room

4.0
OPINION OF PROBABLE COST

4.0 OPINION OF PROBABLE COST

Cumming Construction Management joined the Civic Auditorium Feasibility Study team to provide Rough Order Magnitude (R.O.M.) Statement of Probable Costs for the schemes developed on potential ways that SMMUSD and Santa Monica High School could utilize the Santa Monica Civic Auditorium. Cumming's report on the following pages provides those R.O.M. costs for the two re use schemes (1 and 2) previously described in this Feasibility Report.

In addition to these two R.O.M. costs, the costs for a 'baseline' scenario titled Scheme 0 have been included. Scheme 0 includes the estimated scope for bringing the Civic Auditorium building and surrounding site up to current code standards in a general use scenario. Scheme 0 includes scope needed to make structural, accessibility, and fire safety improvements to the facility, as well as updating systems to typical current standards. While the R.O.M. costs for Scheme 0 represent a baseline project scope, additional cost is anticipated to address a particular client's specific needs.

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude
Statement of Probable Cost
July 13, 2023

CUMMING
Building Value Through Expertise

The information contained within this documents is confidential and should not be distributed or copied for any reason without the consent of either Cumming Construction Management, Inc. or the intended client.

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

This document reflects fair market value construction costs obtainable in a competitive bidding market in Los Angeles, California. Cumming assumes a minimum of three (3) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Please note that experience indicates a fewer number of bidders may result in a higher bid amount, thus more bidders may result in a lower bid result.

The Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

LA | Cumming Construction Management, Inc.

Executive Summary

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Project Description

The project is a feasibility study for developing/repurposing the Santa Monica Civic Auditorium Building approximately 61,000 square feet, located at 1855 Main Street, Santa Monica. The building was designated as a city of Santa Monica Landmark in 2002. As part of its initial due diligence, the District is seeking the services of an Architectural firm the analyze the Site including whether it could be brought into compliance with California Department of Education and Field Act compliance project. If acquired, the plan would be for Santa Monica High School to use the building as a sports and entertainment venue.

	Scheme 0			Scheme 1			Scheme 2		
A. Construction Costs	Area	$ / SF	Total Cost	Area	$ / SF	Total Cost	Area	$ / SF	Total Cost
Building	61,098 SF	$1,469	**$89,739,102**	73,899 SF	$1,344	**$99,355,140**	91,098 SF	$1,353	**$123,290,405**
Site Development	124,130 SF	$71	**$8,857,373**	121,130 SF	$96	**$11,568,173**	103,676 SF	$103	**$10,645,005**
Total Construction Costs	**61,098 SF**	**$1,614**	**$98,596,474**	**73,899 SF**	**$1,501**	**$110,923,313**	**91,098 SF**	**$1,470**	**$133,935,410**
Off-site/Public Right-of-way (Allowance)			**$2,000,000**			**$2,000,000**			**$2,000,000**
Hazmat Abatement (Allowance)			**$2,894,694**			**$2,894,694**			**$2,894,694**
Total Construction Costs	**61,098 SF**	**$1,694**	**$103,491,168**	**73,899 SF**	**$1,567**	**$115,818,007**	**91,098 SF**	**$1,524**	**$138,830,104**
Cost Difference from Scheme 0						***$12,326,839***			***$35,338,935***

Note:

Scope is based on "220522_SMCA_Draft Report" dated May 2023 and meeting on 5/31/23 for Scheme 0 by NAC and Santa Monica-Malibu Unified School District

- 220522_SMCA_Draft Report dated May 2023
- SMCA Architectural Scope mark-ups
- Meeting on 5/31/23 for Scheme 0 by NAC
- Civic Auditorium environ (Hazmat) report by NV5 dated May 2023
- SMCA Theater Narrative & Budgets by Salas O'Brien

Market Escalation - Included to construction mid point in Jan 2027 (Based on Jan 2026 construction start at 4.5% per year)
Construction Contingency - **Excluded**
Soft Costs - **Excluded**
Hazmat Abatement - Included
Off Site Work - Cost Included as Allowance
FF&E (Any Movable furniture) - Excluded

Elemental Comparison Cost Summary

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Element		Scheme 0		Scheme 1		Scheme 2	
		61,098 SF	S/SF	73,899 SF	S/SF	91,098 SF	$/SF
A) Shell (1-5)		**$27,967,035**	**$457.74**	**$32,532,443**	**$440.23**	**$43,597,368**	**$478.58**
1 Foundations		$3,829,822	$62.68	$4,599,822	$62.24	$11,349,822	$124.59
2 Vertical Structure		$9,921,650	$162.39	$12,737,450	$172.36	$15,810,375	$173.55
3 Floor & Roof Structures		$8,232,856	$134.75	$7,721,892	$104.49	$8,361,452	$91.79
4 Exterior Cladding		$4,191,950	$68.61	$5,556,182	$75.19	$5,757,094	$63.20
5 Roofing and Waterproofing		$1,790,757	$29.31	$1,917,097	$25.94	$2,318,625	$25.45
B) Interiors (6-7)		**$4,803,711**	**$78.62**	**$3,654,274**	**$49.45**	**$4,943,631**	**$54.27**
6 Interior Partitions, Doors and Glazing		$1,731,248	$28.34	$1,478,648	$20.01	$1,911,888	$20.99
7 Floor, Wall and Ceiling Finishes		$3,072,463	$50.29	$2,175,626	$29.44	$3,031,743	$33.28
C) Equipment and Vertical Transportation (8-9)		**$4,761,682**	**$77.94**	**$4,596,956**	**$62.21**	**$4,741,832**	**$52.05**
8 Function Equipment and Specialties		$4,402,682	$72.06	$3,633,956	$49.17	$3,982,832	$43.72
9 Stairs and Vertical Transportation		$359,000	$5.88	$963,000	$13.03	$759,000	$8.33
D) Mechanical and Electrical (10-13)		**$15,129,083**	**$247.62**	**$16,841,048**	**$227.89**	**$18,991,553**	**$208.47**
10 Plumbing Systems		$2,561,666	$41.93	$2,909,330	$39.37	$3,395,666	$37.27
11 Heating, Ventilation and Air Conditioning		$4,483,782	$73.39	$4,833,156	$65.40	$5,465,885	$60.00
12 Electrical System		$7,514,936	$123.00	$8,412,221	$113.83	$9,285,603	$101.93
13 Fire Protection Systems		$568,700	$9.31	$686,341	$9.29	$844,400	$9.27
E) Building Prep & Demo (14-15)		**$1,062,796**	**$17.39**	**$1,856,442**	**$25.12**	**$1,536,157**	**$16.86**
14 Building Preparations & Protection		$125,000	$2.05	$170,000	$2.30	$145,000	$1.59
15 Building Demolition		$937,796	$15.35	$1,686,442	$22.82	$1,391,157	$15.27
F) Site Work (16-18)		**$5,302,663**	**$86.79**	**$6,925,544**	**$93.72**	**$6,372,869**	**$69.96**
16 Site Preparation and Demolition		$1,682,715	$27.54	$1,666,215	$22.55	$1,570,218	$17.24
17 Site Paving, Structures & Landscaping		$2,642,948	$43.26	$4,132,329	$55.92	$3,675,651	$40.35
18 Utilities on Site		$977,000	$15.99	$1,127,000	$15.25	$1,127,000	$12.37
Sub-Total Direct Construction Cost		**$59,026,970**	**$966**	**$66,406,706**	**$899**	**$80,183,409**	**$880**
Design/Cost Contingency	20.00%	$11,805,394	$193.22	$13,281,341	$179.72	$16,036,682	$176.04
Market Escalation	16.54%	$11,713,828	$191.72	$13,178,328	$178.33	$15,912,297	$174.67
Total Direct Construction Cost		**$82,546,193**	**$1,351**	**$92,866,375**	**$1,257**	**$112,132,388**	**$1,231**
General Conditions	8.50%	$7,016,426	$114.84	$7,893,642	$106.82	$9,531,253	$104.63
General Requirements	4.00%	$3,301,848	$54.04	$3,714,655	$50.27	$4,485,296	$49.24
Subcontractor Default Insur.	1.00%	$825,462	$13.51	$928,664	$12.57	$1,121,324	$12.31
General Liability Insurance	1.20%	$1,114,374	$18.24	$1,253,696	$16.96	$1,513,787	$16.62
Overhead & Profit	4.00%	$3,792,172	$62.07	$4,266,281	$57.73	$5,151,362	$56.55
Sub-Total Indirect Construction Cost		**$16,050,282**	**$263**	**$18,056,938**	**$244**	**$21,803,022**	**$239**
Total Construction Cost		**$98,596,474**	**$1,614**	**$110,923,313**	**$1,501**	**$133,935,410**	**$1,470**

Scheme 0

Direct Construction Cost Summary - Scheme 0

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Element		Building 61,098 SF Total	Building 61,098 SF $/SF	Site Development 124,130 SF Total	Site Development 124,130 SF $/SF	Total Cost 61,098 SF Total	Total Cost 61,098 SF $/SF
A) Shell (1-5)		**$27,967,035**	**$457.74**			**$27,967,035**	**$457.74**
1 Foundations		$3,829,822	$62.68			$3,829,822	$62.68
2 Vertical Structure		$9,921,650	$162.39			$9,921,650	$162.39
3 Floor & Roof Structures		$8,232,856	$134.75			$8,232,856	$134.75
4 Exterior Cladding		$4,191,950	$68.61			$4,191,950	$68.61
5 Roofing and Waterproofing		$1,790,757	$29.31			$1,790,757	$29.31
B) Interiors (6-7)		**$4,803,711**	**$78.62**			**$4,803,711**	**$78.62**
6 Interior Partitions, Doors and Glazing		$1,731,248	$28.34			$1,731,248	$28.34
7 Floor, Wall and Ceiling Finishes		$3,072,463	$50.29			$3,072,463	$50.29
C) Equipment and Vertical Transportation (8-9)		**$4,761,682**	**$77.94**			**$4,761,682**	**$77.94**
8 Function Equipment and Specialties		$4,402,682	$72.06			$4,402,682	$72.06
9 Stairs and Vertical Transportation		$359,000	$5.88			$359,000	$5.88
D) Mechanical and Electrical (10-13)		**$15,129,083**	**$247.62**			**$15,129,083**	**$247.62**
10 Plumbing Systems		$2,561,666	$41.93			$2,561,666	$41.93
11 Heating, Ventilation and Air Conditioning		$4,483,782	$73.39			$4,483,782	$73.39
12 Electrical Lighting, Power and Communications		$7,514,936	$123.00			$7,514,936	$123.00
13 Fire Protection Systems		$568,700	$9.31			$568,700	$9.31
E) Building Prep & Demo (14-15)		**$1,062,796**	**$17.39**			**$1,062,796**	**$17.39**
14 Building Preparations & Protection		$125,000	$2.05			$125,000	$2.05
15 Building Demolition		$937,796	$15.35			$937,796	$15.35
F) Site Work (16-18)		**$0**	**$0.00**	**$5,302,663**	**$42.72**	**$5,302,663**	**$86.79**
16 Site Preparation and Demolition				$1,682,715	$13.56	$1,682,715	$27.54
17 Site Paving, Structures & Landscaping				$2,642,948	$21.29	$2,642,948	$43.26
18 Utilities on Site				$977,000	$7.87	$977,000	$15.99
Sub-Total Direct Construction Cost		**$53,724,307**	**$879**	**$5,302,663**	**$43**	**$59,026,970**	**$966**
Design/Cost Contingency	20.00%	$10,744,861	$175.86	$1,060,533	$8.54	$11,805,394	$193.22
Market Escalation	16.54%	$10,661,521	$174.50	$1,052,307	$8.48	$11,713,828	$191.72
Total Direct Construction Cost		**$75,130,690**	**$1,230**	**$7,415,502**	**$60**	**$82,546,193**	**$1,351**
General Conditions	8.50%	$6,386,109	$104.52	$630,318	$5.08	$7,016,426	$114.84
General Requirements	4.00%	$3,005,228	$49.19	$296,620	$2.39	$3,301,848	$54.04
Bonds	1.00%	$751,307	$12.30	$74,155	$0.60	$825,462	$13.51
General Liability Insurance	1.20%	$1,014,264	$16.60	$100,109	$0.81	$1,114,374	$18.24
Overhead & Profit	4.00%	$3,451,504	$56.49	$340,668	$2.74	$3,792,172	$62.07
Sub-Total Indirect Construction Cost		**$14,608,411**	**$239**	**$1,441,870**	**$12**	**$16,050,282**	**$263**
Total Construction Cost		**$89,739,102**	**$1,469**	**$8,857,373**	**$71**	**$98,596,474**	**$1,614**

Construction Cost Detail - Building Scheme 0

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
A) Shell (1-5)				
1 Foundations				
Micro Piles - Assume no rock socket				
Install new 14.5" dia piles, 40' deep at ends of new walls - 80 Piles	3,200	VLF	$350.00	$1,120,000
Install new 14.5" dia piles, 40' deep at ends of existing walls - 120 Piles	4,800	VLF	$420.00	$2,016,000
Pile Caps				
New pile caps at new wall micro piles - Assume 8' x 8' x 24"	142	CY	$2,200.00	$312,889
Existing Footing Widening - Reinforced concrete epoxy drilled into existing - 24" deep x 4' wide each side	35	CY	$3,200.00	$110,933
Miscellaneous				
Elevator pits	1	EA	$20,000.00	$20,000
Pit lifts - allowance for excavation and associated structural mod	1	EA	$250,000.00	$250,000
Sub-Total: 1 Foundations	**61,098**	**SF**	**$62.68**	**$3,829,822**
2 Vertical Structure				
Shear Walls				
New CIP concrete walls -24" thick	11,116	SF	$175.00	$1,945,300
CIP concrete wall strengthening - Shotcrete Reinforced Concrete doweled into existing wall, 18" thick	46,956	SF	$150.00	$7,043,400
Elevator Shaft - 7' x 8'6", 25' high	2,975	SF	$98.00	$291,550
New Steel Framing				
New diagonal bracing from projector room to Lower chord Truss Framing	13	TN	$12,000.00	$150,000
New Steel allowance for Theater production grid, screens and speakers	15	TN	$12,000.00	$180,000
Shoring				
Vertical Strong back shoring at Existing Concrete Screen panels	5,190	SF	$60.00	$311,400
Sub-Total: 2 Vertical Structure	**61,098**	**SF**	**$162.39**	**$9,921,650**
3 Floor & Roof Structures				
Slab on grade				
Patch and repair existing SOG	69,820	SF	$3.80	$265,316
Suspended floors				
Repair / Refinish existing tilt flooring surface	11,500	SF	$12.00	$138,000
Tilt Floor Lock pin allowance	11,500	SF	$25.00	$287,500
Miscellaneous concrete levelling at balcony and walkway ramps	280	SF	$25.00	$7,000

Code	Quantity	Unit	Unit Rate	Total Cost
New Steel Framing				
Strengthening / bracing existing tilt floor framing	23	TN	$12,000.00	$276,000
Lower Chord Truss Framing	64	TN	$12,000.00	$768,000
Horizontal bracing at Canopy	30	TN	$12,000.00	$360,000
Allowance for all connections	48	TN	$12,000.00	$576,480
Roof				
Upper Chord Truss Framing	97	TN	$12,000.00	$1,164,000
Roof Framing at East Wing (Committee)	49	TN	$12,000.00	$590,400
Acoustic metal deck at auditorium	26,255	SF	$32.00	$840,160
Miscellaneous				
Seismic Separation at West Wing (Administration)	65	LF	$150.00	$9,750
New Catwalk systems Metal Catwalk and railing Allowance	1	LS	$500,000.00	$500,000
Renovation of two wings - allowance	9,801	SF	$250.00	$2,450,250
Sub-Total: 3 Floor & Roof Structures	**61,098**	**SF**	**$134.75**	**$8,232,856**

4 Exterior Cladding

Exterior finishes				
FRP wrap existing precast conc. Pylons and Beams	10	EA	$306,250.00	$3,062,500
Concrete block along north Façade	813	SF	$42.00	$34,125
Clean and refinish all exposed concrete	9,247	SF	$10.00	$92,465
Interior finish to exterior walls				
Paint drywall	545	SF	$36.00	$19,620
Fascias, bands, screens and trim				
Cement plaster soffits at canopy	5,630	SF	$35.00	$197,050
Windows, glazing and louvers				
New storefronts - 1/4" tempered textured glazing and (2) 1/8" laminated, tempered glazing with low e interlayer	4,020	SF	$180.00	$723,600
Clean and paint existing Louvers on south elevation	1,680	SF	$8.00	$13,440
Exterior doors, frames and hardware				
Glazed entry doors	3	EA	$9,300.00	$27,900
Replace all exterior HM doors	5	EA	$4,250.00	$21,250
Sub-Total: 4 Exterior Cladding	**61,098**	**SF**	**$68.61**	**$4,191,950**

Code	Quantity	Unit	Unit Rate	Total Cost
5 Roofing and Waterproofing				
Roofing				
New Standing seam metal roof at main auditorium	2,041	SF	$34.00	$69,394
New TPO roofing at main auditorium - dome	24,214	SF	$38.00	$920,132
New TPO roofing at main auditorium - flat	10,337	SF	$24.00	$248,088
New TPO roofing at East Wing (Committee)	8,200	SF	$24.00	$196,800
New TPO roofing at West Wing (Administration)	2,000	SF	$24.00	$48,000
New TPO roofing at Canopy	5,630	SF	$30.00	$168,900
Caulking and sealants	52,422	SF	$2.66	$139,443
Sub-Total: 5 Roofing and Waterproofing	**61,098**	**SF**	**$29.31**	**$1,790,757**
Total - A) Shell (1-5)	**61,098**	**SF**	**$457.74**	**$27,967,035**
B) Interiors (6-7)				
6 Interior Partitions, Doors and Glazing				
Partitions				
Metal Stud Framed full height partition	4,089	SF	$34.00	$139,018
Interior doors, frames and hardware				
HM doors allowance	5	EA	$3,000.00	$15,000
HM doors at stairs	5	EA	$3,000.00	$15,000
HM double door at orchestra pit	1	EA	$4,300.00	$4,300
HM double door at Mechanical Rooms in level 3	1	EA	$4,300.00	$4,300
Sliding double door at auditorium entrance alongside existing historic door to remain - 16' wide, STC-53	1	EA	$80,000.00	$80,000
Miscellaneous Allowances - Partitions including doors				
Ticket Sales	290	SF	$12.00	$3,480
Renovation of two wings - allowance	9,801	SF	$150.00	$1,470,150
Sub-Total: 6 Interior Partitions, Doors and Glazing	**61,098**	**SF**	**$28.34**	**$1,731,248**
7 Floor, Wall and Ceiling Finishes				
Flooring				
Orchestra Lift floor refinish				included w/ lift
Leveled wood platform at balconies	820	SF	$32.00	$26,240
Repair and restore existing terrazzo in lobby	6,000	SF	$25.00	$150,000
Ceramic floor tile at restrooms	1,490	SF	$30.00	$44,700
Polished concrete at Theater Dressing	1,649	SF	$5.00	$8,245
Allowance for stage flooring	4,730	SF	$22.00	$104,060
Sealed concrete at BOH	46,119	SF	$2.50	$115,298

Code	Quantity	Unit	Unit Rate	Total Cost
Bases				
New wall base throughout	61,098	SF	$0.50	$30,549
Ceramic tile cove base	297	LF	$30.00	$8,910
Wall Finishes				
Wall protective Metal cladding on all exposed interior walls within auditorium with acoustic backing - Allowance for acoustic metal panel and acoustic perforated metal panel above 10' AFF and wall padding below	2,550	SF	$68.00	$173,400
Ceramic wall tile at restrooms	5,206	SF	$30.00	$156,188
Paint Drywalls Walls	8,178	SF	$1.50	$12,266
Ceilings				
Acoustic perforated gypboard ceiling at Auditorium	8,335	SF	$22.00	$183,370
ACT at Auditorium Lobby & Theater Dressing	7,649	SF	$12.00	$91,788
Miscellaneous Finish Allowances				
Ticket sales booth fit out	290	SF	$25.00	$7,250
Renovation of two wings - allowance	9,801	SF	$200.00	$1,960,200
Sub-Total: 7 Floor, Wall and Ceiling Finishes	**61,098**	**SF**	**$50.29**	**$3,072,463**

Total - B) Interiors (6-7)	**61,098**	**SF**	**$78.62**	**$4,803,711**

C) Equipment and Vertical Transportation (8-9)

8 Function Equipment and Specialties

Specialties				
Restroom Specialties including phenolic partitions, Bobrick accessories, wall hung mirror, air hand dryers	6	EA	$3,500.00	$21,000
Unisex restroom specialties	3	EA	$2,000.00	$6,000
Ladder	1	EA	$1,500.00	$1,500
Motorized stage rigging	1	LS	$550,000.00	$550,000
Fire curtain system at stage	1	LS	$55,000.00	$55,000
Stage curtain package	1	LS	$100,000.00	$100,000
Motor control infrastructure at new production grid over stage & court	1	LS	$125,000.00	$125,000
Glass railing at Front row seating	180	LF	$450.00	$81,000
Upholstering of existing fixed seating - Allowance	1	LS	$150,000.00	$150,000
Blackout curtains in auditorium	1	LS	$128,640.00	$128,640
Orchestra Pit lift , 470 SF, 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Stage lift , 17'4" x 43'3", 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Cabinets, countertops and casework allowances				
Ticket Concessions	2	EA	$5,000.00	$10,000
Miscellaneous millwork allowance	61,098	SF	$4.00	$244,392
Renovation of two wings - allowance	9,801	SF	$150.00	$1,470,150
Sub-Total: 8 Function Equipment and Specialties	**61,098**	**SF**	**$72.06**	**$4,402,682**

Code	Quantity	Unit	Unit Rate	Total Cost
9 Stairs and Vertical Transportation				
Stairs				
New Metal Pan/ conc. Treads Stair				Not Required
New handrails and nosing on existing stairs at basement	1	FLIGHT	$5,000.00	$5,000
New handrails and nosing on existing stairs	14	FLIGHT	$6,000.00	$84,000
Lobby Stair retrofit	2	EA	$40,000.00	$80,000
Elevators				
Hydraulic Passenger elevator	2	STOPS	$75,000.00	$150,000
Savaria V-1504 Lift, 36" x 48"	1	EA	$40,000.00	$40,000
Sub-Total: 9 Stairs and Vertical Transportation	**61,098**	**SF**	**$5.88**	**$359,000**
Total - C) Equipment and Vertical Transportation (8-9)	**61,098**	**SF**	**$77.94**	**$4,761,682**
D) Mechanical and Electrical (10-13)				
10 Plumbing Systems				
General Plumbing Equipment				
Domestic water heater replacement (Air source heat pump allowance)	1	EA	$250,000.00	$250,000
Domestic water heater	1	EA	$50,000.00	$50,000
Kitchen water heater	1	EA	$16,900.00	$16,900
Circulating pump	1	EA	$2,095.00	$2,095
Expansion tank	1	EA	$558.90	$559
Remove and replace grease interceptor	1	EA	$37,550.00	$37,550
Sanitary Fixtures				
Fixture replacements, high eff	1	EA	$95,000.00	$95,000
Vacuum breakers and hose bibs	1	LS	$2,500.00	$2,500
Anti-scald tempering valves	1	LS	$3,500.00	$3,500
Drinking fountains, bottle filler	1	LS	$5,368.00	$5,368
Trap primer valve	1	LS	$1,500.00	$1,500
Domestic Cold Water				
Domestic Cold Water Piping	61,098	SF	$7.74	$472,899
Water meter allowance	1	EA	$5,000.00	$5,000
Domestic Hot Water				
Domestic Hot Water Piping	61,098	SF	$8.09	$494,283
Water meter allowance	1	EA	$5,000.00	$5,000
Domestic Cold/Hot Water Connections				
HW/CW connections to new fixtures	1	LS	$17,379.00	$17,379
Isolation valves on lateral lines	1	LS	$5,369.00	$5,369

Code	Quantity	Unit	Unit Rate	Total Cost
Waste Piping				
Waste Piping, SF	61,098	SF	$9.15	$559,047
Waste Piping, kitchen waste (allowance)	1	LS	$85,000.00	$85,000
Vent Piping				
Vent Piping, SF	61,098	SF	$2.82	$172,296
Waste/Vent Connections				
DMV connections to new fixtures	1	EA	$11,877.00	$11,877
Condensate Drainage				
Trap and equipment connect	11	EA	$421.50	$4,637
3/4" pipe, cu type L, in bldg	275	LF	$38.55	$10,601
Natural Gas				
4" seismic shut off valve	1	EA	$4,527.00	$4,527
Miscellaneous Plumbing				
Test / clean plumbing	150	HR	$112.23	$16,835
Start-up/check-out	180	HR	$134.67	$24,241
Commissioning assist	80	HR	$118.14	$9,451
Access panels	10	EA	$211.10	$2,111
Piping identification	25	EA	$26.70	$668
Firestopping	25	EA	$55.00	$1,375
Seismic bracing	1	SF	$45,000.00	$45,000
Basement	7,455	SF	$20.00	$149,100
Sub-Total: 10 Plumbing Systems	**61,098**	**SF**	**$41.93**	**$2,561,666**

11 Heating, Ventilation and Air Conditioning

Chilled Water Equipment				
Chiller, air-cooled	1	EA	$52,325.00	$52,325
Glycol management system	1	EA	$16,520.00	$16,520
Relocate existing thermal energy storage system (allowance)	1	LS	$40,800.00	$40,800
CHW pump, end suction, 5 hp, 225 gpm	2	EA	$5,099.00	$10,198
VFD to CHW pump, 5 hp	2	EA	$3,583.00	$7,166
Heat exchanger	1	EA	$8,006.00	$8,006
Heating Hot Water Equipment				
Hot water boiler, gas fired, condensing	2	EA	$32,000.00	$64,000
HW pump, end suction, 2 hp, 50 gpm	2	EA	$4,267.00	$8,534
VFD to HW pump, 3 hp	2	EA	$3,339.00	$6,678
Chilled Water Distribution				
Chiller connect, weld, 6"	1	EA	$9,327.00	$9,327
CHW pump connect, weld, end suct, 4"	2	EA	$9,051.00	$18,102
CHW distribution	61,098	SF	$7.39	$451,514

Code	Quantity	Unit	Unit Rate	Total Cost
Hot Water Distribution				
Boiler connect, cu, 2"	2	EA	$5,181.00	$10,362
HHW pump connect, cu, 2"	2	EA	$1,098.00	$2,196
HHW coil connect, cu, 3-way, 1-1/4"	8	EA	$1,266.00	$10,128
HHW distribution	61,098	SF	$7.04	$430,130
Air-Side Equipment				
Hydronic Fancoils				
AHUS / Fan coil, 4-pipe, horizontal	8	EA	$97,110.00	$776,880
Ductless split systems	2	EA	$10,500.00	$21,000
Fans				
Exhaust fans	8	EA	$3,182.00	$25,456
Kitchen exhaust fan	1	EA	$13,300.00	$13,300
MAU unit	1	EA	$14,850.00	$14,850
VFD to fan, 1.5 hp	8	EA	$838.40	$6,707
Air Distribution				
Ductwork				
Ductwork, galv, purchased prefab'd	70,263	LBS	$14.85	$1,043,401
Grease duct	2,500	LBS	$15.03	$37,575
Duct insulation, wrap	52,365	SF	$2.69	$140,862
Firemaster rated insulation	3,000	SF	$30.49	$91,470
Manual volume damper	472	EA	$75.24	$35,513
Flexible duct, insulated, various sizes	280	LF	$20.41	$5,715
Grilles and diffusers				
Return Grilles	30	EA	$140.70	$4,221
Exhaust grilles	10	EA	$131.00	$1,310
Ceiling diffusers	432	EA	$164.30	$70,978
Miscellaneous				
Test / balance HVAC	450	HR	$131.31	$59,090
Start-up/check-out	375	HR	$119.38	$44,768
Commissioning assist	200	HR	$119.38	$23,876
MEP Coordination	275	HR	$119.38	$32,830
Seismic bracing, pipe	1	LS	$50,000.00	$50,000
Seismic bracing, duct	1	LS	$50,000.00	$50,000
Hoisting and rigging	1	LS	$80,000.00	$80,000
Basement	7,455	SF	$55.00	$410,025
HVAC Controls				
DDC controls, chiller	1	EA	$19,130.00	$19,130
DDC controls, boiler	1	EA	$15,310.00	$15,310
DDC controls, pump wth vfd	4	EA	$7,654.00	$30,616
DDC controls, fancoil, 4-pipe	6	EA	$30,000.00	$180,000
DDC controls, general exhaust fan	9	EA	$1,435.00	$12,915
DDC controls, controls workstation	1	EA	$40,000.00	$40,000
Sub-Total: 11 Heating, Ventilation and Air Conditioning	**61,098**	**SF**	**$73.39**	**$4,483,782**

12 Electrical Lighting, Power and Communications

Code	Quantity	Unit	Unit Rate	Total Cost
Service and Distribution				
Replace all Existing Zinsco Panels/Feeders	1	LS	$122,185.00	$122,185
Replace all Existing Zinsco Distribution Boards in main electrical room	1	LS	$90,000.00	$90,000
Replace Existing MCC1 and MCC2 with Distribution board/add separate starters or VFDs (supplied by MC installed by EC)	1	LS	$100,000.00	$100,000
Provide 400A rated kitchen Distribution Board to serve new all electric commercial kitchen including new feeder	1	LS	$25,920.00	$25,920
HVAC and Plumbing equipment connections				
HVAC and Plumbing equipment connections	61,098	SF	$7.00	$427,686
New kitchen equipment connections	1	LS	$55,000.00	$55,000
Provide new disconnect and panel to serve elevator loads on new elevator machine rooms including new feeders	1	LS	$18,500.00	$18,500
Convenience Power				
Update with GFCI protected receptacles required for most restrooms, janitor's closets and kitchen spaces	61,098	SF	$1.50	$91,647
Lighting and Lighting Controls				
Upgrade entire existing Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	61,098	SF	$33.50	$2,046,783
Upgrade existing Stage Theatrical Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	61,098	SF	$4.50	$274,941
Provide Theater Aisle Lighting with J-Box & wiring	1	LS	$54,000.00	$54,000
Theater Lighting package (per Salas O'Brien quote)	1	LS	$850,000.00	$850,000
Temporary Power				
Temporary Power	61,098	SF	$1.50	$91,647
Miscellaneous				
Start-up, Third party testing, commissioning assist, labels, firestopping, pipe penetrations, seismic and misc	61,098	SF	$2.00	$122,196
General conditions / General requirements - Includes Small Tools, Office Staffing, Indirect Labor, Consumables, Equipment Rental & General Expenses	61,098	SF	$6.75	$412,412
Communications				
Technology - provide dedicated Signal Rooms at North and South ends of the building. Provide MDF/MPOE and IDF room and fiber and copper backbone cabling. Install floor mounted data racks	61,098	SF	$1.25	$76,373
Audio Visual				
Provide AV equipment in new AV control room. Provide projector and projector screen, speakers, wireless mic and assistive listening & wiring	61,098	SF	$2.50	$152,745
Audio Visual - conduit rough-ins	61,098	SF	$1.00	$61,098
TV Broadcasting/Radio Infrastructure	1	LS	$15,000.00	$15,000
AV Equipment for Theater (per Salas O'Brien quote)	1	LS	$1,770,000.00	$1,770,000

Code	Quantity	Unit	Unit Rate	Total Cost
Security Systems				
Replace existing Security System - provide new keypads, access control on entry points and motion sensors & wiring	61,098	SF	$1.75	$106,922
CCTV Systems				
Provide new CCTV system with IP cameras & wiring/new head end equipment	61,098	SF	$2.50	$152,745
Fire Alarm Systems				
Replace defective Fire alarm devices such as detectors, speaker/strobes per the fie alarm testing report, connection to replaced Ansul fire suppression system	61,098	SF	$6.50	$397,137
Sub-Total: 12 Electrical Lighting, Power and Communications	**61,098**	**SF**	**$123.00**	**$7,514,936**

13 Fire Protection Systems

Backflow preventer, red press	1	EA	$7,209.00	$7,209
Provide new sprinklers and piping (stage, seating, lobby)	61,098	SF	$6.28	$383,695
Sprinkler replacement, various areas (corroded, painted and outdated)	61,098	SF	$2.91	$177,795
Sub-Total: 13 Fire Protection Systems	**61,098**	**SF**	**$9.31**	**$568,700**
Total - D) Mechanical and Electrical (10-13)	**61,098**	**SF**	**$247.62**	**$15,129,083**

E) Building Prep & Demo (14-15)

14 Building Preparations & Protection

Allowance to protect existing to remain scope items	1	LS	$125,000.00	$125,000
Sub-Total: 14 Building Preparations & Protection	**61,098**	**SF**	**$2.05**	**$125,000**

15 Building Demolition

Structural Demolition				
Demo two additions to south of building in entirety	1	LS	$7,800.00	$7,800
Make opening in interior concrete wall - 4'6"	59	SF	$75.00	$4,388
Demo slab for elevator shafts	195	SF	$75.00	$14,588
Building Envelope Demolition				
Remove existing Glazing at Auditorium building	4,020	SF	$20.00	$80,400
Remove existing Auditorium roof	32,065	SF	$5.00	$160,325
Remove existing East Wing (Committee) roof	8,200	SF	$5.00	$41,000
Remove existing West Wing (Administration) roof	2,000	SF	$5.00	$10,000

Construction Cost Detail - Building Scheme 0

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Interior Demolition				
Remove all rigging systems	1	LS	$85,000.00	$85,000
Demo for new balcony - 3 rows of chairs and accessories	1	LS	$69,000.00	$69,000
Demo ticket and small kitchen	530	SF	$20.00	$10,600
Demo existing surface finishes at Auditorium building	61,098	SF	$1.50	$91,647
MEP Demolition				
Remove fixtures, cap lines	1	LS	$11,220.00	$11,220
Remove fixtures and associated local pipe	1	LS	$4,489.00	$4,489
Remove ductwork & registers	61,098	SF	$2.81	$171,685
Remove HVAC equipment	1	LS	$22,910.00	$22,910
Selective trade demolition - Electrical	61,098	SF	$2.50	$152,745
Sub-Total: 15 Building Demolition	**61,098**	**SF**	**$15.35**	**$937,796**
Total - E) Building Prep & Demo (14-15)	**61,098**	**SF**	**$17.39**	**$1,062,796**

Construction Cost Detail - Site Development Scheme 0

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Selective demolition and removal				
Hardscape demolition allowance	124,130	SF	$2.00	$248,260
Landscape demolition allowance	124,130	SF	$1.00	$124,130
General Site Grading	124,130	SF	$2.00	$248,260
Erosion Control	124,130	SF	$0.50	$62,065
Phase 2 Clean-up	1	LS	$1,000,000.00	$1,000,000
Sub-Total: 16 Site Preparation and Demolition	**124,130**	**SF**	**$13.56**	**$1,682,715**
17 Site Paving, Structures & Landscaping				
Pedestrian paving allowance - includes asphalt / concrete paving	49,652	SF	$25.00	$1,241,300
Site furnishing and accessories	1	LS	$150,000.00	$150,000
Landscape planting and maintenance	74,478	SF	$12.00	$893,736
New Trees	15	EA	$4,000.00	$60,000
Irrigation	74,478	SF	$4.00	$297,912
Sub-Total: 17 Site Paving, Structures & Landscaping	**124,130**		**$21.29**	**$2,642,948**
18 Utilities on Site				
Storm Drain				
Storm drain underground piping including drain inlets, replacement of 8" existing SD pipe	1,000	LF	$350.00	$350,000
Storm Water management - Mitigate 6,500CF of storm water including underground cistern and pretreatment system	1	LS	$150,000.00	$150,000
Domestic and Fire Water				
Replace existing domestic and fire water system including connections	300	LF	$200.00	$60,000
New Fire hydrant	1	EA	$20,000.00	$20,000
Sanitary Sewer				
Replace existing Sewer system including connections	500	LF	$250.00	$125,000
Site Electrical				
Upgrade emergency genset from 30kW to 150kW including 150A ATS to 400A ATS and upgrade feeders	1	LS	$197,000.00	$197,000
Site Lighting				
Upgrade existing exterior Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	1	LS	$75,000.00	$75,000
Sub-Total: 18 Utilities on Site	**124,130**	**SF**	**$7.87**	**$977,000**
Total - F) Site Work (16-18)	**124,130**	**SF**	**$42.72**	**$5,302,663**

Scheme 1

Construction Cost Summary - Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Element		Building 73,899 SF Total	Building 73,899 SF $/SF	Site Development 121,130 SF Total	Site Development 121,130 SF $/SF	Total Cost 73,899 SF	Total Cost 73,899 SF $/SF
A) Shell (1-5)		**$32,532,443**	**$440.23**			**$32,532,443**	**$440.23**
1 Foundations		$4,599,822	$62.24			$4,599,822	$62.24
2 Vertical Structure		$12,737,450	$172.36			$12,737,450	$172.36
3 Floor & Roof Structures		$7,721,892	$104.49			$7,721,892	$104.49
4 Exterior Cladding		$5,556,182	$75.19			$5,556,182	$75.19
5 Roofing and Waterproofing		$1,917,097	$25.94			$1,917,097	$25.94
B) Interiors (6-7)		**$3,654,274**	**$49.45**			**$3,654,274**	**$49.45**
6 Interior Partitions, Doors and Glazing		$1,478,648	$20.01			$1,478,648	$20.01
7 Floor, Wall and Ceiling Finishes		$2,175,626	$29.44			$2,175,626	$29.44
C) Equipment and Vertical Transportation (8-9)		**$4,596,956**	**$62.21**			**$4,596,956**	**$62.21**
8 Function Equipment and Specialties		$3,633,956	$49.17			$3,633,956	$49.17
9 Stairs and Vertical Transportation		$963,000	$13.03			$963,000	$13.03
D) Mechanical and Electrical (10-13)		**$16,841,048**	**$227.89**			**$16,841,048**	**$227.89**
10 Plumbing Systems		$2,909,330	$39.37			$2,909,330	$39.37
11 Heating, Ventilation and Air Conditioning		$4,833,156	$65.40			$4,833,156	$65.40
12 Electrical Lighting, Power and Communications		$8,412,221	$113.83			$8,412,221	$113.83
13 Fire Protection Systems		$686,341	$9.29			$686,341	$9.29
E) Building Prep & Demo (14-15)		**$1,856,442**	**$25.12**			**$1,856,442**	**$25.12**
14 Building Preparations & Protection		$170,000	$2.30			$170,000	$2.30
15 Building Demolition		$1,686,442	$22.82			$1,686,442	$22.82
F) Site Work (16-18)				**$6,925,544**	**$57.17**	**$6,925,544**	**$93.72**
16 Site Preparation and Demolition				$1,666,215	$13.76	$1,666,215	$22.55
17 Site Paving, Structures & Landscaping				$4,132,329	$34.11	$4,132,329	$55.92
18 Utilities on Site				$1,127,000	$9.30	$1,127,000	$15.25
Sub-Total Direct Construction Cost		**$59,481,162**	**$805**	**$6,925,544**	**$57**	**$66,406,706**	**$899**
Design/Cost Contingency	20.00%	$11,896,232	$160.98	$1,385,109	$11.43	$13,281,341	$179.72
Market Escalation	16.54%	$11,803,962	$159.73	$1,374,366	$11.35	$13,178,328	$178.33
Total Direct Construction Cost		**$83,181,357**	**$1,126**	**$9,685,018**	**$80**	**$92,866,375**	**$1,257**
General Conditions	8.50%	$7,070,415	$95.68	$823,227	$6.80	$7,893,642	$106.82
General Requirements	4.00%	$3,327,254	$45.02	$387,401	$3.20	$3,714,655	$50.27
Bonds	1.00%	$831,814	$11.26	$96,850	$0.80	$928,664	$12.57
General Liability Insurance	1.20%	$1,122,948	$15.20	$130,748	$1.08	$1,253,696	$16.96
Overhead & Profit	4.00%	$3,821,352	$51.71	$444,930	$3.67	$4,266,281	$57.73
Sub-Total Indirect Construction Cost		**$16,173,783**	**$219**	**$1,883,155**	**$16**	**$18,056,938**	**$244**
Total Construction Cost		**$99,355,140**	**$1,344**	**$11,568,173**	**$96**	**$110,923,313**	**$1,501**

Construction Cost Detail - Building Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
A) Shell (1-5)				
1 Foundations				
Micro Piles - Assume no rock socket				
Install new 14.5" dia piles, 40' deep at ends of new walls - 80 Piles	3,200	VLF	$350.00	$1,120,000
Install new 14.5" dia piles, 40' deep at ends of existing walls - 120 Piles	4,800	VLF	$420.00	$2,016,000
Pile Caps				
New pile caps at new wall micro piles - Assume 8' x 8' x 24"	142	CY	$2,200.00	$312,889
Existing Footing Widening - Reinforced concrete epoxy drilled into existing - 24" deep x 4' wide each side	35	CY	$3,200.00	$110,933
Foundation at Athletics building				
14.5" dia piles, 40' deep, 6'x6' x 24" pile caps, 18" grade beams connecting pile caps - Assume 20 piles	3,000	SF	$250.00	$750,000
Miscellaneous				
Elevator pits	2	EA	$20,000.00	$40,000
Pit lifts - allowance for excavation and associated structural mod	1	EA	$250,000.00	$250,000
Sub-Total: 1 Foundations	**73,899**	**SF**	**$62.24**	**$4,599,822**
2 Vertical Structure				
Shear Walls				
New CIP concrete walls -24" thick	11,116	SF	$175.00	$1,945,300
CIP concrete wall strengthening - Shotcrete Reinforced Concrete doweled into existing wall, 18" thick	46,956	SF	$150.00	$7,043,400
Elevator Shaft - 13'6" x 10', 80' high	21,600	SF	$98.00	$2,116,800
Elevator Shaft - 7' x 8'6", 25' high	2,975	SF	$98.00	$291,550
New CIP concrete walls -24" thick at Athletics building	3,480	SF	$175.00	$609,000
New Steel Framing				
New diagonal bracing from projector room to Lower chord Truss Framing	13	TN	$12,000.00	$150,000
New Steel allowance for Theater production grid, screens and speakers	15	TN	$12,000.00	$180,000
Primary Structural steel for Athletics building	8	TN	$12,000.00	$90,000
Shoring				
Vertical Strong back shoring at Existing Concrete Screen panels	5,190	SF	$60.00	$311,400
Sub-Total: 2 Vertical Structure	**73,899**	**SF**	**$172.36**	**$12,737,450**

Code	Quantity	Unit	Unit Rate	Total Cost
3 Floor & Roof Structures				
Slab on grade				
Patch and repair existing SOG	69,820	SF	$3.80	$265,316
6" SOG at athletics building	3,000	SF	$12.00	$36,000
Suspended floors				
Concrete at tilt floor	11,500	SF	$35.00	$402,500
Tilt Floor Lock pin allowance	11,500	SF	$25.00	$287,500
Concrete at new stage floor	4,265	SF	$28.00	$119,420
Concrete at new flooring at apron ends	157	SF	$35.00	$5,495
Miscellaneous concrete levelling at balcony and walkway ramps	280	SF	$25.00	$7,000
Concrete infilled metal deck flooring at Wrestling	10,800	SF	$32.00	$345,600
New Steel Framing				
New tilt floor framing	40	TN	$12,000.00	$483,000
New stage floor framing	15	TN	$12,000.00	$179,130
New floor framing at apron ends	1	TN	$12,000.00	$11,304
Lower Chord Truss Framing	64	TN	$12,000.00	$768,000
Horizontal bracing at Wrestling floor	22	TN	$12,000.00	$259,200
Horizontal bracing at Canopy	30	TN	$12,000.00	$360,000
Allowance for all connections	58	TN	$12,000.00	$700,367
Roof				
Upper Chord Truss Framing	86	TN	$12,000.00	$1,032,000
Horizontal bracing at Wrestling Roof	22	TN	$12,000.00	$259,200
Acoustic metal deck at auditorium	26,255	SF	$32.00	$840,160
Roof Framing at East Wing (Committee)	49	TN	$12,000.00	$590,400
Roof Framing at athletics building	18	TN	$12,000.00	$216,000
Miscellaneous				
Seismic Separation at West Wing (Administration)	65	LF	$150.00	$9,750
New Catwalk systems Metal Catwalk and railing Allowance	1	LS	$500,000.00	$500,000
Walkable grid underside Wrestling floor	1	LS	$44,550.00	$44,550
Sub-Total: 3 Floor & Roof Structures	**73,899**	**SF**	**$104.49**	**$7,721,892**
4 Exterior Cladding				
Wall framing, furring and insulation				
Metal stud drywall interior of exterior wall	13,271	SF	$36.00	$477,756

Code	Quantity	Unit	Unit Rate	Total Cost
Exterior finishes				
FRP wrap existing precast conc. Pylons and Beams	10	EA	$306,250.00	$3,062,500
Concrete block along north Façade	813	SF	$42.00	$34,125
Clean and refinish all exposed concrete	9,247	SF	$10.00	$92,465
Cement Plaster at new athletics building	3,480	SF	$25.00	$87,000
Interior finish to exterior walls				
Paint drywall	13,271	SF	$36.00	$477,756
Fascia's, bands, screens and trim				
Cement plaster soffits at canopy	5,630	SF	$35.00	$197,050
Windows, glazing and louvers				
Fixed Store fronts in new openings	448	SF	$180.00	$80,640
New storefronts including textured glass on north elevation	4,020	SF	$180.00	$723,600
Clean and paint existing Louvers on south elevation	1,680	SF	$8.00	$13,440
East Wing (Committee) new Storefront	1,100	SF	$180.00	$198,000
West Wing (Administration) new Storefront	400	SF	$180.00	$72,000
Exterior doors, frames and hardware				
Glazed entry doors	1	EA	$9,300.00	$9,300
Glazed double door at Rooftop lounge	1	EA	$9,300.00	$9,300
Replace all exterior HM doors	5	EA	$4,250.00	$21,250
Sub-Total: 4 Exterior Cladding	**73,899**	**SF**	**$75.19**	**$5,556,182**

5 Roofing and Waterproofing

Waterproofing				
Rooftop Lounge waterproofing	760	SF	$11.00	$8,360
Roofing				
New Standing seam metal roof at main auditorium	2,041	SF	$34.00	$69,394
New TPO roofing at main auditorium - dome	24,214	SF	$38.00	$920,132
New TPO roofing at main auditorium - flat	10,337	SF	$24.00	$248,088
New TPO roofing at Canopy	5,630	SF	$30.00	$168,900
New TPO roof at Athletics building	3,000	SF	$24.00	$72,000
New TPO roof at West Wing (Administration)	2,000	SF	$24.00	$48,000
New TPO roof at East Wing (Committee)	8,200	SF	$24.00	$196,800
Terraces and Landscaping				
Rooftop Lounge	760	SF	$50.00	$38,000
Caulking and sealants	55,422	SF	$2.66	$147,423
Sub-Total: 5 Roofing and Waterproofing	**73,899**	**SF**	**$25.94**	**$1,917,097**
Total - A) Shell (1-5)	**73,899**	**SF**	**$440.23**	**$32,532,443**

Code	Quantity	Unit	Unit Rate	Total Cost
B) Interiors (6-7)				
6 Interior Partitions, Doors and Glazing				
Partitions				
Metal Stud Framed full height partition	11,124	SF	$34.00	$378,208
Metal Stud Framed full height partition at FUD office	3,000	SF	$34.00	$102,000
Glazing				
Glazed partition at FUD Offices - 25' high	3,750	SF	$140.00	$525,000
Glass viewing wall	345	SF	$140.00	$48,300
Interior doors, frames and hardware				
HM doors allowance	13	EA	$3,000.00	$39,000
HM doors at stairs	10	EA	$3,000.00	$30,000
HM double door at orchestra pit	2	EA	$4,300.00	$8,600
HM double door at Mechanical Rooms in level 3	1	EA	$4,300.00	$4,300
Sliding double door at auditorium entrance alongside existing historic door to remain - 16' wide, STC-53	2	EA	$80,000.00	$160,000
Overhead coiling door at East building, 8' high	1	EA	$11,560.00	$11,560
SC Doors with sidelites at FUD offices	4	EA	$3,500.00	$14,000
Miscellaneous Allowances - Partitions including doors				
Ticket Sales	290	SF	$12.00	$3,480
East Wing (Committee)	6,900	SF	$18.00	$124,200
West Wing (Administration)	2,000	SF	$15.00	$30,000
Sub-Total: 6 Interior Partitions, Doors and Glazing	**73,899**	**SF**	**$20.01**	**$1,478,648**
7 Floor, Wall and Ceiling Finishes				
Flooring				
Orchestra and Stage Lift floor finish				included w/ lift
Hardwood sprung flooring system over tilted floor	11,500	SF	$38.00	$437,000
Premium for Gym floor area with integrated recessed fixed anchors for netting posts	4,700	SF	$18.00	$84,600
Leveled wood platform at balconies	820	SF	$32.00	$26,240
Repair and restore existing terrazzo in lobby	6,000	SF	$25.00	$150,000
Ceramic floor tile at restrooms and Lockers	3,340	SF	$30.00	$100,200
Carpet & LVT at FUD offices	925	SF	$9.00	$8,325
Allowance for wrestling floor finish including mats	4,185	SF	$15.00	$62,775
Polished concrete at Theater Dressing	1,649	SF	$5.00	$8,245
Sealed concrete at BOH	32,890	SF	$2.50	$82,225

Construction Cost Detail - Building Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Bases				
New wall base throughout	73,899	SF	$0.50	$36,950
Ceramic tile cove base	297	LF	$30.00	$8,910
Wall Finishes				
Wall protective Metal cladding on all exposed interior walls within auditorium with acoustic backing - Allowance for acoustic metal panel and acoustic perforated metal panel above 10' AFF and wall padding below	2,550	SF	$68.00	$173,400
Ceramic wall tile at restrooms and Lockers	5,751	SF	$30.00	$172,538
Paint Drywalls Walls	28,248	SF	$1.50	$42,371
Ceilings				
Acoustic perforated gypboard ceiling at Auditorium	13,100	SF	$22.00	$288,200
ACT at Auditorium Lobby & Theater Dressing	7,649	SF	$12.00	$91,788
Miscellaneous Finish Allowances				
Ticket sales booth fit out	290	SF	$25.00	$7,250
Athletics Building fit-out allowance	3,400	SF	$32.00	$108,800
East Wing (Committee)				
Laundry - Sealed concrete floor, painted walls, Exp. ceiling	150	SF	$8.00	$1,200
Team Huddle - LVT floor, Wood specialty ceiling	250	SF	$55.00	$13,750
Coach Locker - Ceramic floor and wall tile, ACT ceiling	400	SF	$45.00	$18,000
Coach Offices - LVT Flooring, painted walls, ACT ceiling	600	SF	$28.00	$16,800
Sports Storage - Sealed concrete floor, painted walls, Exp. Ceiling	600	SF	$8.00	$4,800
Student Lockers - Ceramic floor and wall tile, ACT ceiling	3,650	SF	$45.00	$164,250
Refinish existing to remain	1,250	SF	$3.00	$3,750
West Wing (Administration)				
Visitor Lockers - Ceramic floor and wall tile, ACT ceiling	700	SF	$45.00	$31,500
Official Changing - LVT Flooring, painted walls, ACT ceiling	140	SF	$28.00	$3,920
Restrooms - Ceramic floor and wall tile, ACT ceiling	580	SF	$45.00	$26,100
Refinish existing to remain	580	SF	$3.00	$1,740
Sub-Total: 7 Floor, Wall and Ceiling Finishes	**73,899**	**SF**	**$29.44**	**$2,175,626**
Total - B) Interiors (6-7)	**73,899**	**SF**	**$49.45**	**$3,654,274**

Code	Quantity	Unit	Unit Rate	Total Cost
C) Equipment and Vertical Transportation (8-9)				
8 Function Equipment and Specialties				
Specialties				
Restroom Specialties including phenolic partitions, Bobrick accessories, wall hung mirror, air hand dryers	6	EA	$3,500.00	$21,000
Unisex restroom specialties	3	EA	$2,000.00	$6,000
Ladder	1	EA	$1,500.00	$1,500
Motorized stage rigging	1	LS	$550,000.00	$550,000
Fire curtain system at stage				Not Required
Stage curtain package	1	LS	$100,000.00	$100,000
Motor control infrastructure at new production grid over stage & court	1	LS	$125,000.00	$125,000
Retractable bleacher seating	1	LS	$200,000.00	$200,000
Movable basketball goals - 2	1	LS	$40,000.00	$40,000
Glass railing at Front row seating	180	LF	$450.00	$81,000
End zone score board	2	EA	$5,000.00	$10,000
Temporary Carpet floor covering to cover wood sports floor in main auditorium	5,000	SF	$12.00	$60,000
Audience seating in good condition- allowance for minor repairs	1	LS	$100,000.00	$100,000
Other Sport goals	1	LS	$28,000.00	$28,000
Blackout curtains in auditorium	1	LS	$180,160.00	$180,160
Deployable curtains at scoreboards	1	LS	$2,500.00	$2,500
Orchestra Pit lift , 470 SF, 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Stage lift , 17'4" x 43'3", 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Portable steps/platforms/ramps	1	LS	$150,000.00	$150,000
Display casework at viewing area	1	LS	$30,000.00	$30,000
Cabinets, countertops and casework allowances				
Ticket Concessions	2	EA	$5,000.00	$10,000
Athletics Building	3,000	SF	$20.00	$60,000
East Wing (Committee)				
Laundry	150	SF	$10.00	$1,500
Team Huddle	250	SF	$20.00	$5,000
Coach Offices	600	SF	$10.00	$6,000
Sports Storage	600	SF	$5.00	$3,000
Lockers and bench				
Wrestling Lockers - 2-tier metal lockers	43	EA	$700.00	$30,100
Wrestling Lockers - 3 Full ht Lockers	3	EA	$750.00	$2,250
East Wing (Committee)				
Coach Lockers - 3 Full ht Lockers	6	EA	$750.00	$4,500
Student Lockers -2-tier metal lockers	58	EA	$700.00	$40,600
West Wing (Administration)				
Visitor Lockers - -2-tier metal lockers	40	EA	$700.00	$28,000
Official Changing - 3 Full ht Lockers	3	EA	$750.00	$2,250
Miscellaneous millwork allowance	73,899	SF	$4.00	$295,596
Sub-Total: 8 Function Equipment and Specialties	**73,899**	**SF**	**$49.17**	**$3,633,956**

Code	Quantity	Unit	Unit Rate	Total Cost
9 Stairs and Vertical Transportation				
Stairs				
New Metal Pan/ conc. Treads Stair at elevator	10	FLIGHT	$26,400.00	$264,000
New handrails and nosing on existing stairs at basement	1	FLIGHT	$5,000.00	$5,000
New handrails and nosing on existing stairs	4	FLIGHT	$6,000.00	$24,000
Lobby Stair retrofit	2	EA	$40,000.00	$80,000
Elevators				
Hydraulic Freight elevator at stage	5	STOPS	$80,000.00	$400,000
Hydraulic Passenger elevator at lobby	2	STOPS	$75,000.00	$150,000
Savaria V-1504 Lift, 36" x 48"	1	EA	$40,000.00	$40,000
Sub-Total: 9 Stairs and Vertical Transportation	**73,899**	**SF**	**$13.03**	**$963,000**
Total - C) Equipment and Vertical Transportation (8-9)	**73,899**	**SF**	**$62.21**	**$4,596,956**
D) Mechanical and Electrical (10-13)				
10 Plumbing Systems				
General Plumbing Equipment				
Domestic water heater replacement (Air source heat pump allowance)	1	EA	$250,000.00	$250,000
Domestic water heater	1	EA	$50,000.00	$50,000
Circulating pump	1	EA	$2,095.00	$2,095
Expansion tank	1	EA	$558.90	$559
Sanitary Fixtures				
Fixture replacements, high eff	1	LS	$85,000.00	$85,000
Vacuum breakers and hose bibs	1	LS	$2,500.00	$2,500
Anti-scald tempering valves	1	LS	$3,500.00	$3,500
Drinking fountains, bottle filler	1	LS	$5,368.00	$5,368
Trap primer valve	1	LS	$1,500.00	$1,500
Domestic Cold Water				
Domestic Cold Water Piping	73,899	SF	$7.74	$571,978
Water meter allowance	1	EA	$5,000.00	$5,000

Construction Cost Detail - Building Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Code	Quantity	Unit	Unit Rate	Total Cost
Domestic Hot Water				
Domestic Hot Water Piping	73,899	SF	$8.09	$597,843
Water meter allowance	1	EA	$5,000.00	$5,000
Domestic Cold/Hot Water Connections				
HW/CW connections to new fixtures	1	LS	$17,379.00	$17,379
Isolation valves on lateral lines	1	LS	$5,369.00	$5,369
Water meter allowance	1	EA	$5,000.00	$5,000
Waste Piping				
Waste Piping, SF	73,899	SF	$9.15	$676,176
Vent Piping				
Vent Piping, SF	73,899	SF	$2.82	$208,395
Waste/Vent Connections				
DMV connections to new fixtures	1	EA	$11,877.00	$11,877
Condensate Drainage				
Trap and equipment connect	11	EA	$421.50	$4,637
3/4" pipe, cu type L, in bldg	275	LF	$38.55	$10,601
Natural Gas				
4" seismic shut off valve	1	EA	$4,527.00	$4,527
Miscellaneous Plumbing				
Test / clean plumbing	120	HR	$112.23	$13,468
Start-up/check-out	140	HR	$134.67	$18,854
Commissioning assist	80	HR	$118.14	$9,451
Access panels	10	EA	$211.10	$2,111
Piping identification	25	EA	$26.70	$668
Firestopping	25	EA	$55.00	$1,375
Seismic bracing	1	SF	$25,000.00	$25,000
Basement	7,455	SF	$20.00	$149,100
Athletic building	3,000	SF	$55.00	$165,000
Sub-Total: 10 Plumbing Systems	**73,899**	**SF**	**$39.37**	**$2,909,330**

Code	Quantity	Unit	Unit Rate	Total Cost
11 Heating, Ventilation and Air Conditioning				
Chilled Water Equipment				
Chiller, air-cooled	1	EA	$52,325.00	$52,325
Glycol management system	1	EA	$16,520.00	$16,520
Relocate existing thermal energy storage system (allowance)	1	LS	$40,800.00	$40,800
CHW pump, end suction, 5 hp, 225 gpm	2	EA	$5,099.00	$10,198
VFD to CHW pump, 5 hp	2	EA	$3,583.00	$7,166
Heat exchanger	1	EA	$8,006.00	$8,006
Heating Hot Water Equipment				
Hot water boiler, gas fired, condensing	2	EA	$32,000.00	$64,000
HW pump, end suction, 2 hp, 50 gpm	2	EA	$4,267.00	$8,534
VFD to HW pump, 3 hp	2	EA	$3,339.00	$6,678
Chilled Water Distribution				
Chiller connect, weld, 6"	1	EA	$9,327.00	$9,327
CHW pump connect, weld, end suct, 4"	2	EA	$9,051.00	$18,102
CHW distribution	73,899	SF	$7.39	$546,114
Hot Water Distribution				
Boiler connect, cu, 2"	2	EA	$5,181.00	$10,362
HHW pump connect, cu, 2"	2	EA	$1,098.00	$2,196
HHW coil connect, cu, 3-way, 1-1/4"	8	EA	$1,266.00	$10,128
HHW distribution	73,899	SF	$7.04	$520,249
Air-Side Equipment				
DOAS system	1	EA	$21,223.00	$21,223
Ductless split systems	2	ea	$10,500.00	$21,000
VRF				
Refrigerant piping for VRF heat pump system w/ HR	1	LS	$55,000.00	$55,000
VRF fan coil ducted	5	EA	$2,281.00	$11,405
VRF branch selector	1	EA	$5,888.00	$5,888
VRF Condenser	1	EA	$17,330.00	$17,330
Hydronic Fancoils				
AHUS / Fan coil, 4-pipe, horizontal	8	EA	$76,500.00	$612,000
Fans				
Exhaust fans	7	EA	$3,182.00	$22,274
VFD to fan, 1.5 hp	7	EA	$838.40	$5,869

Code	Quantity	Unit	Unit Rate	Total Cost
Air Distribution				
Ductwork silencer allowance	1	LS	$35,000.00	$35,000
Ductwork, galv, purchased prefab'd	79,143	LBS	$14.85	$1,175,274
Duct insulation, wrap	51,443	SF	$2.69	$138,382
Manual volume damper	384	EA	$75.24	$28,892
Flexible duct, insulated, various sizes	280	LF	$20.41	$5,715
Grilles and diffusers				
Return Grilles	30	EA	$140.70	$4,221
Exhaust grilles	10	EA	$131.00	$1,310
Ceiling diffusers	344	EA	$164.30	$56,519
Miscellaneous				
Test / balance HVAC	400	HR	$131.31	$52,524
Start-up/check-out	350	HR	$119.38	$41,783
Commissioning assist	150	HR	$119.38	$17,907
MEP Coordination	250	HR	$119.38	$29,845
Seismic bracing, pipe	1	LS	$50,000.00	$50,000
Seismic bracing, duct	1	LS	$50,000.00	$50,000
Hoisting and rigging	1	LS	$75,000.00	$75,000
Basement	7,455	SF	$55.00	$410,025
Athletic building	3,000	SF	$60.00	$180,000
HVAC Controls				
DDC controls, chiller	1	EA	$19,130.00	$19,130
DDC controls, boiler	1	EA	$15,310.00	$15,310
DDC controls, pump wth vfd	4	EA	$7,654.00	$30,616
DDC controls, VRF fancoil	5	EA	$4,306.00	$21,530
DDC controls, VRF Outdoor condenser	1	EA	$1,435.00	$1,435
DDC controls, fancoil, 4-pipe	8	EA	$30,000.00	$240,000
DDC controls, general exhaust fan	7	EA	$1,435.00	$10,045
DDC controls, controls workstation	1	EA	$40,000.00	$40,000
Sub-Total: 11 Heating, Ventilation and Air Conditioning	**73,899**	**SF**	**$65.40**	**$4,833,156**

Code	Quantity	Unit	Unit Rate	Total Cost
12 Electrical Lighting, Power and Communications				
Service and Distribution				
Replace all Existing Zinsco Panels/Feeders	1	LS	$122,185.00	$122,185
Replace all Existing Zinsco Distribution Boards in main electrical room (5 DBs)	1	LS	$90,000.00	$90,000
Replace Existing MCC1 and MCC2 with Distribution board/add separate starters or VFDs (supplied by MC installed by EC)	1	LS	$100,000.00	$100,000
New Athletic Bldg - Service and Distribution	1	LS	$22,500.00	$22,500
HVAC and Plumbing equipment connections				
HVAC and Plumbing equipment connections (Scheme 1)	1	LS	$315,000.00	$315,000
New Athletic Bldg - Machine and Equipment Connections	1	LS	$16,500.00	$16,500
Provide new disconnect and panel to serve elevator loads on new elevator machine rooms including new feeders	1	LS	$18,500.00	$18,500
Convenience Power				
Update with GFCI protected receptacles required for most restrooms, janitor's closets and kitchen spaces	1	LS	$42,500.00	$42,500
New Athletic Bldg - Convenience Power	1	LS	$12,000.00	$12,000
Lighting and Lighting Controls				
Upgrade entire existing Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	73,899	SF	$33.50	$2,475,617
Upgrade existing Stage Theatrical Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	73,899	SF	$4.75	$351,020
Provide Theater Aisle Lighting with J-Box & wiring	1	LS	$54,000.00	$54,000
Theater Lighting package (per Salas O'Brien quote)	1	LS	$850,000.00	$850,000
New Athletic Bldg - LED Lighting and Controls including Sports LED Lighting	1	LS	$112,500.00	$112,500
Temporary Power				
Temporary Power	73,899	SF	$1.50	$110,849
Miscellaneous				
Start-up, Third party testing, commissioning assist, labels, firestopping, pipe penetrations, seismic and misc	73,899	SF	$2.00	$147,798
General conditions / General requirements - Includes Small Tools, Office Staffing, Indirect Labor, Consumables, Equipment Rental & General Expenses	73,899	SF	$6.75	$498,818
Communications				
Technology - provide dedicated Signal Rooms at North and South ends of the building. Provide MDF/MPOE and IDF room and fiber and copper backbone cabling. Install floor mounted data racks	73,899	SF	$1.25	$92,374
New Athletic Bldg - Technology/Communications	1	LS	$15,000.00	$15,000
Audio Visual				
Provide AV equipment in new AV control room. Provide projector and projector screen, speakers, wireless mic and assistive listening & wiring	73,899	SF	$2.50	$184,748

Code	Quantity	Unit	Unit Rate	Total Cost
Audio Visual - conduit rough-ins	73,899	SF	$1.00	$73,899
TV Broadcasting/Radio Infrastructure to record, edit and stream events	1	LS	$35,000.00	$35,000
AV Equipment for Theater (per Salas O'Brien quote)	1	LS	$1,770,000.00	$1,770,000
New Athletic Bldg - AV equipment and conduit rough-ins	1	LS	$36,000.00	$36,000
Security Systems				
Replace existing Security System - provide new keypads, access control on entry points and motion sensors & wiring	73,899	SF	$1.75	$129,323
New Athletic Bldg - Security system/connect to existing head end	1	LS	$10,500.00	$10,500
CCTV Systems				
Provide new CCTV system with IP cameras & wiring/new head end equipment	73,899	SF	$2.50	$184,748
New Athletic Bldg - new CCTV system with IP cameras & wiring/connect to new head end equipment	1	LS	$22,500.00	$22,500
Fire Alarm Systems				
Total replacement existing Fire alarm system, existing ansul fire alarm suppression system to be removed	73,899	SF	$6.50	$480,344
New Athletic Bldg - consider and new FACP + voice evac for the existing building. Include integration of a smoke control system with a smoke control panel.	1	LS	$38,000.00	$38,000
Sub-Total: 12 Electrical Lighting, Power and Communications	**73,899**	**SF**	**$113.83**	**$8,412,221**

13 Fire Protection Systems

Backflow preventer, red press	1	EA	$7,209.00	$7,209
Provide new sprinklers and piping (stage, seating, lobby, staircases)	73,899	SF	$6.28	$464,086
Sprinkler replacement, various areas (corroded, painted and outdated)	73,899	SF	$2.91	$215,046
Sub-Total: 13 Fire Protection Systems	**73,899**	**SF**	**$9.29**	**$686,341**

Total - D) Mechanical and Electrical (10-13)	**73,899**	**SF**	**$227.89**	**$16,841,048**

E) Building Prep & Demo (14-15)

14 Building Preparations & Protection

Allowance to protect existing to remain scope items	1	LS	$150,000.00	$150,000
Excavation at basement including backfill and recompact ion	1	LS	$20,000.00	$20,000
Sub-Total: 14 Building Preparations & Protection	**73,899**	**SF**	**$2.30**	**$170,000**

Construction Cost Detail - Building Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
15 Building Demolition				
Structural Demolition				
Demo two additions to south of building in entirety	1	LS	$7,800.00	$7,800
Selective Demolition of locker rooms, restroom, janitors closet at basement	7,000	SF	$10.00	$70,000
Demo existing flooring including framing	11,500	SF	$8.00	$92,000
Demo existing stage floor	4,265	SF	$8.00	$34,120
Make opening in interior concrete wall - 4'6"	59	SF	$75.00	$4,388
Demo existing stairs	1	FLIGHT	$550.00	$550
Demo slab for new stair and elevator shafts	595	SF	$30.00	$17,835
Building Envelope Demolition				
Make opening in Exterior concrete wall - 8'x7' wide	448	SF	$55.00	$24,640
Make opening in Exterior concrete wall - 6' wide	48	SF	$55.00	$2,640
Make opening in Exterior concrete wall - 3' wide	24	SF	$75.00	$1,800
Remove existing Glazing at Auditorium building	4,020	SF	$15.00	$60,300
Remove existing glazing at West Wing (Administration)	400	SF	$15.00	$6,000
Remove existing glazing at East Wing (Committee)	800	SF	$15.00	$12,000
Remove existing louvers at East Wing (Committee)	300	SF	$10.00	$3,000
Remove existing roof at East Wing (Committee)	8,200	SF	$5.00	$41,000
Remove existing roof at West Wing (Administration)	2,000	SF	$5.00	$10,000
Remove existing Auditorium roof	32,065	SF	$5.00	$160,325
Interior Demolition				
Remove all rigging systems	1	LS	$85,000.00	$85,000
Remove exterior doors	1	EA	$500.00	$500
Demo existing stairs	1	EA	$3,000.00	$3,000
Demo for new balcony - 3 rows of chairs and accessories	1	LS	$69,000.00	$69,000
Demo ticket and small kitchen	530	SF	$20.00	$10,600
Demo existing surface finishes at Auditorium building	57,999	SF	$7.00	$405,993
Gut Demo East Wing (Committee)	6,900	SF	$10.00	$69,000
Gut Demo West Wing (Administration)	2,000	SF	$10.00	$20,000
MEP Demolition				
Remove fixtures, cap lines	1	LS	$11,220.00	$11,220
Remove fixtures and associated local pipe	1	LS	$4,489.00	$4,489
Remove ductwork & registers	73,899	SF	$2.81	$207,656
Remove HVAC equipment	1	LS	$22,910.00	$22,910
Selective trade demolition - Electrical and fire alarm	73,899	SF	$3.20	$236,477
Sub-Total: 15 Building Demolition	**73,899**	**SF**	**$22.82**	**$1,686,442**
Total - E) Building Prep & Demo (14-15)	**73,899**	**SF**	**$25.12**	**$1,856,442**

Construction Cost Detail - Site Development Scheme 1

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Selective demolition and removal				
Hardscape demolition allowance	121,130	SF	$2.00	$242,260
Landscape demolition allowance	121,130	SF	$1.00	$121,130
General Site Grading	121,130	SF	$2.00	$242,260
Erosion Control	121,130	SF	$0.50	$60,565
Phase 2 Clean-up	1	LS	$1,000,000.00	$1,000,000
Sub-Total: 16 Site Preparation and Demolition	**121,130**	**SF**	**$13.76**	**$1,666,215**
17 Site Paving, Structures & Landscaping				
Pedestrian paving allowance - includes asphalt / concrete paving	48,452	SF	$25.00	$1,211,300
Structure				
Ramp and Stairs to building	1	LS	$50,000.00	$50,000
Depress Slab and mosaic tile at entry	3,000	SF	$350.00	$1,050,000
Site furnishing and accessories	1	LS	$150,000.00	$150,000
Landscape planting and maintenance	84,791	SF	$15.00	$1,271,865
New Trees	15	EA	$4,000.00	$60,000
Irrigation	84,791	SF	$4.00	$339,164
New Stair south of fly space including shaft	**121,130**	**SF**	**$34.11**	**$4,132,329**
18 Utilities on Site				
Storm Drain				
Storm drain underground piping including drain inlets, replacement of 8" existing SD pipe	1,000	LF	$350.00	$350,000
Storm Water management - Mitigate 6,500CF of storm water including underground cistern and pretreatment system	1	LS	$150,000.00	$150,000
Domestic and Fire Water				
Replace existing domestic and fire water system including connections including athletics building	300	LF	$200.00	$60,000
New Fire hydrant	1	EA	$20,000.00	$20,000
Sanitary Sewer				
Replace existing Sewer system including connections	500	LF	$250.00	$125,000
Site Electrical				
Upgrade emergency genset from 30kW to 150kW including 150A ATS to 400A ATS and upgrade feeders	1	LS	$197,000.00	$197,000
Site Lighting				
Upgrade existing exterior Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	1	LS	$75,000.00	$75,000
Allowance for exterior lighting and power/data along north facades	1	LS	$150,000.00	$150,000
Sub-Total: 18 Utilities on Site	**121,130**	**SF**	**$9.30**	**$1,127,000**
Total - F) Site Work (16-18)	**121,130**	**SF**	**$57.17**	**$6,925,544**

Scheme 2

Direct Construction Cost Summary - Scheme 2

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

Element		Building 91,098 SF Total	Building 91,098 SF $/SF	Site Development 103,676 SF Total	Site Development 103,676 SF $/SF	Total Cost 91,098 SF Total	Total Cost 91,098 SF $/SF
A) Shell (1-5)		**$43,597,368**	**$478.58**			**$43,597,368**	**$478.58**
1 Foundations		$11,349,822	$124.59			$11,349,822	$124.59
2 Vertical Structure		$15,810,375	$173.55			$15,810,375	$173.55
3 Floor & Roof Structures		$8,361,452	$91.79			$8,361,452	$91.79
4 Exterior Cladding		$5,757,094	$63.20			$5,757,094	$63.20
5 Roofing and Waterproofing		$2,318,625	$25.45			$2,318,625	$25.45
B) Interiors (6-7)		**$4,943,631**	**$54.27**			**$4,943,631**	**$54.27**
6 Interior Partitions, Doors and Glazing		$1,911,888	$20.99			$1,911,888	$20.99
7 Floor, Wall and Ceiling Finishes		$3,031,743	$33.28			$3,031,743	$33.28
C) Equipment and Vertical Transportation (8-9)		**$4,741,832**	**$52.05**			**$4,741,832**	**$52.05**
8 Function Equipment and Specialties		$3,982,832	$43.72			$3,982,832	$43.72
9 Stairs and Vertical Transportation		$759,000	$8.33			$759,000	$8.33
D) Mechanical and Electrical (10-13)		**$18,991,553**	**$208.47**			**$18,991,553**	**$208.47**
10 Plumbing Systems		$3,395,666	$37.27			$3,395,666	$37.27
11 Heating, Ventilation and Air Conditioning		$5,465,885	$60.00			$5,465,885	$60.00
12 Electrical Lighting, Power and Communications		$9,285,603	$101.93			$9,285,603	$101.93
13 Fire Protection Systems		$844,400	$9.27			$844,400	$9.27
E) Building Prep & Demo (14-15)		**$1,536,157**	**$16.86**			**$1,536,157**	**$16.86**
14 Building Preparations & Protection		$145,000	$1.59			$145,000	$1.59
15 Building Demolition		$1,391,157	$15.27			$1,391,157	$15.27
F) Site Work (16-18)		**$0**	**$0.00**	**$6,372,869**	**$61.47**	**$6,372,869**	**$69.96**
16 Site Preparation and Demolition				$1,570,218	$15.15	$1,570,218	$17.24
17 Site Paving, Structures & Landscaping				$3,675,651	$35.45	$3,675,651	$40.35
18 Utilities on Site				$1,127,000	$10.87	$1,127,000	$12.37
Sub-Total Direct Construction Cost		**$73,810,540**	**$810**	**$6,372,869**	**$61**	**$80,183,409**	**$880**
Design/Cost Contingency	20.00%	$14,762,108	$162.05	$1,274,574	$12.29	$16,036,682	$176.04
Market Escalation	16.54%	$14,647,609	$160.79	$1,264,688	$12.20	$15,912,297	$174.67
Total Direct Construction Cost		**$103,220,258**	**$1,133**	**$8,912,130**	**$86**	**$112,132,388**	**$1,231**
General Conditions	8.50%	$8,773,722	$96.31	$757,531	$7.31	$9,531,253	$104.63
General Requirements	4.00%	$4,128,810	$45.32	$356,485	$3.44	$4,485,296	$49.24
Bonds	1.00%	$1,032,203	$11.33	$89,121	$0.86	$1,121,324	$12.31
General Liability Insurance	1.20%	$1,393,473	$15.30	$120,314	$1.16	$1,513,787	$16.62
Overhead & Profit	4.00%	$4,741,939	$52.05	$409,423	$3.95	$5,151,362	$56.55
Sub-Total Indirect Construction Cost		**$20,070,147**	**$220**	**$1,732,875**	**$17**	**$21,803,022**	**$239**
Total Construction Cost		**$123,290,405**	**$1,353**	**$10,645,005**	**$103**	**$133,935,410**	**$1,470**

Construction Cost Detail - Building Scheme 2

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
A) Shell (1-5)				
1 Foundations				
Micro Piles - Assume no rock socket				
Install new 14.5" dia piles, 40' deep at ends of new walls - 80 Piles	3,200	VLF	$350.00	$1,120,000
Install new 14.5" dia piles, 40' deep at ends of existing walls - 120 Piles	4,800	VLF	$420.00	$2,016,000
Pile Caps				
New pile caps at new wall micro piles - Assume 8' x 8' x 24"	142	CY	$2,200.00	$312,889
Existing Footing Widening - Reinforced concrete epoxy drilled into existing - 24" deep x 4' wide each side	35	CY	$3,200.00	$110,933
Foundation at new East and West Additions				
14.5" dia piles, 40' deep, 6'x6' x 24" pile caps, 18" grade beams connecting pile caps - assume 150 piles	30,000	SF	$250.00	$7,500,000
Miscellaneous				
Elevator pits	2	EA	$20,000.00	$40,000
Pit lifts - allowance for excavation and associated structural mod	1	EA	$250,000.00	$250,000
Sub-Total: 1 Foundations	**91,098**	**SF**	**$124.59**	**$11,349,822**
2 Vertical Structure				
Shear Walls				
New CIP concrete walls -24" thick	11,116	SF	$175.00	$1,945,300
CIP concrete wall strengthening - Shotcrete Reinforced Concrete doweled into existing wall, 18" thick	46,956	SF	$150.00	$7,043,400
Elevator Shaft - 13'6" x 10', 80' high	21,600	SF	$98.00	$2,116,800
Elevator Shaft - 7' x 8'6", 25' high	2,975	SF	$98.00	$291,550
New CIP concrete walls -24" thick at new building addition	16,411	SF	$175.00	$2,871,925
New Steel Framing				
New diagonal bracing from projector room to Lower chord Truss Framing	13	TN	$12,000.00	$150,000
New Steel allowance for Theater production grid, screens and speakers	15	TN	$12,000.00	$180,000
Primary structural steel columns at new building addition	75	TN	$12,000.00	$900,000
Shoring				
Vertical Strong back shoring at Existing Concrete Screen panels	5,190	SF	$60.00	$311,400
Sub-Total: 2 Vertical Structure	**91,098**	**SF**	**$173.55**	**$15,810,375**

Construction Cost Detail - Building Scheme 2

SMMUSD Santa Monica Civic Auditorium

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July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
3 Floor & Roof Structures				
Slab on grade				
Patch and repair existing SOG	69,820	SF	$3.80	$265,316
6" SOG at new building addition	30,000	SF	$12.00	$360,000
Suspended floors				
Concrete at tilt floor	11,500	SF	$35.00	$402,500
Tilt Floor Lock pin allowance	11,500	SF	$25.00	$287,500
Concrete at new stage floor	4,265	SF	$28.00	$119,420
Miscellaneous concrete levelling at balcony and walkway ramps	280	SF	$25.00	$7,000
New Steel Framing				
New tilt floor framing	40	TN	$12,000.00	$483,000
New stage floor framing	15	TN	$12,000.00	$179,130
Lower Chord Truss Framing	64	TN	$12,000.00	$768,000
Horizontal bracing at Canopy	30	TN	$12,000.00	$360,000
Allowance for all connections	47	TN	$12,000.00	$564,426
Roof				
Upper Chord Truss Framing	86	TN	$12,000.00	$1,032,000
Acoustic metal deck at auditorium	26,255	SF	$32.00	$840,160
Roof Framing at New building addition	180	TN	$12,000.00	$2,160,000
Miscellaneous				
Seismic Separation	275	LF	$120.00	$33,000
New Catwalk systems Metal Catwalk and railing Allowance	1	LS	$500,000.00	$500,000
Sub-Total: 3 Floor & Roof Structures	**91,098**	**SF**	**$91.79**	**$8,361,452**
4 Exterior Cladding				
Wall framing, furring and insulation				
Metal stud drywall interior of exterior wall	9,247	SF	$36.00	$332,874
Exterior finishes				
FRP wrap existing precast conc. Pylons and Beams	10	EA	$306,250.00	$3,062,500
Concrete block along north Façade	813	SF	$42.00	$34,125
Clean and refinish all exposed concrete	9,247	SF	$10.00	$92,465
Cement Plaster at new building additions	13,129	SF	$25.00	$328,220
Interior finish to exterior walls				
Paint drywall	9,247	SF	$36.00	$332,874

Code	Quantity	Unit	Unit Rate	Total Cost
Fascias, bands, screens and trim				
Cement plaster soffits at canopy	5,630	SF	$35.00	$197,050
Windows, glazing and louvers				
New storefronts	4,020	SF	$180.00	$723,600
Clean and paint existing Louvers on south elevation	1,680	SF	$8.00	$13,440
Glazing at new building addition	3,282	SF	$180.00	$590,796
Exterior doors, frames and hardware				
Glazed entry doors	3	EA	$9,300.00	$27,900
Replace all exterior HM doors	5	EA	$4,250.00	$21,250
Sub-Total: 4 Exterior Cladding	**91,098**	**SF**	**$63.20**	**$5,757,094**

5 Roofing and Waterproofing

Roofing				
New Standing seam metal roof at main auditorium	2,041	SF	$34.00	$69,394
New TPO roofing at main auditorium - dome	24,214	SF	$38.00	$920,132
New TPO roofing at main auditorium - flat	10,337	SF	$24.00	$248,088
New TPO roofing at Canopy	5,630	SF	$30.00	$168,900
New TPO roof at Building additions	30,000	SF	$24.00	$720,000
Caulking and sealants	72,222	SF	$2.66	$192,111
Sub-Total: 5 Roofing and Waterproofing	**91,098**	**SF**	**$25.45**	**$2,318,625**
Total - A) Shell (1-5)	**91,098**	**SF**	**$478.58**	**$43,597,368**

B) Interiors (6-7)

6 Interior Partitions, Doors and Glazing

Partitions				
Metal Stud Framed full height partition	11,124	SF	$34.00	$378,208
Glazing				
Glass viewing wall	345	SF	$140.00	$48,300
Interior doors, frames and hardware				
HM doors allowance	13	EA	$3,000.00	$39,000
HM doors at stairs	10	EA	$3,000.00	$30,000
HM double door at orchestra pit	2	EA	$4,300.00	$8,600
HM double door at Mechanical Rooms in level 3	1	EA	$4,300.00	$4,300
Sliding double door at auditorium entrance alongside existing historic door to remain - 16' wide, STC-53	2	EA	$80,000.00	$160,000

Code	Quantity	Unit	Unit Rate	Total Cost
Miscellaneous Allowances - Partitions including doors				
Ticket Sales	290	SF	$12.00	$3,480
East Addition	19,000	SF	$40.00	$760,000
Student Lockers	5,434	SF		
Gender Neutral Lockers	250	SF		
Coach Office	1,000	SF		
Coach Lockers	750	SF		
Wrestling Storage	500	SF		
Wrestling	5,000	SF		
Athletic Trainers	400	SF		
Team Huddle	5,666	SF		
West Addition	8,000	SF	$60.00	$480,000
FUD Offices	1,000	SF		
Community Room	3,400	SF		
Restrooms	620	SF		
Visitor Lockers	900	SF		
Official Changing	140	SF		
Kitchen	900	SF		
Corridor	1,040	SF		
Sub-Total: 6 Interior Partitions, Doors and Glazing	**91,098**	**SF**	**$20.99**	**$1,911,888**

7 Floor, Wall and Ceiling Finishes

Flooring				
Orchestra Lift floor finish				included w/ lift
Hardwood sprung flooring system over tilted floor	11,500	SF	$38.00	$437,000
Premium for Gym floor area with integrated recessed fixed anchors for netting posts	4,700	SF	$18.00	$84,600
Leveled wood platform at balconies	820	SF	$32.00	$26,240
Repair and restore existing terrazzo in lobby	6,000	SF	$25.00	$150,000
Ceramic floor tile at restrooms	1,490	SF	$30.00	$44,700
Polished concrete at Theater Dressing	1,649	SF	$5.00	$8,245
Sealed concrete at BOH	38,649	SF	$2.50	$96,623
Bases				
New wall base throughout	91,098	SF	$0.50	$45,549
Ceramic tile cove base	297	LF	$30.00	$8,910
Wall Finishes				
Wall protective Metal cladding on all exposed interior walls within auditorium with acoustic backing - Allowance for acoustic metal panel and acoustic perforated metal panel above 10' AFF and wall padding below	2,550	SF	$68.00	$173,400
Ceramic wall tile at restrooms and Lockers	5,751	SF	$30.00	$172,538
Paint Drywalls Walls	22,248	SF	$1.50	$33,371

Code	Quantity	Unit	Unit Rate	Total Cost
Ceilings				
Acoustic perforated gypboard ceiling at Auditorium	8,335	SF	$22.00	$183,370
ACT at Auditorium Lobby & Theater Dressing	7,649	SF	$12.00	$91,788
Miscellaneous Finish Allowances				
Ticket sales booth fit out	290	SF	$25.00	$7,250
Laundry - Sealed concrete floor, painted walls, Exp. ceiling	300	SF	$8.00	$2,400
East Addition				
Student Lockers - Ceramic floor and wall tile, ACT ceiling	5,684	SF	$45.00	$255,780
Coach Offices - LVT Flooring, painted walls, ACT ceiling	1,000	SF	$28.00	$28,000
Coach Locker - Ceramic floor and wall tile, ACT ceiling	750	SF	$45.00	$33,750
Wrestling Storage - Sealed concrete floor, painted walls, Exp. Ceiling	500	SF	$8.00	$4,000
Wrestling - Wood floor, painted walls, ACT Ceiling	5,000	SF	$50.00	$250,000
Athletic Trainers - Wood floor, painted walls, ACT Ceiling	400	SF	$50.00	$20,000
Team Huddle - LVT floor, Wood specialty ceiling	5,666	SF	$65.00	$368,290
Athletics fit-out allowance	3,400	SF	$32.00	$108,800
West Addition				
FUD Offices - Carpet & LVT floor, painted walls, ACT ceiling	1,000	SF	$28.00	$28,000
Community Room - Wood floor, acoustic treatment on 40% walls, painted wall finish, wood plank ceiling	3,400	SF	$65.00	$221,000
Restrooms - Ceramic floor and wall tile, ACT ceiling	620	SF	$45.00	$27,900
Visitor Lockers - Ceramic floor and wall tile, ACT ceiling	900	SF	$45.00	$40,500
Official Changing - LVT Flooring, painted walls, ACT ceiling	140	SF	$28.00	$3,920
Kitchen - Epoxy Floor, Stainless Steel wall cladding	900	SF	$75.00	$67,500
Corridor - Sealed concrete floor, painted walls, Exp. Ceiling	1,040	SF	$8.00	$8,320
Sub-Total: 7 Floor, Wall and Ceiling Finishes	**91,098**	**SF**	**$33.28**	**$3,031,743**

Total - B) Interiors (6-7)	**91,098**	**SF**	**$54.27**	**$4,943,631**

C) Equipment and Vertical Transportation (8-9)

8 Function Equipment and Specialties

Specialties				
Restroom Specialties including phenolic partitions, Bobrick accessories, wall hung mirror, air hand dryers	6	EA	$3,500.00	$21,000
Unisex restroom specialties	3	EA	$2,000.00	$6,000
Ladder	1	EA	$1,500.00	$1,500
Motorized stage rigging	1	LS	$550,000.00	$550,000
Fire curtain system at stage	1	LS	$55,000.00	$55,000
Stage curtain package	1	LS	$100,000.00	$100,000
Motor control infrastructure at new production grid over stage & court	1	LS	$125,000.00	$125,000
Retractable bleacher seating	1	LS	$200,000.00	$200,000
Movable basketball goals - 2	1	LS	$40,000.00	$40,000
Glass railing at Front row seating	180	LF	$450.00	$81,000

Code	Quantity	Unit	Unit Rate	Total Cost
End zone score board	2	EA	$5,000.00	$10,000
Temporary Carpet floor covering to cover wood sports floor in main auditorium	5,000	SF	$12.00	$60,000
Audience seating in good condition- allowance for minor repairs	1	LS	$100,000.00	$100,000
Other Sport goals	1	LS	$28,000.00	$28,000
Blackout curtains in auditorium	1	LS	$233,670.40	$233,670
Deployable curtains at scoreboards	1	LS	$2,500.00	$2,500
Orchestra Pit lift , 470 SF, 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Stage lift , 17'4" x 43'3", 20' travel, multiple stops	1	LS	$730,000.00	$730,000
Portable steps/platforms/ramps	1	LS	$150,000.00	$150,000
Display casework at viewing area	1	LS	$30,000.00	$30,000
Cabinets, countertops and casework allowances				
Ticket Concessions	2	EA	$5,000.00	$10,000
Laundry	300	SF	$10.00	$3,000
East Addition				
Team Huddle	5,666	SF	$20.00	$113,320
Coach Offices	1,000	SF	$10.00	$10,000
Wrestling Storage	500	SF	$5.00	$2,500
Athletic Trainers	5,000	SF	$5.00	$25,000
Athletics Room	3,000	SF	$20.00	$60,000
West Addition				
Community Room	3,400	SF	$10.00	$34,000
Restroom Specialties	620	SF	$5.00	$3,100
Kitchen	900	SF	$25.00	$22,500
Lockers and bench				
East Addition				
Coach Lockers - 3 Full ht Lockers	3	EA	$700.00	$2,100
Student Lockers -2-tier metal lockers	150	EA	$350.00	$52,500
Locker room benches	5	EA	$1,500.00	$7,500
West Addition				
Visitor Lockers - -2-tier metal lockers	20	EA	$700.00	$14,000
Official Changing - 3 Full ht Lockers	3	EA	$750.00	$2,250
Locker room benches	2	EA	$1,500.00	$3,000
Miscellaneous millwork allowance	91,098	SF	$4.00	$364,392
Sub-Total: 8 Function Equipment and Specialties	**91,098**	**SF**	**$43.72**	**$3,982,832**

9 Stairs and Vertical Transportation

Stairs				
New Metal Pan/ conc. Treads Stair				Not Required
New handrails and nosing on existing stairs at basement	1	FLIGHT	$5,000.00	$5,000
New handrails and nosing on existing stairs	14	FLIGHT	$6,000.00	$84,000
Lobby Stair retrofit	2	EA	$40,000.00	$80,000

Code	Quantity	Unit	Unit Rate	Total Cost
Elevators				
Hydraulic Freight elevator at stage	5	STOPS	$80,000.00	$400,000
Hydraulic Passenger elevator at lobby	2	STOPS	$75,000.00	$150,000
Savaria V-1504 Lift, 36" x 48"	1	EA	$40,000.00	$40,000
Sub-Total: 9 Stairs and Vertical Transportation	**91,098**	**SF**	**$8.33**	**$759,000**
Total - C) Equipment and Vertical Transportation (8-9)	**91,098**	**SF**	**$52.05**	**$4,741,832**

D) Mechanical and Electrical (10-13)

10 Plumbing Systems

General Plumbing Equipment				
Domestic water heater replacement (Air source heat pump allowance)	1	EA	$250,000.00	$250,000
Domestic water heater	1	EA	$50,000.00	$50,000
Kitchen water heater	1	EA	$16,900.00	$16,900
Circulating pump	1	EA	$2,095.00	$2,095
Expansion tank	1	EA	$558.90	$559
Remove and replace grease interceptor	1	EA	$37,550.00	$37,550
Sanitary Fixtures				
Fixture replacements, high eff	1	EA	$95,000.00	$95,000
Vacuum breakers and hose bibs	1	LS	$2,500.00	$2,500
Anti-scald tempering valves	1	LS	$3,500.00	$3,500
Drinking fountains, bottle filler	1	LS	$5,368.00	$5,368
Trap primer valve	1	LS	$1,500.00	$1,500
Domestic Cold Water				
Domestic Cold Water Piping	91,098	SF	$7.74	$705,099
Water meter allowance	1	20 risers	$5,000.00	$5,000
Domestic Hot Water				
Domestic Hot Water Piping	91,098	SF	$8.09	$736,983
Water meter allowance	1	EA	$5,000.00	$5,000
Domestic Cold/Hot Water Connections				
HW/CW connections to new fixtures	1	LS	$17,379.00	$17,379
Isolation valves on lateral lines	1	LS	$5,369.00	$5,369
Waste Piping				
Waste Piping, SF	91,098	SF	$9.15	$833,547
Waste Piping, kitchen waste (allowance)	1	LS	$85,000.00	$85,000
Vent Piping				
Vent Piping, SF	91,098	SF	$2.82	$256,896

Code	Quantity	Unit	Unit Rate	Total Cost
Waste/Vent Connections				
DMV connections to new fixtures	1	EA	$11,877.00	$11,877
Condensate Drainage				
Trap and equipment connect	11	EA	$421.50	$4,637
3/4" pipe, cu type L, in bldg	275	LF	$38.55	$10,601
Natural Gas				
4" seismic shut off valve	1	EA	$4,527.00	$4,527
Miscellaneous Plumbing				
Test / clean plumbing	150	HR	$112.23	$16,835
Start-up/check-out	180	HR	$134.67	$24,241
Commissioning assist	80	HR	$118.14	$9,451
Access panels	10	EA	$211.10	$2,111
Piping identification	25	EA	$26.70	$668
Firestopping	25	EA	$55.00	$1,375
Seismic bracing	1	SF	$45,000.00	$45,000
Basement	7,455	SF	$20.00	$149,100
Sub-Total: 10 Plumbing Systems	**91,098**	**SF**	**$37.27**	**$3,395,666**

11 Heating, Ventilation and Air Conditioning

Chilled Water Equipment				
Chiller, air-cooled	1	EA	$52,325.00	$52,325
Glycol management system	1	EA	$16,520.00	$16,520
Relocate existing thermal energy storage system (allowance)	1	LS	$40,800.00	$40,800
CHW pump, end suction, 5 hp, 225 gpm	2	EA	$5,099.00	$10,198
VFD to CHW pump, 5 hp	2	EA	$3,583.00	$7,166
Heat exchanger	1	EA	$8,006.00	$8,006
Heating Hot Water Equipment				
Hot water boiler, gas fired, condensing	2	EA	$32,000.00	$64,000
HW pump, end suction, 2 hp, 50 gpm	2	EA	$4,267.00	$8,534
VFD to HW pump, 3 hp	2	EA	$3,339.00	$6,678
Chilled Water Distribution				
Chiller connect, weld, 6"	1	EA	$9,327.00	$9,327
CHW pump connect, weld, end suct, 4"	2	EA	$9,051.00	$18,102
CHW distribution	91,098	SF	$7.39	$673,214
Hot Water Distribution				
Boiler connect, cu, 2"	2	EA	$5,181.00	$10,362
HHW pump connect, cu, 2"	2	EA	$1,098.00	$2,196
HHW coil connect, cu, 3-way, 1-1/4"	8	EA	$1,266.00	$10,128
HHW distribution	91,098	SF	$7.04	$641,330

Construction Cost Detail - Building Scheme 2

SMMUSD Santa Monica Civic Auditorium

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CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Air-Side Equipment				
Hydronic Fancoils				
AHUS / Fan coil, 4-pipe, horizontal	8	EA	$97,110.00	$776,880
Ductless split systems	2	EA	$10,500.00	$21,000
Fans				
Exhaust fans	6	EA	$3,182.00	$19,092
Kitchen exhaust fan	1	EA	$13,300.00	$13,300
MAU unit	1	EA	$14,850.00	$14,850
VFD to fan, 1.5 hp	8	EA	$838.40	$6,707
Air Distribution				
Ductwork silencer allowance	1	LS	$35,000.00	$35,000
Ductwork, galv, purchased prefab'd	99,268	LBS	$14.85	$1,474,130
Grease duct	2,500	LBS	$15.03	$37,575
Duct insulation, wrap	64,524	SF	$2.69	$173,570
Firemaster rated insulation	3,000	SF	$30.49	$91,470
Manual volume damper	472	EA	$75.24	$35,513
Flexible duct, insulated, various sizes	280	LF	$20.41	$5,715
Grilles and diffusers				
Return Grilles	30	EA	$140.70	$4,221
Exhaust grilles	10	EA	$131.00	$1,310
Ceiling diffusers	432	EA	$164.30	$70,978
Miscellaneous				
Test / balance HVAC	450	HR	$131.31	$59,090
Start-up/check-out	375	HR	$119.38	$44,768
Commissioning assist	200	HR	$119.38	$23,876
MEP Coordination	275	HR	$119.38	$32,830
Seismic bracing, pipe	1	LS	$50,000.00	$50,000
Seismic bracing, duct	1	LS	$50,000.00	$50,000
Hoisting and rigging	1	LS	$80,000.00	$80,000
Basement	7,455	SF	$55.00	$410,025
HVAC Controls				
DDC controls, chiller	1	EA	$19,130.00	$19,130
DDC controls, boiler	1	EA	$15,310.00	$15,310
DDC controls, pump wth vfd	4	EA	$7,654.00	$30,616
DDC controls, fancoil, 4-pipe	8	EA	$30,000.00	$240,000
DDC controls, general exhaust fan	7	EA	$1,435.00	$10,045
DDC controls, controls workstation	1	EA	$40,000.00	$40,000
Sub-Total: 11 Heating, Ventilation and Air Conditioning	**91,098**	**SF**	**$60.00**	**$5,465,885**

12 Electrical Lighting, Power and Communications

Code	Quantity	Unit	Unit Rate	Total Cost
Service and Distribution				
Replace all Existing Zinsco Panels/Feeders	1	LS	$122,185.00	$122,185
Replace all Existing Zinsco Distribution Boards in main electrical room (5 DBs)	1	LS	$90,000.00	$90,000
Replace Existing MCC1 and MCC2 with Distribution board/add separate starters or VFDs (supplied by MC installed by EC)	1	LS	$100,000.00	$100,000
Provide 400A rated kitchen Distribution Board to serve new all electric commercial kitchen including new feeder	1	LS	$25,920.00	$25,920
HVAC and Plumbing equipment connections				
HVAC and Plumbing equipment connections (Scheme 2)	1	LS	$315,000.00	$315,000
New kitchen equipment connections	1	LS	$55,000.00	$55,000
Provide new disconnect and panel to serve elevator loads on new elevator machine rooms including new feeders	1	LS	$18,500.00	$18,500
Convenience Power				
Update with GFCI protected receptacles required for most restrooms, janitor's closets and kitchen spaces	1	LS	$42,500.00	$42,500
Lighting and Lighting Controls				
Upgrade entire existing Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	91,098	SF	$33.50	$3,051,783
Upgrade existing Stage Theatrical Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	91,098	SF	$4.50	$409,941
Provide Theater Aisle Lighting with J-Box & wiring	1	LS	$54,000.00	$54,000
Theater Lighting package (per Salas O'Brien quote)	1	LS	$850,000.00	$850,000
Temporary Power				
Temporary Power	91,098	SF	$1.50	$136,647
Miscellaneous				
Start-up, Third party testing, commissioning assist, labels, firestopping, pipe penetrations, seismic and misc	91,098	SF	$2.00	$182,196
General conditions / General requirements - Includes Small Tools, Office Staffing, Indirect Labor, Consumables, Equipment Rental & General Expenses	91,098	SF	$6.75	$614,912
Communications				
Technology - provide dedicated Signal Rooms at North and South ends of the building. Provide MDF/MPOE and IDF room and fiber and copper backbone cabling. Install floor mounted data racks	91,098	SF	$1.25	$113,873

Code	Quantity	Unit	Unit Rate	Total Cost
Audio Visual				
Provide AV equipment in new AV control room. Provide projector and projector screen, speakers, wireless mic and assistive listening & wiring	91,098	SF	$2.50	$227,745
Audio Visual - conduit rough-ins	91,098	SF	$1.00	$91,098
TV Broadcasting/Radio Infrastructure to record, edit and stream events	1	LS	$35,000.00	$35,000
AV Equipment for Theater (per Salas O'Brien quote)	1	LS	$1,770,000.00	$1,770,000
Security Systems				
Replace existing Security System - provide new keypads, access control on entry points and motion sensors & wiring	91,098	SF	$1.75	$159,422
CCTV Systems				
Provide new CCTV system with IP cameras & wiring/new head end equipment	91,098	SF	$2.50	$227,745
Fire Alarm Systems				
Replace defective Fire alarm devices such as detectors, speaker/strobes per the fie alarm testing report, connection to replaced Ansul fire suppression system	91,098	SF	$6.50	$592,137
Sub-Total: 12 Electrical Lighting, Power and Communications	**91,098**	**SF**	**$101.93**	**$9,285,603**

13 Fire Protection Systems

Backflow preventer, red press	1	EA	$7,209.00	$7,209
Provide new sprinklers and piping (stage, seating, wooden warehouse, lobby)	91,098	SF	$6.28	$572,095
Sprinkler replacement, various areas (corroded, painted and outdated)	91,098	SF	$2.91	$265,095
Sub-Total: 13 Fire Protection Systems	**91,098**	**SF**	**$9.27**	**$844,400**
Total - D) Mechanical and Electrical (10-13)	**91,098**	**SF**	**$208.47**	**$18,991,553**

E) Building Prep & Demo (14-15)

14 Building Preparations & Protection

Allowance to protect existing to remain scope items	1	LS	$125,000.00	$125,000
Excavation at basement including backfill and recompact ion	1	LS	$20,000.00	$20,000
Sub-Total: 14 Building Preparations & Protection	**91,098**	**SF**	**$1.59**	**$145,000**

Construction Cost Detail - Building Scheme 2

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
15 Building Demolition				
Structural Demolition				
Demo two additions to south of building in entirety	1	LS	$7,800.00	$7,800
Selective Demolition of locker rooms, restroom, janitors closet at basement	7,000	SF	$10.00	$70,000
Demo existing flooring including framing	11,500	SF	$8.00	$92,000
Demo existing stage floor	4,265	SF	$8.00	$34,120
Make opening in interior concrete wall - 4'6"	59	SF	$75.00	$4,388
Demo slab for new elevator shaft	135	SF	$75.00	$10,125
Demo East Wing (Committee) in entirety	6,900	SF	$12.00	$82,800
Demo West Wing (Administration) in entirety	2,000	SF	$12.00	$24,000
Building Envelope Demolition				
Remove existing Glazing at Auditorium building	4,020	SF	$15.00	$60,300
Remove existing Auditorium roof	32,065	SF	$5.00	$160,325
Interior Demolition				
Remove all rigging systems	1	LS	$85,000.00	$85,000
Demo for new balcony - 3 rows of chairs and accessories	1	LS	$69,000.00	$69,000
Demo ticket and small kitchen	530	SF	$20.00	$10,600
Demo existing surface finishes at Auditorium building	82,198	SF	$1.50	$123,297
MEP Demolition				
Remove fixtures, cap lines	1	LS	$11,220.00	$11,220
Remove fixtures and associated local pipe	1	LS	$4,489.00	$4,489
Remove ductwork & registers	86,320	SF	$2.81	$242,559
Remove HVAC equipment	1	LS	$22,910.00	$22,910
Selective trade demolition - Electrical and fire alarm	86,320	SF	$3.20	$276,224
Sub-Total: 15 Building Demolition	**91,098**	**SF**	**$15.27**	**$1,391,157**
Total - E) Building Prep & Demo (14-15)	**91,098**	**SF**	**$16.86**	**$1,536,157**

Construction Cost Detail - Site Development Scheme 2

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Selective demolition and removal				
Hardscape demolition allowance	103,676	SF	$2.00	$207,352
Landscape demolition allowance	103,676	SF	$1.00	$103,676
General Site Grading	103,676	SF	$2.00	$207,352
Erosion Control	103,676	SF	$0.50	$51,838
Phase 2 Clean-up	1	LS	$1,000,000.00	$1,000,000
Sub-Total: 16 Site Preparation and Demolition	**103,676**	**SF**	**$15.15**	**$1,570,218**
17 Site Paving, Structures & Landscaping				
Pedestrian paving allowance - includes asphalt / concrete paving	41,470	SF	$25.00	$1,036,760
Structure				
Depress Slab and mosaic tile at entry	3,000	SF	$350.00	$1,050,000
Site furnishing and accessories	1	LS	$150,000.00	$150,000
Landscape planting and maintenance	72,573	SF	$15.00	$1,088,598
New Trees	15	EA	$4,000.00	$60,000
Irrigation	72,573	SF	$4.00	$290,293
Sub-Total: 17 Site Paving, Structures & Landscaping	**103,676**		**$35.45**	**$3,675,651**
18 Utilities on Site				
Storm Drain				
Storm drain underground piping including drain inlets, replacement of 8" existing SD pipe	1,000	LF	$350.00	$350,000
Storm Water management - Mitigate 6,500CF of storm water including underground cistern and pretreatment system	1	LS	$150,000.00	$150,000
Domestic and Fire Water				
Replace existing domestic and fire water system including connections	300	LF	$200.00	$60,000
New Fire hydrant	1	EA	$20,000.00	$20,000
Sanitary Sewer				
Replace existing Sewer system including connections	500	LF	$250.00	$125,000
Site Electrical				
Upgrade emergency genset from 30kW to 150kW including 150A ATS to 400A ATS and upgrade feeders	1	LS	$197,000.00	$197,000
Site Lighting				
Upgrade existing exterior Lighting with LED fixtures and lighting controls with Title 24 code compliant controls	1	LS	$75,000.00	$75,000
Allowance for exterior lighting and power/data along north facades	1	LS	$150,000.00	$150,000
Sub-Total: 18 Utilities on Site	**103,676**	**SF**	**$10.87**	**$1,127,000**
Total - F) Site Work (16-18)	**103,676**	**SF**	**$61.47**	**$6,372,869**

APPENDIX

Hazardous Material Abatement

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Asbestos and Lead Abatement				
Asbestos containing materials removal and disposal (includes Asbestos removal worker, restricted working space, waste handling, packing, PPE, dumpster rentals)				
Stone & Tile	1	LS	$19,575.00	$19,575
Red terrazzo	60	SF		
12" Green floor tile with mastic	700	SF		
9" black floor tile with mastic	545	SF		
Ceiling tiles	1	LS	$122,280.00	$122,280
12" Pinhole ceiling tile mastic	8,000	SF		
Coatings	1	LS	$13,184.00	$13,184
Black battleship flooring	5,700	SF		
Gray and black mastic	10	SF		
Gray heat shield paper	2	SF		
Puck mirror mastic	400	SF		
Pipe & fittings	1	LS	$7,200.00	$7,200
Thermal system insulation / TSI	200	LF		
Transite pipe	40	LF		
Miscelleneous	1	LS	$54,000.00	$54,000
Fire rated doors	600	SF		
Fire curtain	2,500	SF		
TSI saddles between sleepers supporting stage	500	SF		
Lead-Based Paint Abatement (inculdes Lead removal worker, restricted working space, waste handling, packing, PPE, dumpster rentals)				
Tile Substrate	1	LS	$180,000.00	$180,000
Porcelain / Ceramic Wall tile				
Porcelain / Ceramic Floor tile				
Metal Substrate	1	LS	$440,000.00	$440,000
Beams & Columns				
Stairs				
Doors including casing				
Railings				
Floor coating				
HVAC ducts				
Fire Riser				
Wood Substrate	1	LS	$160,000.00	$160,000
Doors				
Wall cabinet				
Concrete and Plaster Substrate	1	LS	$320,000.00	$320,000
Walls				
Posts				
Allowance for HazMat removal under stage	1	LS	$125,000.00	$125,000
Allowance for site clean up due to potential impact of former on-site gasoline station, machine shop - allow 10% of total finished site area	12,439	SF	$40.00	$497,540
Contingency	25%		$1,938,779	$484,695
Indirect Cost Mark-ups	19%		$2,423,474	$471,220
Sub-Total:	**70,389**	**SF**	**$41.12**	**$2,894,694**
Total - Asbestos and Lead Abatement	**70,389**	**SF**	**$41.12**	**$2,894,694**

Schedule of Areas

SMMUSD Santa Monica Civic Auditorium

Rough Order of Magnitude SOPC

July 13, 2023

	Existing (Code Analysis)	Scheme 0	Scheme 1	Scheme 2
Basement	**7,456 SF**	7,456 SF	7,456 SF	7,456 SF
Lvl 1 - Bld *	**33,612 SF**	33,612 SF	33,612 SF	33,612 SF
Lvl 1 - Wings *	**9,291 SF**	9,546 SF	9,546 SF	30,000 SF
Lvl 2	**3,743 SF**	3,743 SF	3,743 SF	3,743 SF
Lvl 3	**15,262 SF**	15,262 SF	15,262 SF	15,262 SF
Lvl 4	**1,025 SF**	1,025 SF	1,025 SF	1,025 SF
TOTAL	**70,389 SF**	70,644 SF	70,644 SF	91,098 SF
Civic Building only	**61,098 SF**	61,098 SF	61,098 SF	61,098 SF
Athletics Building *			3,000 SF	
TOTAL - Civic + Athletics Buildings	**61,098 SF**	61,098 SF	64,098 SF	61,098 SF
Wings	**9,291 SF**	9,801 SF	9,801 SF	30,000 SF
TOTAL - Wings	**9,291 SF**	9,801 SF	9,801 SF	30,000 SF
TOTAL - Building + Wings	**70,389 SF**	70,899 SF	73,899 SF	91,098 SF
Total Site	**167,288 SF**	167,288 SF	167,288 SF	167,288 SF
Building + Wings Footprint	42,903 SF	43,158 SF	46,158 SF	63,612 SF
FINISHED SITE AREA	**124,385 SF**	124,130 SF	121,130 SF	103,676 SF

* Building Footprint Area

5.0
APPENDIX

5.1 HISTORICAL

FINDINGS AND DETERMINATION
OF THE LANDMARKS COMMISSION
OF THE CITY OF SANTA MONICA IN THE MATTER OF
THE DESIGNATION OF A LANDMARK

DESIGNATION OF LANDMARK
FOR THE STRUCTURE LOCATED AT
1855 MAIN STREET (CIVIC AUDITORIUM)
LANDMARKS COMMISSION HEARING

LC-01LM-004

NOVEMBER 12, 2001

SECTION I. The Landmarks Commission of the City of Santa Monica, having filed an application on August 13, 2001 to designate the Civic Auditorium located at 1855 Main Street as a City Landmark, having determined that the application merits formal consideration on October 8, 2001, and a Public Hearing having been held before the Landmarks Commission of the City of Santa Monica on November 12, 2001, hereby makes the following findings regarding the Civic Auditorium:

(1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the City.

This building was constructed in 1958 in response to the development of the Santa Monica Civic Center. It was the third of three major 20th century Civic Center structures, beginning with the Art Deco style City Hall, designed by Los Angeles architect Donald Parkinson and completed in 1938 and the Los Angeles County Courthouse, which was added in 1951. It remains an excellent example of the International Style (Modern), a style that dominated the architectural face of the globe from the first decade of the 20th century until 1972. It is the only surviving institutional design in the City of Santa Monica. The Santa Monica Civic Auditorium replaced a classically inspired facility that had been located at Lick Pier, known as the Ocean Park Municipal Auditorium. In this way, its construction also served to strengthen the function of the Civic Center as a primary hub of activity. Therefore, this resource satisfies this criterion.

(2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.

The Santa Monica Civic Auditorium is an excellent example of the mid-century International Style, and the only such example of the work of master architect Welton Becket in the City. Furthermore, it is significant for the unique engineering design of its hydraulic floor, the largest in the nation at the time. This was a landmark use of hydraulic technology for adapting an assembly space to

accommodate a vast variety of stage performances, athletic events, and exhibitions. It proved to be the forerunner to the retractable domes and flexible seating of contemporary stadiums (Alan Lieb, 2001). Finally, its acoustical design by world-renowned acoustical engineer, UCLA Chancellor Vern O. Knutsen, was described as, "the most perfect and...(deserving)...a rating higher than that of the Royal Festival Hall in London" (Becket, 2001, and *Progressive Architecture,* May 1959). Thus, as a truly remarkable resource, the Santa Monica Civic Auditorium meets this criterion.

(3) It is identified with historic personages or with important events in local, state or national history.

The Civic Auditorium is associated with its architect, Welton Becket, as well as its acoustical engineer Vern O. Knutsen, both internationally prominent professionals in the design of major institutions. Becket's work is found throughout the world with notable Commissions in Cairo, Havana, Manila, Honolulu, Tokyo, Boston, Philadelphia, Kansas City and Dallas, and includes numerous civic designs. Vern O. Knutsen, a professor and Chancellor of UCLA, was the world's leading authority on architectural acoustics, and a master designer of acoustically significant facilities. His principles in architectural acoustics became the foundation for the design of contemporary soundstages. Additionally, the Santa Monica Civic Auditorium is associated with countless events and public performances, like no other facility in the City. These performances have represented the diversity for which Santa Monica has become renown. A few prominent examples include an array of musicians from Andre Previn and Dave Brubeck in 1959 to Pete Seeger, Ella Fitzgerald, Tony Bennett, Joan Baez and Bob Dylan in the 1960's, to Elton John, Ray Charles, Arlo Guthrie, the Beach Boys and the Carpenters in the 1970's. The number of performances eventually reached a level of nearly 60 concerts annually in the peak years of the 1970s. The auditorium also hosted several prominent comedians in the early years of their careers, such as Bill Cosby, Jonathan Winters and Bob Hope, as well as a 1967 performance by Beatnik poet Allen Ginsburg. Therefore, this resource meets this criterion.

(4) It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail, or historical type to such a study.

The Civic Auditorium is an excellent example of the mid-century International Style in the City of Santa Monica. The style was a response to the industrialization of the late 19th and early 20th centuries. It advocated the use of the "machine", rather than historical precedents for building and product designs, as well as the use of contemporary materials such as steel, concrete and glass for their construction. The Civic Auditorium retains many significant character-defining elements of this style, including, a grand canopy, supported by parabolic pylons, a glass curtain wall, and brise-soleil.

The Civic Auditorium also retains a number of significant interior features that are integral to the overall concept of the Civic Auditorium's architecture. Conceived as a space for a variety of activities, Welton Beckett designed the Civic Auditorium for functionality and flexibility. Some intact features that are part of the public space include the original adjustable auditorium main hall hydraulic floor, touted as revolutionary for its time, the innovative acoustical design and the soundproof sliding doors to the east conference rooms. Additionally, although some alterations have been made, interior elements such as the wood paneling in the lobby, the auditorium entry doors, the volume and configuration of the lobby (both the first and second floors including the height and semi-circular shape of the lobby, the upper lobby's shape being reflective of the lower lobby, and the columns), all contributing to the overall light, open and modernistic feeling), the volume and configuration of the auditorium main hall, the metal acoustical panels and wall sconces in the auditorium main hall, and the two floating staircases in the lobby, all attributes of the building's integral design, remain intact and continue to be valuable to a study of this unique architectural style and method of construction.

The Civic Auditorium also includes some character-defining features in the backstage area that are not part of the public space, and thus not part of the landmark designation. These include the orchestra pit hydraulic lift mechanism, stage area and proscenium opening, stage rigging and historic signage along the east wall at the rear of the stage.

As a resource that still retains a comprehensive integrity of its original architectural design, the Santa Monica Civic Auditorium satisfies this criterion.

(5) It is a significant or a representative example of the work or product of a notable builder, designer, or architect.

The Civic Auditorium is the only surviving institutional design of master architect and Santa Monica resident Welton Becket in the City of Santa Monica. Becket is significant not only as a leading local designer, but, internationally. His work is found throughout the world with notable commissions in Cairo, Havana, Manila, Honolulu, Tokyo, Boston, Philadelphia, Kansas City, and Dallas, and includes numerous civic designs.

The Santa Monica Civic Auditorium is also significant for its association with internationally renowned acoustical engineer Vern O. Knutsen. Knutsen, a professor and Chancellor of UCLA, was the world's leading authority on architectural acoustics, and a master designer of acoustically significant facilities. An ardent researcher and author on architectural acoustics, Knutsen wrote two seminal books and over one hundred articles, which appeared in scientific and technical journals. As a consultant he was responsible for the acoustical design of over five hundred structures. His principles in architectural acoustics became the

foundation for the design of contemporary soundstages. The systems developed for the Civic Auditorium by Knutsen are still highly functional and have required minimal maintenance over the last 43 years. Therefore, the Civic Auditorium meets this designation criterion.

(6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The Santa Monica Civic Auditorium has a unique location within the Civic Center, at the bend of Main Street. Its grand scale, and unique design with futuristic pylons, commands attention as one travels south along Main Street. Pigmy Date Palm trees frame the north entry to the building. The Civic Auditorium is also a familiar and integral part of the Civic Center complex. The Civic Auditorium is, thus, an important visual monument in the City of Santa Monica. Therefore, the Santa Monica Civic Auditorium satisfies this criterion.

SECTION II. The designation of the Civic Auditorium includes the exterior of the building, the remaining original pygmy palm trees as a secondary feature, and the following interior elements located in public areas of the resource:

- Configuration of lobby spaces (first and second floors) and auditorium entry doors (height and semi-circular shape of lobby, upper lobby shape reflective of lower lobby, and columns contributing to the overall light, open and modernistic feeling);
- Wood paneling along south wall of first floor lobby;
- Two original lobby staircases;
- Volume and configuration of auditorium main hall space;
- Adjustable auditorium main hall floor with hydraulic lift mechanism;
- Metal acoustical panels and wall sconces in auditorium main hall;
- Soundproof sliding doors to conference room (adjacent to the east elevation).

SECTION III. I hereby certify that the above Findings and Determination accurately reflect the final determination of the Landmarks Commission of the City of Santa Monica on November 12, 2001, as determined by the following vote:

AYES: Fresco, Genser, Posek, Schnitzler, Lehrer, Alofsin
NAYES: None
ABSENT: Bolton

Respectfully Submitted
December 10, 2001

Margot Alofsin, Chairperson

Attest:

Elizabeth Bar-El, AICP
Landmarks Commission Secretary

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Appendix B - Comparison of Historic and Current Photos

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

EXTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *Primary (north) and east (side) facades, view facing southwest* ***Source & date:*** *Santa Monica Public Library, 1958*	 *Primary (north) and east (side) facades, view facing southwest*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

EXTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *Primary façade, view facing southeast* ***Source & date:*** *Santa Monica Public Library, 1958*	 *Primary façade, view facing southeast*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

EXTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *East façade, view facing west* ***Source & date:*** *Valley Times Photo Collection, 1965*	 *East façade, view facing west*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

EXTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *Canopy, view facing southeast* ***Photographer, Source, & date:*** *Julius Shulman, Getty Research Intitute, 1958*	 *Canopy, view facing east*

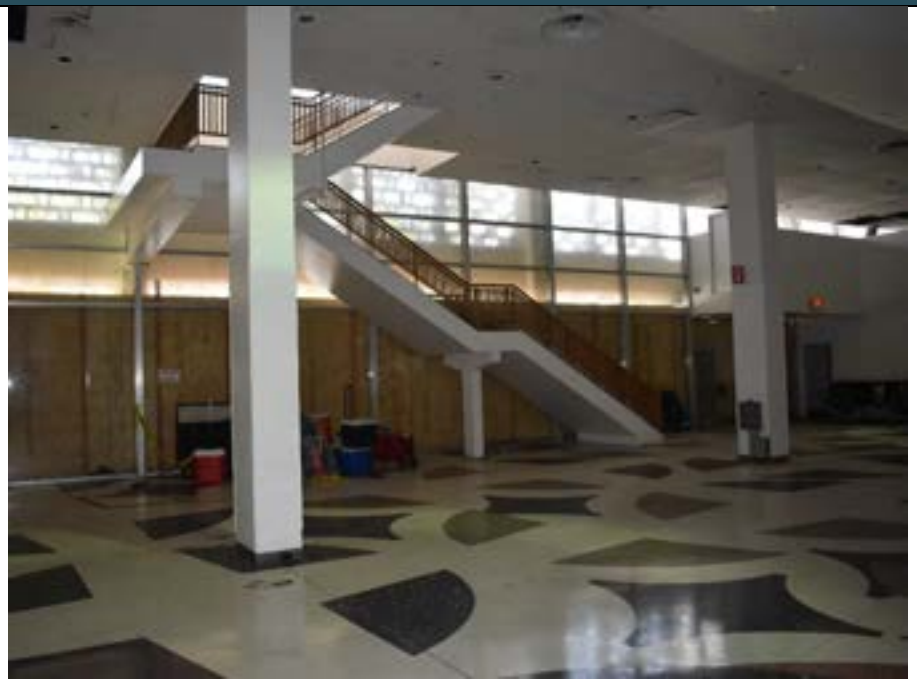
SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

EXTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *Primary façade and canpoy, view facing west* ***Photographer, Source, & date:*** *Julius Shulman, Getty Research Intitute, 1958*	 *Canopy, view facing west*

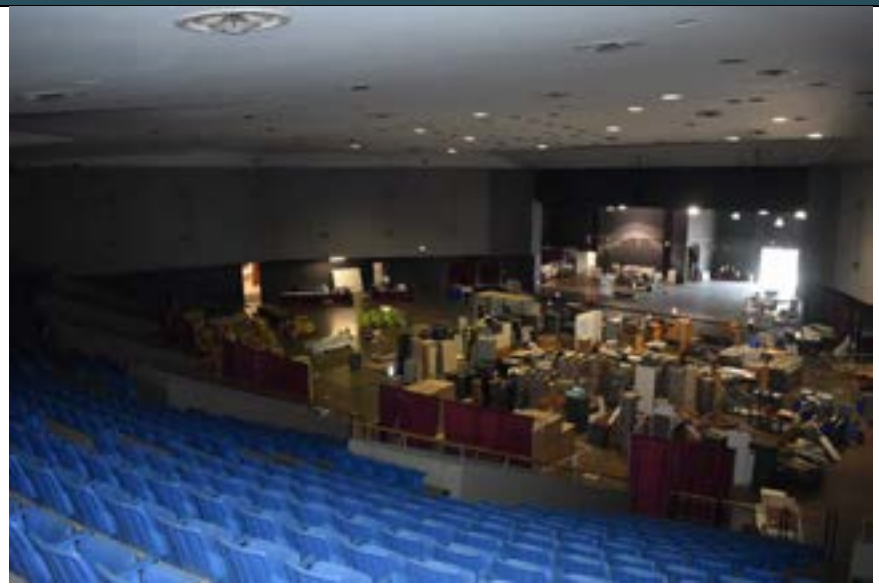
SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *Basement, tilt floor hydrauling lifting mechanism* ***Source & date:*** *Santa Monica Public Library, 1958*	 *Basement, tilt floor hydrauling lifting mechanism, view facing northeast*

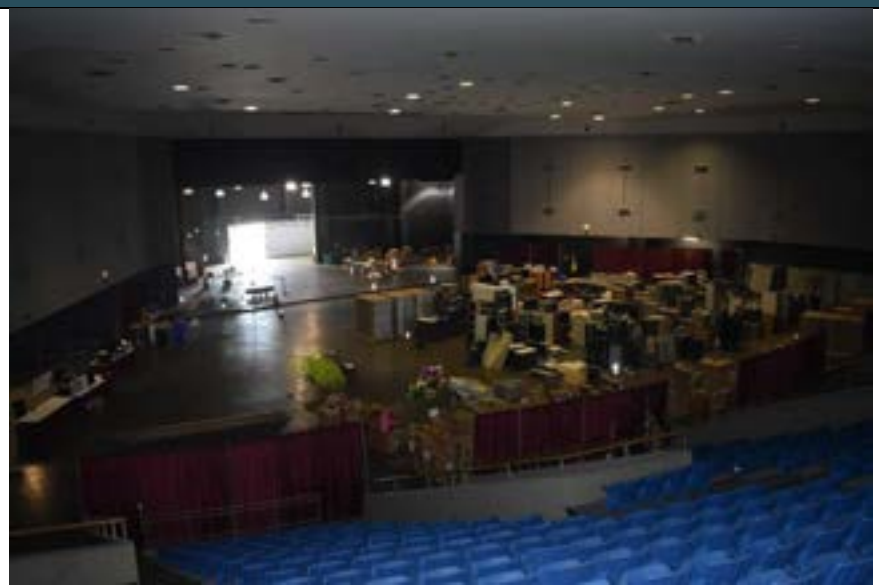
SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *1ST floor, main lobby, view facing northeast* ***Source & date:*** *Santa Monica Public Library, 1958*	 *1ST floor, main lobby, view facing northeast*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *1ST floor, auditorium, view facing southeast* ***Source & date:*** *Santa Monica Public Library, 1958*	 *1ST floor, auditorium, view facing southeast*

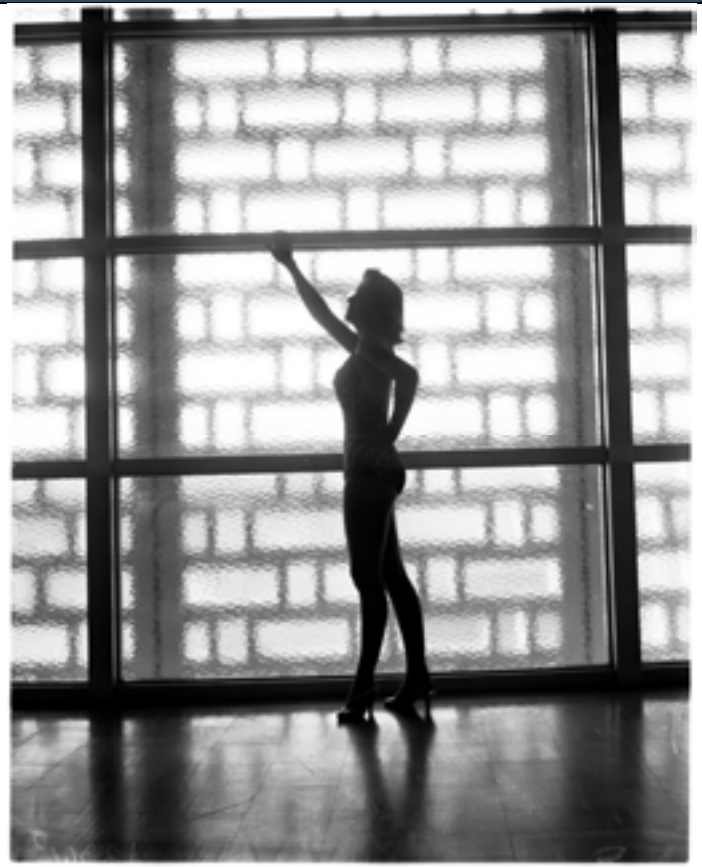
SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *1ST floor, auditorium, view facing southwest* ***Source & date:*** *Santa Monica Public Library, c. 1960s*	 *1ST floor, auditorium, view facing southwest*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *2nd floor, ballet dressing room, view facing southwest* ***Source & date:*** *Santa Monica Public Library, 1958*	 *2nd floor, ballet dressing room, view facing southwest*

SANTA MONICA CIVIC AUDITORIUM: HISTORIC PHOTOGRAPH COMPARISONS

INTERIOR	
HISTORIC PHOTOGRAPH	CURRENT PHOTOGRAPH (HRG 2023)
 *3rd floor, concourse, view facing north* ***Source & date:*** *Santa Monica Public Library, 1958*	 *3rd floor, concourse, view facing north*

APPENDIX C

HISTORIC AERIAL PHOTOGRAPHS

1958 (Kelly-Holiday Mid-Century Aerial Collection)

1958 (Kelly-Holiday Mid-Century Aerial Collection)

1962 (University of California, Santa Barbara)

1971 (University of California, Santa Barbara)

1994 (Google Earth)

Table 1 - CDF Table

TABLE 1: CHARACTER-DEFINING FEATURES

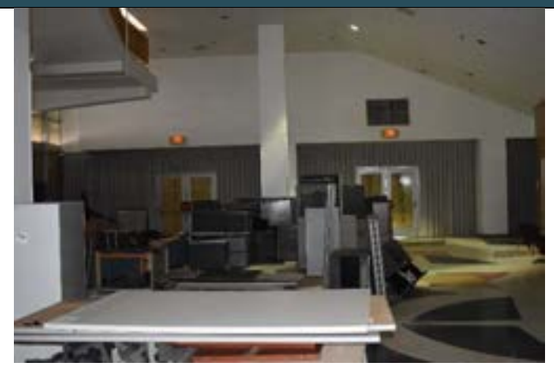
EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
Site	Overall site: • Location at corner of Main St. and Pico Blvd. • Flat, irregularly shaped site • Deep setbacks along Main St. and Pico Blvd.	Primary	Alterations: • Hardscape and landscape substantially altered		
Site	Hardscape and landscape: • Pygmy palm trees at northwest corner of site	Primary		The trees were identified as of "primary" significance in the Landmark designation; therefore, that categorization is noted here.	 *Detail of pygmy palm trees, view facing northeast*
Overall exterior	Form and massing: • Curved canopy attached to primary (north) façade • 3-story primary rectangular main building (main lobby, auditorium, stage, and concourse) • 1-story rectangular east wing (committee rooms) • Smaller 1-story rectangular west wing (administration) • Raised rectangular fly tower at rear over stage	Primary	Additions: • Two 1-story rear additions (addition at southwest corner constructed c. 1967-1971; addition at southeast corner constructed c. 1993-1994)		

EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
Primary façade	Primary (north) façade: • Overall rectangular and minimally curved convex form • Canopy: eight smooth concrete beams (painted); six smooth concrete pylons (painted); minimally curved metal panel canopy (painted) • Concrete brise soleil (painted) • Aluminum frame curtain wall (frame painted); clear glass (1st floor); textured glass (2nd and 3rd floors)	Primary	Additions and alterations: • 1-story projecting box office addition underneath canopy • Several textured glass panels replaced (not exact matches)	Curtain wall at first floor has been boarded up	 *Primary façade, view facing south*  *Detail of Bris-soleil, view facing south*  *Detail of canopy, view facing east*

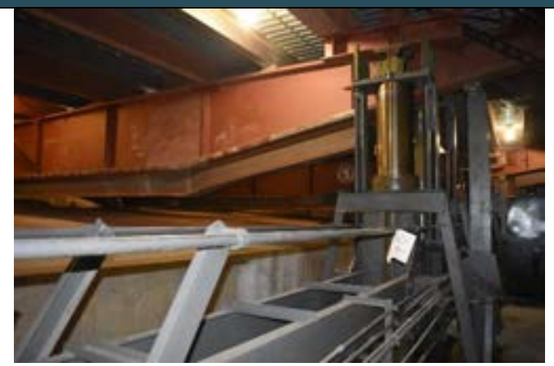
EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					  *Details of canopy, view facing east (left) and west (right)*  *Interview view showing curtain wall at 1st floor, view facing northeast*  *Interior detail of textured glass at 2nd and 3rd floors*

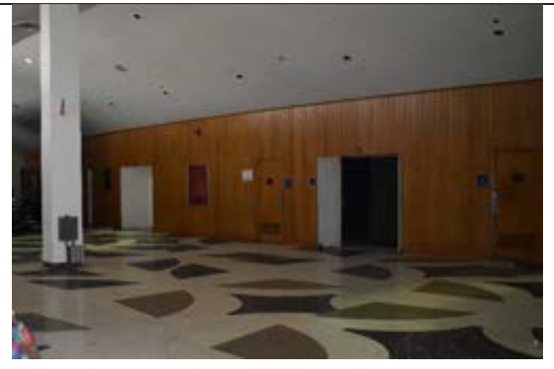
EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
Auditorium roof	Auditorium roof: • Curved roof, supported by metal trusses, over auditorium	Primary			 *Aerial, view facing northeast*
West façade	West (Main St.) façade: • Overall rectangular and angled (at center) concave form • Exterior cladding: vertically scored concrete • Fenestration: aluminum frame storefronts (main lobby)	Secondary		In general, features on secondary facades are identified as of secondary significance; alterations are typically more acceptable on secondary facades. In addition, the primary architectural statement elements on this building are limited to the primary façade while the other facades are more utilitarian in nature.	 *West façade, view facing east*  *Inverior view of main lobby storefronts, view facing west*

EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
West wing	West wing: • Overall rectangular form • Exterior cladding: smooth cement plaster • Fenestration: aluminum frame windows • Flat roof surrounded by parapet	Secondary	Alterations: • Air conditioning units installed in west wing windows	Although the west wing is part of the original design, it is a relatively small, utilitarian space.	 *West wing, view facing northeast*
East façade	East (side) façade: • Overall rectangular and angled (at center) concave form • Exterior cladding: vertically scored concrete • Fenestration: aluminum frame storefronts (main lobby)	Secondary		The storefronts are currently boarded up. In general, features on secondary facades are identified as of secondary significance; alterations are typically more acceptable on secondary facades. In addition, the primary architectural statement elements on this building are limited to the primary façade while the other facades are more utilitarian in nature.	 *East façade, view facing southwest*  *East façade, view facing northwest*

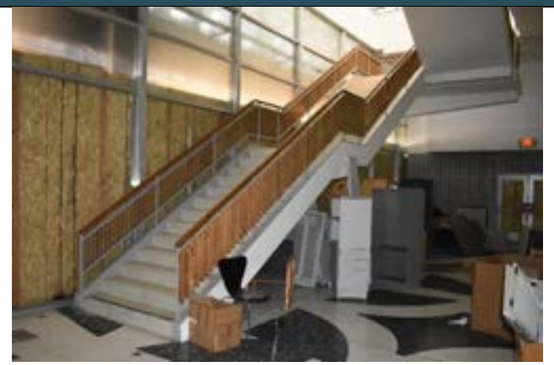
EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Inverior view of main lobby storefronts, view facing east*
East wing	East wing: • Overall rectangular form • Exterior cladding: smooth cement plaster • Fenestration: aluminum frame storefronts • Flat roof surrounded by parapet	Secondary		The east wing has been boarded up. Although the east wing is part of the original design, it is a relatively small, utilitarian space.	 *East wing, view facing southwest*  *Inverior view of east wing storefronts, view facing north*

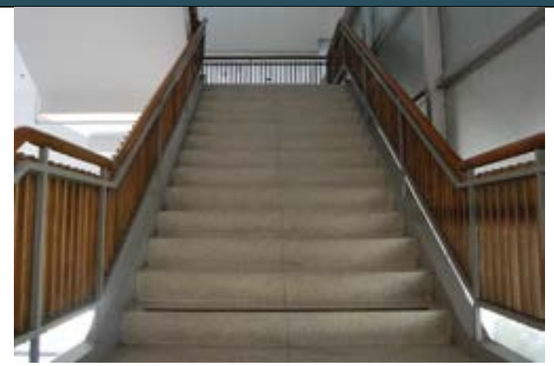
EXTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
Rear façade	Rear (Pico Blvd., south) façade: • Overall rectangular form • Exterior cladding: vertically scored concrete • Fenestration: paired aluminum-frame multi-light hopper windows (3rd floor) concealed by horizontal aluminum louvers	Secondary	Additions (as noted above): • Two 1-story rear additions (addition at southwest corner constructed c. 1967-1972; addition at southeast corner constructed c. 1993-1994)	Only those features that are part of the original building are considered secondary character-defining features. The later additions were constructed after the period of significance of the building and do not contribute to its significance.	 *South façade, view facing northeast*  *Interior detail of windows (3rd floor)*
Fly Tower	Fly Tower: • Raised rectangular fly tower at rear over stage • Exterior cladding: smooth concrete with expansion joints • Flat roof surrounded by parapet	Primary		The interior of the fly tower space could be adaptively reused for other purposes, but the external volume is a primary exterior feature directly associated with the significance of the building.	 *Fly tower, view facing northeast*

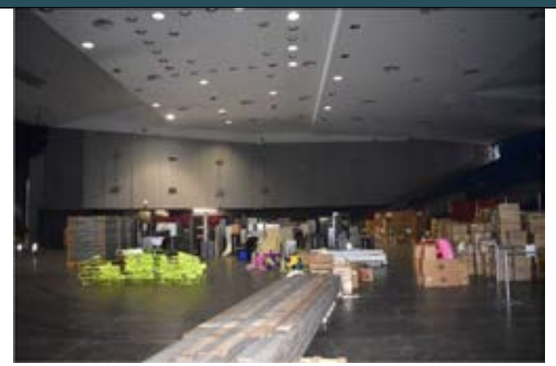
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
Basement	Tilt floor: • Hydraulic lifting mechanism	Primary		The hydraulic equipment appears to be intact in its original location. Functionality to be confirmed.	 *Tilt floor lifting mechanism, view facing northeast*
1st floor: main lobby	Overall height and configuration: • Location, configuration, and spatial relationships • 2-story height • Curved floorplan • Combination flat and sloped ceiling	Primary	Alterations: • Original ticket sales room with telephone booths on north wall demolished and replaced with present, larger space • Two circular concession stands at east and west ends of lobby removed • Original floor materials (carpet and terrazzo) replaced with new terrazzo • Pendent lighting fixtures removed		 *Main lobby, view facing east*  *Main lobby, view facing west*

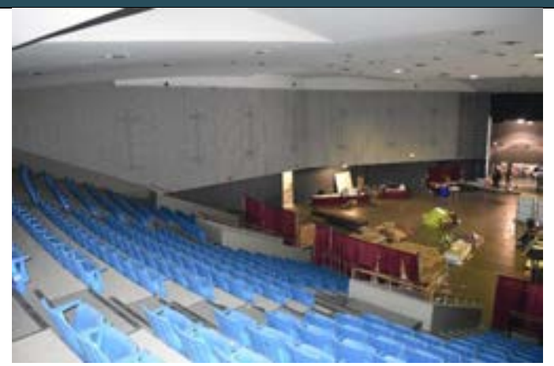
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Non-original ticket sales room, view northwest*
1st floor: main lobby	Columns: • Six square columns	Primary	Alterations: • Original drawings specify "vinyl plastic" finish on columns (does not appear to be extant)		 *Typical column*
1st floor: main lobby	Wood paneling: • Vertical wood paneling (unpainted) on south wall (location of auditorium entrances)	Primary	Alterations: • Signage added		 *General view of wood paneling, view facing southeast*

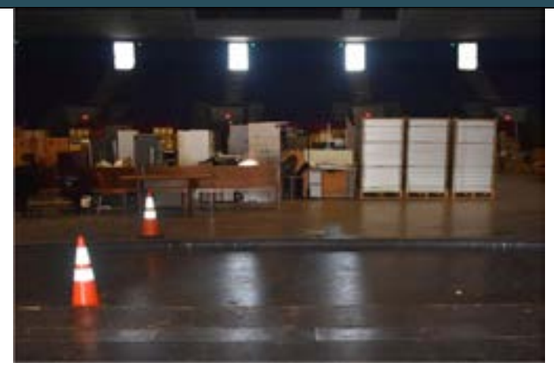
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Details of wood paneling*
1st floor: main lobby	Auditorium entry doors: • Six identical metal double doors connecting main lobby and auditorium • Metal hardware	Secondary		These doors were identified in the Landmark designation and therefore are noted here as character-defining features; however, they are standard slab doors that do not appear to have been specifically designed for this building.	 *Typical auditoium entry door: lobby-facing (left) and auditorium-facing (right) sides*
1st floor: main lobby	Staircases: • Two identical concrete staircases (east and west) • Each staircase features: closed concrete stringers (painted) and concrete risers and treads (terrazzo finish); two landings; metal rails and newels (painted); wood handrails and balusters (unpainted)	Primary		Alterations to meet current code are acceptable.	 *East staircase, view facing north*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *East staircase, view facing northeast*  *West staircase, view facing north*  *West staircase, view facing northwest*

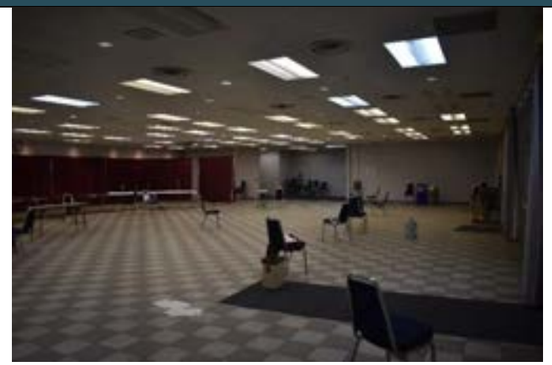
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Typical terrazzo finish on risers and treads*
1st floor: auditorium	Overall height and configuration: • Location, configuration, and spatial relationships • 3-story height • Angled outer (east and west walls); curved rear (north) wall • Sloped seating area above six corridors leading to main lobby entrances	Primary			 *Auditorium, view facing south*  *Auditorium, view facing north*

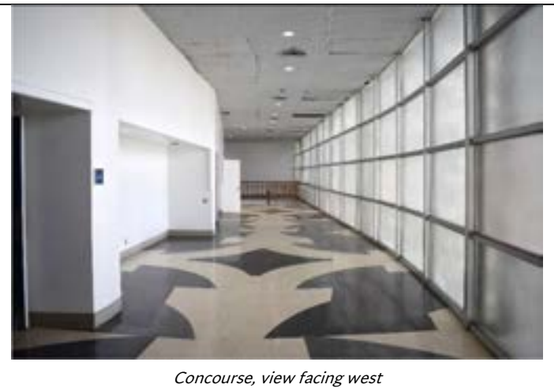
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Auditorium, view facing west*  *Auditorium, view facing east*  *Auditorium, view facing southwest*

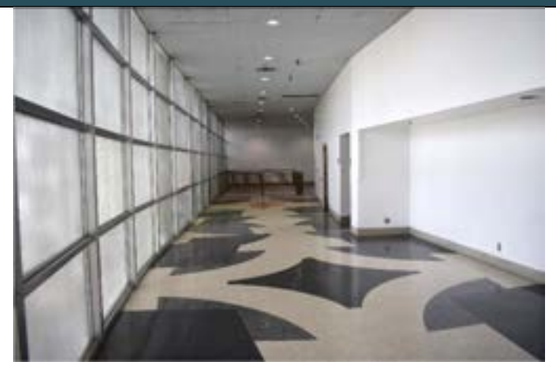
INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Auditorium, view facing southeast*  *Auditorium seating, view facing northeast*  *Auditorium seating, view facing northwest*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
1st floor: auditorium	Auditorium and orchestra floors: • Auditorium floor: wood tilt floor operated by hydraulic system in basement (can be transformed from flat surface for convention purposes to raked floor for theater productions) • Orchestra floor: wood floor operated by hydraulic system in basement (can be lowered into orchestra pit)	Primary			 *Detail of orchestra (front) and auditorium (back) floors, view facing north*  *Detail of orchestra (front) and auditorium (back) floors, view facing north*
1st floor: auditorium	Lighting and acoustical features: • Symmetrically arranged metal acoustical panels on upper portion of east and west walls • Symmetrically arranged paired metal lighting fixtures on select acoustical panels	Secondary		Some corrosion of acoustical panels and light fixtures observed.	 *Typical acoustical panels and wall sconces*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
1st floor: stage and fly tower	Overall height and configuration: • 4-story height (3-stories + fly tower extending above roof level of auditorium) • Rectangular plan	Primary		The stage and its relationship to the auditorium are of primary significance. As noted above, the exterior volume of the fly tower is significant; however, the interior, multi-story fly space can be adaptively reused if needed.	 *Stage, view facing west*  *Stage, view facing east*
1st floor: committee rooms	Overall height and configuration: • 1-story height • Rectangular plan	Secondary			 *Committee rooms, view facing northeast*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Committee rooms, view facing southwest*
1st floor: auditorium & committee rooms	Sliding doors: • Two identical soundproof insulated wood sliding doors: east wall of auditorium; and west wall of committee rooms • Metal hanger/ceiling tracks and metal floor tracks	Secondary		These doors are identified in the Landmark nomination as character-defining.	 *Sliding door on east wall of auditorium, view facing southwest from committee rooms*  *Sliding door on west wall of committee rooms, view facing southwest*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Detail of typical sliding door floor track*  *Detail of typical sliding door ceiling hanger/track*
3rd floor: concourse	Overall height and configuration: • 1-story height • Curved plan following main lobby below • Flat ceiling	Primary	Alterations • Original asphalt tile flooring replaced with terrazzo • Concession booth at center of south wall removed		 *Concourse, view facing west*

INTERIOR					
LOCATION	CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	COMMENTS	PHOTOGRAPH
					 *Concourse, view facing east*
3rd floor: concourse	Stairwells: • Two identical stairwells (east and west) • Each stairwell features metal rails and newels (painted) and wood handrails and balusters (unpainted) to match staircases	Primary			 *East stairwell, view facing northwest*  *West stairwell, view facing northeast*

5.2
STRUCTURAL

APPENDIX A - Structural

Photo #:	Photo:	Observations/Comments:
1: North Front Entrance Canopy with Concrete Pylons		Concrete elements appeared to be in good condition. Canopy and Pylons may need to be strengthen for conformance to new seismic standards.
2: South Building Elevation		Appeared to be in good general condition. One-story storage sheds south of the main auditorium wall were not part of the original construction and are planned to be removed as part of the renovation.
3: West Building Elevation		Appeared to be in good general condition. The one-story addition west of the main auditorium wall was part of the original construction and its roof is connected to the auditorium wall.
4: East Building Elevation		Appeared to be in good general condition. The one-story addition east of the main auditorium wall was part of the original construction but it is separated by a 2" gap from the main auditorium wall.

5: Main Auditorium Roof over the Main Floor Area		Dome like shape formed by the top chord of the steel trusses supporting the roof.
6: Steel Roof Truss		Appeared to be in good condition with bolt rivet connections. The trusses support a gypsum deck with bulb tees that may not be adequate for the new seismic upgrade criteria required for the renovation of the building.
7: Basement Level below Stage		Appeared to be good general condition. No signs of notable cracks were observed.
8: The main floor area with fixed sloped seating at the north end of the auditorium floor		The concrete seating steps appeared to be in good general condition.

9: The tilt floor at the main floor of the auditorium.		The concrete fill of the tilt floor appeared to have multiple cracks over its floor area that have been repaired with some kind of epoxy product that filled the cracks. A large portion of the floor was covered with boxes and other storage items that prevented a complete observation of the entire floor area. The type of epoxy repair used is unknown and effective strengthening capacity may be uncertain.
10: Steel Girders at the tilt floor below the Main Floor Area.		The steel members appeared to be in good condition. The main girders appeared to have been strengthen by an added steel section below the bottom flange.
11: The Lobby Area		Concrete elements appeared to be in good general condition.
12: Exterior Sun Screen Precast Panel		Precast panels appeared to be in good physical condition from the observed areas at ground level.

APPENDIX B - Structural

ASCE 41-17 Tier 1 Seismic Evaluation

BUILDING DATA

Building Name: Santa Monica Civic Center Auditorium
Address: 1855 Main St, Santa Monica 90401
Site location coordinates: Latitude 34.0092266 Longitudinal -118.4899257

	
Aerial Photo	Exterior Elevation

ASCE 41-17 Model Building Type:

a. Longitudinal Direction: C2: Concrete Shear Wall
b. Transverse Direction: C2: Concrete Shear Wall

Site-specific Ground Motion Study? No
Seismic Design Acceleration Parameters of Interest:

a. For BSE-1N 1.537g and 0.777g
b. For BSE-2N 2.306g and 1.165g

Estimated Fundamental Period (seconds)

a. Longitudinal: 0.48s
b. Transverse: 0.48s

Gross Square Footage: 52,000 ft^2

Year Original Building was Constructed: Circa 1956
Original Building Design Code & Year: UBC-1955
Retrofit Building Design Code & Code (if applicable): N/A

SITE INFORMATION

Site Class: D (default) – Assumed

Geologic Hazards:

Fault Rupture: No
Liquefaction: No
Landslide: No

BUILDING COMPLEX PLAN

Shown below is a plan of the complex.

Attachments:

A. ASCE 41-17 Tier 1 Checklists (CP Basic)
B. ASCE 41-17 Tier 1 Checklist (CP Building Type C2 & C2A)

ASCE 41-17 - CP Basic

LOW SEISMICITY

BUILDING SYSTEMS - *GENERAL*

C	NC	N/A	U	Description	Comments
☐	☒	☐	☐	LOAD PATH: The structure shall contain 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: §A.2.1.1. Tier 2: §5.4.1.1)	
☐	☒	☐	☐	ADJACENT BUILDINGS: 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)	
☐	☒	☐	☐	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure. (Commentary: §A.2.1.3. Tier 2: §5.4.1.3)	

BUILDING SYSTEMS - *BUILDING CONFIGURATION*

C	NC	N/A	U	Description	Comments
☒	☐	☐	☐	WEAK STORY: 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: §A2.2.2. Tier 2: §5.4.2.1)	
☐	☒	☐	☐	SOFT STORY: 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: §A.2.2.3. Tier 2: §5.4.2.2)	
☐	☒	☐	☐	VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation. (Commentary: §A.2.2.4. Tier 2: §5.4.2.3)	
☐	☒	☐	☐	GEOMETRY: 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: §A.2.2.5. Tier 2: §5.4.2.4)	
☐	☒	☐	☐	MASS: There is no change in effective mass more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered. (Commentary: §A.2.2.6. Tier 2: §5.4.2.5)	
☐	☒	☐	☐	TORSION: 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: §A.2.2.7. Tier 2: §5.4.2.6)	

ASCE 41-17 - CP Basic

MODERATE SEISMICITY (COMPLETE THE FOLLOWING ITEMS IN ADDITION TO THE ITEMS FOR LOW SEISMICITY)

GEOLOGIC SITE HAZARD

C	NC	N/A	U	Description	Comments
☐	☐	☒	☐	LIQUIFACTION: 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 under the building. (Commentary: §A.6.1.1. Tier 2: §5.4.3.1)	Based on CGS Hazard Maps
☐	☐	☒	☐	SLOPE FAILURE: The building 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: §A.6.1.2. Tier 2: §5.4.3.1)	Based on CGS Hazard Maps
☐	☐	☒	☐	SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated. (Commentary: §A.6.1.3. Tier 2: §5.4.3.1)	Based on CGS Hazard Maps

HIGH SEISMICITY (COMPLETE THE FOLLOWING ITEMS IN ADDITION TO THE ITEMS FOR MODERATE SEISMICITY)

FOUNDATION CONFIGURATION

C	NC	N/A	U	Description	Comments
☒	☐	☐	☐	OVERTURNING: 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 $0.6S_a$. (Commentary: §A.6.2.1. Tier 2: §5.4.3.3)	
☒	☐	☐	☐	TIES BETWEEN FOUNDATION ELEMENTS: 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: §A.6.2.2. Tier 2: §5.4.3.4)	

2023-05-22 KPFF-S Draft Appendix B - Tier 1 Evaluation.docx

Low And Moderate Seismicity

Seismic-Force-Resisting System

C	NC	N/A	U	Description	Comments
☒	☐	☐	☐	COMPLETE FRAMES: Steel or concrete frames classified as secondary components form a complete vertical-load-carrying system. (Commentary: §A.3.1.6.1. Tier 2: §5.5.2.5.1)	
☒	☐	☐	☐	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2. (Commentary: §A.3.2.1.1. Tier 2: §5.5.1.1)	
☐	☒	☐	☐	SHEAR STRESS CHECK: The shear stress in the concrete shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than the greater of 100 lb/in.^{2} or $2\sqrt{f'_{ci}}$. (Commentary: §A.3.2.2.1. Tier 2: §5.5.3.1.1)	
☒	☐	☐	☐	REINFORCING STEEL: The ratio of reinforcing steel area to gross concrete area is not less than 0.0012 in the vertical direction and 0.0020 in the horizontal direction. (Commentary: §A.3.2.2.2. Tier 2: §5.5.3.1.3)	

Connections

C	NC	N/A	U	Description	Comments
☐	☒	☐	☐	WALL ANCHORAGE AT FLEXIBLE DIAPHRAGMS: Exterior concrete or masonry walls that are dependent on flexible diaphragms 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 strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7. (Commentary: §A.5.1.1. Tier 2: §5.7.1.1)	
☐	☒	☐	☐	TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls. (Commentary: §A.5.2.1. Tier 2: §5.7.2)	
☒	☐	☐	☐	FOUNDATION DOWELS: Wall reinforcement is doweled into the foundation with vertical bars equal in size and spacing to the vertical wall reinforcing directly above the foundation. (Commentary: §A.5.3.5. Tier 2: §5.7.3.4)	

Seismic-Force-Resisting System

☐	☒	☐	☐	DEFLECTION COMPATIBILITY: Secondary components have the shear capacity to develop the flexural strength of the components. (Commentary: §A.3.1.6.2. Tier 2: §5.5.2.5.2)	
☐	☐	☒	☐	FLAT SLABS: Flat slabs or plates not part of the seismic- force-resisting system have continuous bottom steel through the column joints. (Commentary: §A.3.1.6.3. Tier 2: §5.5.2.5.3)	

C	NC	N/A	U	Description	Comments
☒	☐	☐	☐	COUPLING BEAMS: The ends of both walls to which the coupling beam is attached are supported at each end to resist vertical loads caused by overturning. (Commentary: §A.3.2.2.3. Tier 2: §5.5.3.2.1)	

Diaphragms (Stiff or Flexible)

C	NC	N/A	U	Description	Comments
☐	☒	☐	☐	DIAPHRAGM CONTINUITY: The diaphragms are not composed of split-level floors and do not have expansion joints. (Commentary: §A.4.1.1. Tier 2: §5.6.1.1)	
☒	☐	☐	☐	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 25% of the wall length. (Commentary: §A.4.1.4. Tier 2: §5.6.1.3)	

Flexible Diaphragms

C	NC	N/A	U	Description	Comments
☒	☐	☐	☐	CROSS TIES: There are continuous cross ties between diaphragm chords. (Commentary: §A.4.1.2. Tier 2: §5.6.1.2)	
☐	☐	☒	☐	STRAIGHT SHEATHING: All straight sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered. (Commentary: §A.4.2.1. Tier 2: §5.6.2)	
☐	☐	☒	☐	SPANS: All wood diaphragms with spans greater than 24 ft consist of wood structural panels or diagonal sheathing. (Commentary: §A.4.2.2. Tier 2: §5.6.2)	
☐	☐	☒	☐	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft and aspect ratios less than or equal to 4-to-1. (Commentary: §A.4.2.3. Tier 2: §5.6.2)	
☒	☐	☐	☐	OTHER DIAPHRAGMS: The diaphragm does not consist of a system other than wood, metal deck, concrete, or horizontal bracing. (Commentary: §A.4.7.1. Tier 2: §5.6.5)	

Connections

C	NC	N/A	U	Description	Comments
☐	☒	☐	☐	UPLIFT AT PILE CAPS: Pile caps have top reinforcement, and piles are anchored to the pile caps. (Commentary: §A.5.3.8. Tier 2: §5.7.3.5)	

2023-07-10 KPFF-S FINAL Appendix C - Concept Retrofit

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

BACK-FILLING INSTRUCTIONS FOR WALLS THAT FORM PART OF THE BUILDING STRUCTURE:
1. LOWER SLAB TO BE IN PLACE AT LEAST 7 DAYS.
2. TOP OF WALL TO BE BRACED BEFORE BACK-FILLING BEGINS AND TO REMAIN IN PLACE FOR 7 DAYS AFTER TOP SLAB IS PLACED.

SEE SHT. S-4 FOR PILE & PILE CAP DATA & DETAILS.

UNLESS OTHERWISE NOTED, ℄ DRAWN IS ℄ OF PILE CAP. PILE CAP TYPE & ELEV. OF TOP OF PILE CAP IS INDICATED BY FIGURE NEAR PILE CAP THUS V -5'-6"

WHERE ELEV. IS NOTED @ SINGLE PILE IT SHALL MEAN PILE CUTOFF.

REFER TO COL. GRID PLAN, SH. NO. S-1, FOR ALL BLDG. DIMENSIONS NOT SHOWN ON THIS SHEET.

FOR LOCATION OF FLOOR DRAINS SEE ARCHITECTURAL DRAWINGS.

NOTE: FOR TEST HOLES NOT SHOWN SEE SITE PLAN ON ARCHT. SHT. #3

NOTE: FOR FOUNDATION PLAN OF COMMITTEE ROOM SEE SH. NO. S-18

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SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA CALIFORNIA

REVISIONS

KPFF - 07/10/23
Conceptual Retrofit Measures

BASEMENT & FOUNDATION PLAN

DRAWN E.D.	DATE AUG. 8, 1956
TRACED W.W.	JOB NO. 4020
CHECKED A.S.	SHEET NO. S-3
DRAWING NO. 433	

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

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MAIN FLOOR FRAMING PLAN

DRAWN E.D. DATE AUG. 8, 1956
TRACED W.W. JOB NO. 4020
CHECKED A.S. SHEET NO. S-8
DRAWING NO. 433

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Conceptual Retrofit Measures

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

DETAIL (6/S-9) SCALE

DETAIL (5/S-9)

FOR ADMINISTRATION BUILDING FRAMING SEE SHT. S-10

BLDG. LINE

STAIR #1

STAIR #2

OPEN

18"x18" OPNG. BOTT. EL. +22'-3" TOP EL. +23'-3"

20"x10" OPNG. BOTT. EL. +21'-10" TOP EL. +21'-10"

32"x18" OPNG. ABOVE 7'-6" SOFFIT BOTT. EL. +22'-10" TOP EL. +23'-8"

32"x18" OPNG. ABOVE 7'-6" SOFFIT BOTT. EL. +23'-10" TOP EL. +25'-8"

38"x14" OPNG. BOTT. EL. +22'-1" TOP EL. +23'-8"

NOTE:- SEE SHT. S-42 FOR METAL WALL FRAMING ELEV. & SECTIONS.

NOTE:- SEE SHT S-42 FOR METAL WALL FRAMING ELEV. & SECTIONS

8" CONC. WALL BELOW

2-3/4" ø BOLTS TO 12 WF STAGGERED TYP.

2-3/4" ø BOLTS TO 12 WF TYP.

EL. +12'-3" TOP OF SLAB

1/2" METAL WALL PANELING.

1½" METAL WALL PANELING.

EL. +13'-6" TOP OF BM

2-L 5x3x1/4 4-3/4" ø BOLTS TYPICAL

12"x12" PILASTER @ 25'-0" VERT. TIES @ 12"O.C. BETWEEN ELEVS. +13'-0" & 25'-0" SAME OPP. SIDE.

8" CONC. WALL

4-3/4"x9" BOLTS TO CONC.

2 L 4x4x3/8" 2-3/4" ø BOLTS

SECTION (1/S-9) SCALE ½"=1'-0"

12WF27

1" GROUT UNDER 12 WF 2-3/4" ø x 12" ANCH. BOLTS TO CONC.

DETAIL (C/S-9) SCALE ½"=1'-0"

PL 12 I 31.8 x 10" LG 4-3/4" ø BOLTS TO BHF

1" GROUT 4-3/4" ø x 10" BOLTS TO CONC.

2-3 1/16" STIFF. PL TYP.

3/4" STIFF. PL

8WF24

SECTION (2/S-9) SCALE ½"=1'-0"

SYMM. ABOUT ℄ EXCEPT AS NOTED

SECOND FLOOR FRAMING PLAN SCALE 1/8"=1'-0"

MATCH LINE

GRID FRAMING PLAN

TOP OF S.C. GRIDIRON EL. 70'-0" TOP OF STRUCT. STEEL EL. 69'-10⅝" EXCEPT AS INDICATED THUS ( ).

PART FRAMING PLAN AT WEIGHT BRIDGE

SCALE 1/8"=1'-0"

NORTH

ROOF FRAMING PLAN OVER STAGE

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SECOND FLOOR, STAGE GRID AND ROOF FRAMING PLANS

DRAWN W. S. | DATE AUG. 8, 1956
TRACED E.D. | JOB NO. 4020
CHECKED S. | SHEET NO. S-9
DRAWING NO. 433

KPFF - 07/10/23
Conceptual Retrofit Measures

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

NOTE:
SEE SH. NO. S-17 FOR FRAMING PLAN OF CANOPY AND SH. NO. S-18 FOR PYLON DETAILS.

NOTE: FOR LOCATION & DETAILS OF CONCRETE INERTIA BLOCKS SEE ARCHITECTURAL & MECHANICAL DWGS.
FOR LOCATION OF FLOOR DRAINS SEE ARCHITECTURAL DRAWINGS.

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CONCOURSE LEVEL
FRAMING PLAN

DRAWN E.D. DATE AUG. 8, 1956
TRACED W.W. JOB NO. 4020
CHECKED A.S. SHEET NO.
DRAWING NO. 433
S-10

KPFF - 07/10/23
Conceptual Retrofit Measures

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

Strengthening of existing horizontal bracing and/or new horizontal bracing.

New Diagonal Bracing from Projection Room to Lower Chord Truss Framing

LOWER CHORD FRAMING PLAN
SCALE 1/8"=1'-0"

PROJECTION ROOM & FAN ROOM FRAMING PLAN
SCALE 1/8"=1'-0"

NOTE: CATWALK FRAMING NOT SHOWN HERE FOR CLARITY. SEE SHT S-20 FOR CATWALK FRAMING & DETAILS.

NOTE:
1. ( ) IS ELEVATION OF INTERSECTION OF PROJECTED TOP OF STEEL LINE WITH ℄ OF TRUSS.
2. [ ] IS ELEVATION OF INTERSECTION OF PROJECTED TOP OF STEEL LINE WITH (PROJECTED) FACE OF CONC.
3. FOR STRUCTURAL STEEL EL. NOT SHOWN SEE DETAILS
4. FOR TRUSS DETAILS SEE SHEETS S-09 THRU S-16

NOTE: SEE SH. S-10 FOR FLOOR FRAMING, OPENINGS, ETC., THIS AREA.

NOTE: HANG 7"ℊ FROM 10B, WITH ⅞" ϕ ROD THRU FLANGES.

NOTE: SEE SH. S-30 FOR FRAMING DETAILS AND SECTIONS OF PROJECTION ROOM & FAN ROOM.

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LOWER CHORD TRUSS FRAMING PLAN

DRAWN W.W.
TRACED G.W.
CHECKED A.S.
DRAWING NO. 433
DATE AUG. 8, 1956
JOB NO. 4020
SHEET NO. S-11

KPFF - 07/10/23
Conceptual Retrofit Measures

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

Strengthening of existing horizontal bracing and/or new horizontal bracing.

PARTIAL FRMG PLAN @ LOUVER ROOF

NOTE:
1. ( ) IS ELEVATION OF INTERSECTION OF PROJECTED TOP OF STEEL LINE WITH ℄ OF TRUSS.
2. [ ] IS ELEVATION OF INTERSECTION OF PROJECTED TOP OF STEEL LINE WITH (PROJECTED) FACE OF CONC.
3. FOR STRUCT. STEEL ELEVATIONS NOT SHOWN, SEE DETAILS.
4. FOR TRUSS DETAILS SEE SHEETS S-28 THRU S-29.

NOTE:
SEE SH. NO. S-17 FOR FRAMING PLAN OF CANOPY AND SH. NO. S-18 FOR PYLON DETAILS AND SH. NO. S-29 FOR SUN SCREEN DETAILS.

NORTH

MAIN ROOF FRAMING PLAN

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MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

DRAWN W.W. DATE AUG 8, 1958
TRACED E.O. JOB NO. 4020
CHECKED A.S. SHEET NO.
DRAWING NO. 433

S-12

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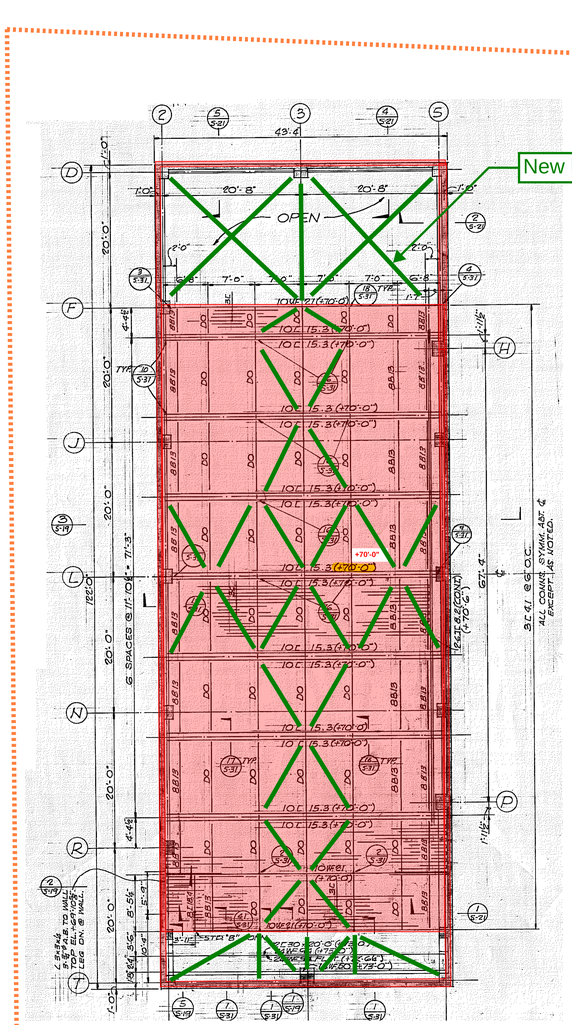
Conceptual Retrofit Measures

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.



SECOND FLOOR FRAMING PLAN
SCALE 1/8" = 1'-0"

SCALE 8" = 1'-0"

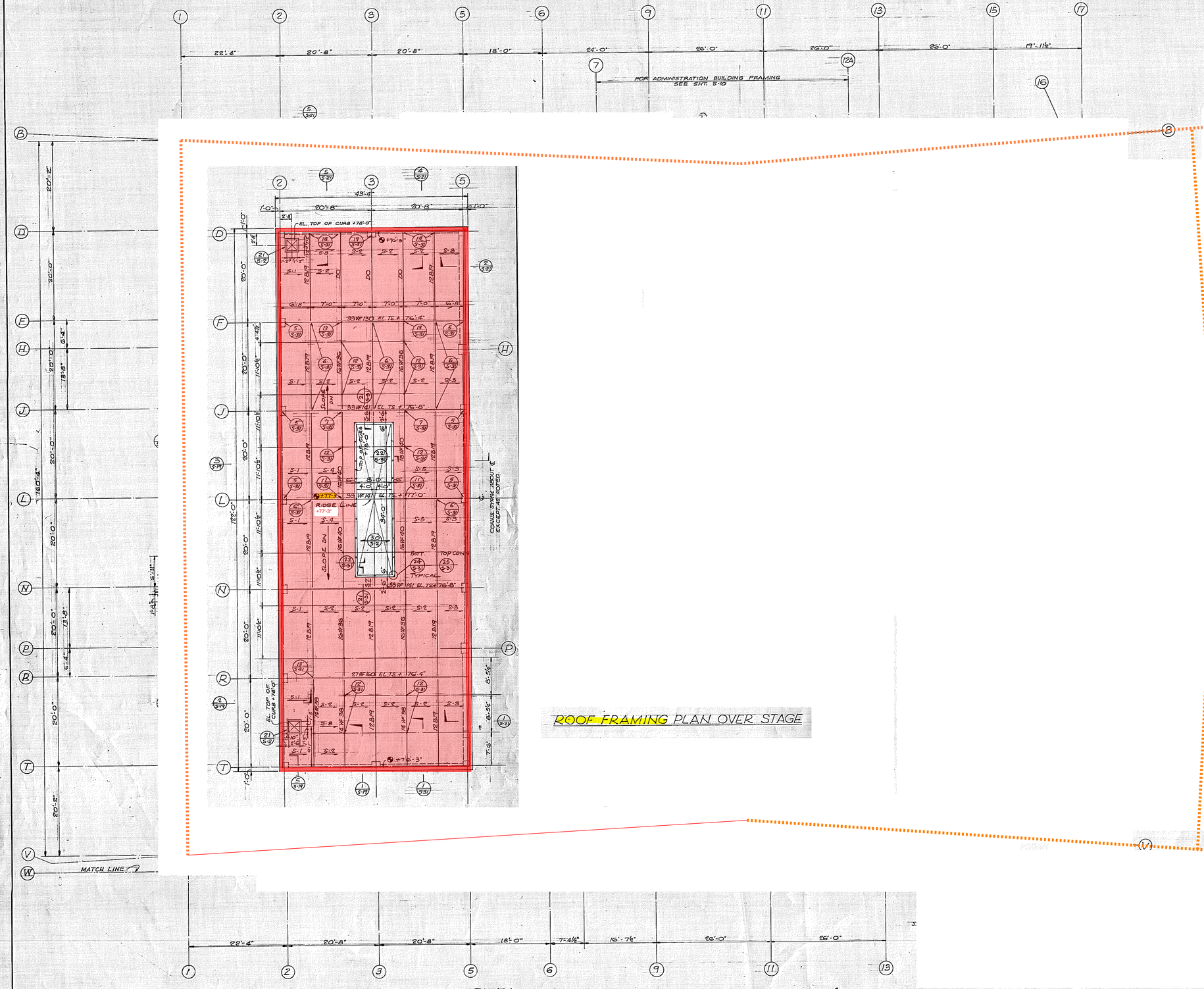
KPFF - 07/10/23
Conceptual Retrofit Measures

MURRAY ERICK ASSOCIATES STRUCTURAL ENGINEERS JOB NO. 5601	WELTON BECKET AND ASSOCIATES ARCHITECTS ENGINEERS 5657 WILSHIRE BLVD. LOS ANGELES 36, CALIFORNIA	SANTA MONICA CIVIC AUDITORIUM SANTA MONICA CALIFORNIA	REVISIONS AS BUILT

SECOND FLOOR, STAGE GRID AND ROOF FRAMING PLANS

DRAWN W. S.	DATE AUG. 8, 1956
TRACED E.D.	JOB NO. 4020
CHECKED A. S.	SHEET NO. S-9
DRAWING NO. 433	S-12.1

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.



ROOF FRAMING PLAN OVER STAGE

SECOND FLOOR FRAMING PLAN
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

NORTH

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SECOND FLOOR, STAGE GRID AND ROOF FRAMING PLANS

DRAWN W. S. | DATE AUG. 8, 1956
TRACED E.D. | JOB NO. 4020
CHECKED A. S. | SHEET NO. S-9
DRAWING NO. 433

KPFF - 07/10/23
Conceptual Retrofit Measures

S-12.2

Existing concrete shear walls with new shotcrete strengthening or FRP. New micro-piles at ends of wall and pile cap strengthening/enlargement.

New concrete shear wall. New micro-piles at ends of wall and pile cap strengthening/enlargement. Alternate wall locations and retrofit options shall be investigated during design to try to preserve the historic character defining features of the building as much as possible.

Seismic Joint

Lower Roof

Poured Gypsum Roof

Replace existing gypsum roof with new metal deck.

FLOOR PLAN
SCALE 1/8"=1'-0"

ROOF PLAN
SCALE 1/8"=1'-0"

FOUNDATION PLAN
SCALE 1/8"=1'-0"

TAPERED GIRDER-1
SCALE - HORIZ. 1/8"=1'-0" VERT. 1/4"=1'-0"

TAPERED GIRDER-2
SCALE - HORIZ. 1/8"=1'-0" VERT. 1/4"=1'-0"

DETAIL 2/S-13
SCALE: 1"=1'-0"

SECTION 3/S-13
SCALE: 1"=1'-0"

SECTION 4/S-13
SCALE 1/2"=1'-0"

SECTION 5/S-13
SCALE 1/2"=1'-0"

SECTION 6/S-13
SCALE: 1"=1'-0"

DETAIL 7/S-13
NO SCALE

FOR DEPRESSED AREAS IN CONCRETE FLOORS SEE ARCHITECTURAL PLAN.

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COMMITTEE BUILDING
FLOOR & ROOF PLAN

DRAWN G.W.	DATE AUG 8, 1956
TRACED A.R.S.	JOB NO. 4020
CHECKED C.R.	SHEET NO.
DRAWING NO. 433	S-13

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Conceptual Retrofit Measures

ELEVATION TB-1

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

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DETAIL

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TOP FLANGE

BOTTOM FLANGE

TOP FLANGE

BOTTOM FLANGE

Strengthening of existing horizontal bracing and/or new horizontal bracing.

FRP wrap Precast Conc Pylons and Beams

Strengthen or replace connections to existing building.

Alternate retrofit options shall be investigated during design to try to preserve the historic character defining features of the pylons and canopy.

NOTES

NOTE: ALL DIAGONALS 2½"x2½"x¼" SLV EXCEPT AS NOTED

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CANOPY FRAMING PLAN & DETAILS

DRAWN PLD
TRACED
CHECKED
DRAWING NO. 433
DATE AUG. 8, 1956
JOB NO. 4020
SHEET NO. S-17

KPFF - 07/10/23
Conceptual Retrofit Measures

5.3
ENVIRONMENTAL REPORT: ASBESTOS AND LEAD

LIMITED ASBESTOS AND LEAD-BASED PAINT SURVEY
SANTA MONICA CIVIC CENTER

May 25, 2023

Prepared For:

Santa Monica-Malibu Unified School District
2828 West 4th Street
Santa Monica, CA 90405

NV5 – Alta Environmental
3777 Long Beach Blvd, Annex Building
Long Beach, CA 90807
Phone: 562.495.5777

SMSD-23-11460

EXECUTIVE SUMMARY

At the request of Santa Monica-Malibu Unified School District, Alta Environmental, LP an NV5 company (Alta/NV5) conducted a Limited Asbestos and Lead-Based Paint Survey Report at the Santa Monica Civic Center, located in Santa Monica, California. The survey was conducted in anticipation of a potential renovation project that will take place at the site. Our Certified Asbestos Consultant, Certified Site Surveillance Technician, and Certified Lead Sampling Technician conducted the following activities in areas affected by the scope of work to document the project:

- Review of existing records,
- Initial investigation to locate suspect ACM;
- Initial investigation to locate suspect LBP;
- Physical assessment of suspect materials;
- Collection of bulk samples from suspect materials; and
- Laboratory analysis of all collected samples.

TABLE OF CONTENTS

Appendices

1.0 INTRODUCTION

From May 2 to May 11, 2022, Alta Environmental, LP an NV5 company (Alta/NV5) conducted a hazardous materials investigation for the presence of asbestos-containing materials (ACM) and lead-based paint (LBP) at the Santa Monica Civic Center. The site is located at 1855 Main St, Santa Monica, CA 90401.

2.0 PROJECT BACKGROUND

The Santa Monica-Malibu Unified School District (District), retained Alta/NV5 for this investigation. Randy Flores, a Cal/OSHA Certified Site Surveillance Technicians (CSST) and California Department of Public Health (CDPH) Certified Lead Sampling Technician, and Erik Jimenez an AHERA certified Building Inspector and CDPH Lead Sampling Technician, both employed by Alta/NV5, conducted the sampling.

Alta/NV5 was provided the following by the Client for review prior to this survey:

- Asbestos and Lead Materials Survey/Testing Report, dated May 10, 2012 by Bainbridge Environmental Consultants. Data from this report has been reviewed and, where applicable, incorporated into this current survey report.

3.0 SCOPE OF WORK

The survey included the performance of the following activities as part of the project. Destructive testing was not utilized as part of the survey.

- Review of existing records and reports,
- Initial investigation to locate suspect ACM;
- Initial investigation to locate suspect LBP;
- Physical assessment of suspect materials;
- Collection of bulk samples from suspect materials; and
- Laboratory analysis of all collected samples.

Due to the non-destructive nature of the survey, the following areas were unable to be accessed at the time of the survey:

- Underneath cabinetry in all permanent buildings. Older floor tiles and mastic may be present under cabinetry. These areas should be assessed after the buildings have been vacated and before the demolition process begins.
- Wall cavities. Pipe insulation was observed at the property. Due to the survey being non-destructive, wall cavities were not inspected. Prior to demolition, wall cavities containing plumbing should be inspected for the presence of pipe insulation after the building has been vacated.

4.0 METHODOLOGY

4.1 ASBESTOS

The sampling was conducted using guidelines set forth in *Federal Register 40 CFR Part 763*. Alta Environmental conducted an initial walkthrough of the site to develop a listing and sampling scheme of suspect materials. Samples were placed in sealable sample containers and assigned a unique sample identification number.

Bulk samples collected from the subject site were subsequently analyzed by polarized light microscopy (PLM) and by 1000 point-count analysis (if the initial analytical result was less than one percent asbestos) for asbestos content in accordance with the United States Environmental Protection Agency's (USEPA) *Determination of Asbestos in Bulk Building Materials: EPA/600/R-93/116, July 1993*, at AQ Environmental Labs, a laboratory accredited by the National Voluntary Laboratory Accreditation Program and located in Signal Hill, California.

Based on the requirements of the USEPA as set forth in *40 CFR 763*, a homogeneous area is defined as "an area of surfacing material, thermal system insulation material or miscellaneous material that is uniform in color and texture." Furthermore, the regulation requires that a minimum number of samples be collected from each identified homogeneous area. If one sample in a homogeneous area is found to contain asbestos, the entire homogeneous area is considered asbestos-containing.

It is possible that one sample out of a set of samples collected from a homogeneous area can be positive for asbestos and the remaining samples in the homogeneous area are negative. However, the entire area must be considered asbestos-containing.

Caution is advised in interpreting results provided herein.

The limited survey was conducted to identify hazardous materials (asbestos and lead). The investigation did not include destructive testing (i.e., the opening of wall and ceiling cavities) and was limited to accessible areas. Prior to renovation or demolition, materials not identified in this report or materials subsequently discovered through destructive sampling should be tested for the presence of asbestos. An investigation below soil grade was outside the scope of this project, and additional material such as asbestos-cement pipes, electrical wiring insulation, or other materials may subsequently be discovered.

4.2 LEAD

Paint chips were collected to determine the weight percent concentration of lead in the painted surfaces. Paint chip samples were collected for construction safety as defined by *Title 8 CCR Section 1532.1*. Paint chip sample analysis was conducted by EPA Method SW846/7420 at AQ Environmental Labs, a laboratory accredited by the Environmental Laboratory Accreditation Program and located in Signal Hill, California.

5.0 RESULTS

5.1 ASBESTOS

If any materials were found to contain more than one percent asbestos by weight as determined by the PLM method of analysis, the USEPA mandates that the material(s) be treated as ACM, subject to regulation under *40 CFR 61*.

The following materials were found to be asbestos-containing:

Material	Sample No.	Material Location	Asbestos Content	Quantity
TSI saddles	RF-11 to RF-13	Saddles under 4" pipe runs throughout building	5% chrysotile 15% amosite	500 SF
Red terrazzo	RF-107 to RF-109	1st and 2nd floor mezzanine	<1% chrysotile*	60 SF
12" Pinhole ceiling tile mastic	15, 69, 75, 78**	2nd floor offices, audio room, mechanical rooms, projector room, boiler rooms, and dressing rooms	2% anthophyllite	8,000 SF
12" Green floor tile with mastic	33A, 34A, 35A**	Business office flooring throughout	2% chrysotile	700 SF
Black Battleship flooring	79,80**	Mechanical and fan room flooring throughout	<1% chrysotile	5,700 SF
Fire curtain	52 - 54**	Stage fire curtain	40% chrysotile	2,500 SF
Thermal system insulation/TSI	96, 97**	TSI Pipe-runs throughout	8% chrysotile 12% amosite <1% crocidolite	200 LF
9" Black floor tile with black mastic	102 - 104** 102A - 104A**	Sound room flooring only	5% chrysotile - 6% chrysotile	545 SF
Gray and black mastic	111**	Stage roof at abandoned AHU Only	8% chrysotile	10 SF

Material	Sample No.	Material Location	Asbestos Content	Quantity
Gray heat shield paper	125**	2nd floor wardrobe light fixtures and basement light fixtures only	20% chrysotile	2 SF
Fire Rated Doors (labeled)	N/A	Fire doors throughout	Assumed	600 SF
Puck mirror mastic	N/A	Mirrors throughout	Assumed	400 SF
Transite pipe	N/A	Transite flue pipes	Assumed	40 LF

*currently being analyzed by 1000-point count method, results pending

**previously sampled

The results for all other materials sampled in this current survey and previous surveys were reported as "none detected," based on the limitations of the analytical method. Please refer to the Material Inventory (Appendix A).

5.2 LEAD

Currently, the State of California, HUD and the USEPA define LBP as paint or other surface coating with lead content equal to or greater than 1.0 mg/cm2 of surface area by XRF or 5,000 parts per million (ppm) by paint chip analysis. However, a more stringent level is established by the Los Angeles County Department of Health Services, which defines "dangerous level of lead-bearing substances" as paint or other surface coating with lead content greater than 0.7 mg/cm² (Los Angeles County Code, Title 11, Chapter 11.28, Section 11.28.010 C).

The following tested surfaces were found to contain lead concentrations equal to or greater than 0.7 mg/cm².

Summary of LBP:

Reading No.	Structure	Material Location	Paint Color & Condition	Substrate	Lead (mg/cm²)
2183	Urinal	Men's restroom northwest	White/intact	Porcelain	5.3
2199	Urinal	Northeast men's restroom	White/intact	Porcelain	5.2
2215	Wall	Kitchen	White/intact	4" ceramic tile	8.8
2237	Wall	Main office men's restroom	Green/intact	4" ceramic tile	6.8

Reading No.	Structure	Material Location	Paint Color & Condition	Substrate	Lead (mg/cm²)
2240	Urinal	Main office men's restroom	White/intact	Porcelain	4.3
2249	Wall	Women's restroom	Peach/intact	4" ceramic tile	4.8
2260	Shower wall	Dressing room 1	White/intact	4" ceramic tile	6.4
2279	Wall	Dressing room	Tan/intact	4" ceramic tile	5.9
2280	Wall	Men's dressing room	Green/intact	4" ceramic tile	6.4
2281	Urinal	Men's restroom	White/intact	Porcelain	6.4
2283	Shower wall	Second floor east dressing room RM	Tan/intact	4" ceramic tile	5.9
2285	Sink	Janitor's room	White/intact	Porcelain	2.5
2287	Wall	2nd floor south dressing room	Peach/intact	4" ceramic tile	5.0
2288	Wall	2nd floor south dressing room	Tan/intact	4" ceramic tile	6.0
2301	Attic	3rd floor attic	Orange/intact	Structure H Beams/South	3.6
2303	Structure H breams/east	Attic	Orange/intact	Metal	7.5
2304	Structure H beams/north	Attic	Orange/intact	Metal	10.1
2309	Wall	Basement men's restroom	Green/intact	4" ceramic tile	5.0
2312	Sink	Basement janitor's room	White/intact	Porcelain	2.6
2313	Wall	Basement women's restroom	Peach/intact	4" ceramic tile	5.0

Reading No.	Structure	Material Location	Paint Color & Condition	Substrate	Lead (mg/cm²)
2316	Double door	Orchestra pit door	Gray/intact	Metal	10.1

The following are painted surfaces with results equal to or greater than 5,000 ppm of lead as tested by paint chip analysis. These surfaces are subject to regulation by Los Angeles County, the CDPH and the USEPA.

Component	Sample No.	Substrate	Paint Color	Material Location	Results (ppm)
Beams	PC-18 (5/3/23)	Metal	Red	Basement 1st floor	280,000
Door	3 (5/5/23)	Metal	Blue	Sound equipment room	14,000
Door casing	4 (5/5/23)	Metal	Blue	Sound equipment room	21,000
HVAC	7 (5/5/23)	Metal	Dark gray	Sound equipment room	5,400
Door	10 (5/5/23)	Metal	Black	All entry doors	76,000
Door	12 (5/4/23)	Wood	Light blue	Entry to hallway book storage, dressing room 3, stagehand dressing room	18,000
Post	4005	Concrete	Yellow	Exterior only	53,000
Railing	4009	Metal	Blue/gray	Catwalk hallway	88,000
Column	4011	Metal	Red	Catwalk	330,000

The following are results of painted surfaces with any detectable levels of lead in paint below 5,000 ppm that were determined by paint chip sampling. When disturbed for construction purposes these surfaces are subjected to Cal/OSHA exposure assessment requirements set forth in Title 8 CCR, Section 1532.1(d). This regulation requires initial employee exposure monitoring to evaluate work exposure during work that disturbs paint with any detectable level of lead. If airborne lead levels are above the established Cal/OSHA action limit or permissible exposure limit, additional monitoring and respiratory protection are required.

Component	Sample No.	Substrate	Paint Color	Material Location	Results (ppm)
Fire riser	PC-6 (5/2/23)	Metal	Red	Exterior southeast corner	410
Railing	PC-15 (5/2/23)	Metal	Blue	Exterior southwest	130
Door	PC-1 (5/3/23)	Metal	Gray	Basement electrical room, water heater room	470
Wall	PC-5 (5/3/23)	Concrete	Yellow	Maintenance shop	250
Wall	PC-6 (5/3/23)	Plaster	Yellow	Maintenance shop	250
Wall	PC-7 (5/3/23)	Plaster	Tan	Basement hallway	250
Wall	PC-8 (5/3/23)	Concrete	Tan	Basement hallway	80
Hatch	PC-11 (5/3/23)	Metal	Tan	Basement	63
Wall	PC-12 (5/3/23)	Plaster	Green	Janitor room	880
Wall	PC-13 (5/3/23)	Concrete	Black	Basement 1st floor	550
Column	PC-14 (5/3/23)	Concrete	Black	Basement 1st floor	740
Beams	PC-17 (5/3/23)	Metal	Green	Basement 1st floor	1,300
Door	1 (5/5/23)	Metal	Tan	Stairway and hallway	4,000
Door casing	2 (5/5/23)	Metal	Tan	Stairway and hallway	3,600
Pole	6 (5/5/23)	Metal	Dark gray	Sound equipment room	6,100

Component	Sample No.	Substrate	Paint Color	Material Location	Results (ppm)
HVAC duct	8 (5/5/23)	Metal	Dark gray	Fan room 2	330
Door casing	11 (5/5/23)	Metal	Black	All entry doors	350
Railing	12 (5/5/23)	Metal	Tan	2nd floor stairs	3,700
Wall	14 (5/5/23)	Concrete	White	Hallway 2nd floor	79
Wall	15 (5/5/23)	Plaster	White	All rooms	98
Countertop	16 (5/5/23)	Wood	Black	All dressing rooms	350
Wall	17 (5/5/23)	Plaster	Blue	2nd floor hallway janitor	64
Wall	3 (5/5/23)	Plaster	White	Upper mezzanine hallway	180
Door	4 (5/5/23)	Wood	White	Upper mezzanine hallway	86
Door casing	5 (5/5/23)	Metal	White	Upper mezzanine hallway	92
Railing	7 (5/5/23)	Metal	Gray	West and east stairwell	1,900
Door	8 (5/5/23)	Wood	Blue	Seating area	2,700
Door casing	10 (5/5/23)	Metal	Tan	Stairway projectors	1,700
Door	11 (5/5/23)	Wood	Tan	Stairway projectors	710
Door	12 (5/5/23)	Wood	Gray	Janitors closet upper mezzanine	2,100
Door casing	13 (5/5/23)	Metal	Gray	Janitors closet upper mezzanine	2,900

Component	Sample No.	Substrate	Paint Color	Material Location	Results (ppm)
Wall	14 (5/5/23)	Plaster	Gray	Janitors closet upper mezzanine	1,700
Door casing	1 (5/4/23)	Metal	Dark gray	West side exit door of stage	600
Door casing	2 (5/4/23)	Metal	Dark gray	West side exit door of stage	2,000
Wall	4 (5/4/23)	Concrete	Dark gray	Stage, book of stage, seating area	120
Conduit	5 (5/4/23)	Metal	Light blue	Throughout stage and back of stage	160
Conduit	6 (5/4/23)	Metal	Dark gray	Throughout stage and back of stage	61
Door	14 (5/4/23)	Metal	Light blue	Stage	260
Door casing	15 (5/4/23)	Metal	Light blue	Hallway, dressing room 4, stagehand, electrical room	160
Countertop	19 (5/4/23)	Wood	Light blue	Dressing room 5, 4	310
Stall divider	24 (5/4/23)	Metal	White	Back stage restroom	84
Door casing	26 (5/4/23)	Metal	Orange	Dressing room 3ABC stagehand	64
Pipe	28 (5/4/23)	Metal	Orange	Dressing Room 3A	110
Countertop	30 (5/4/23)	Wood	Gray	Stagehand room	440
Door	38 (5/4/23)	Wood	Gray	All doors to room underneath seating section	300
Wall	40 (5/4/23)	Plaster	Light blue	Section 3 seating area, office 2	61

Component	Sample No.	Substrate	Paint Color	Material Location	Results (ppm)
Wall	41 (5/4/23)	Plaster	Gray	East wing meeting area section seating areas 2, 3, 4, 5	1,800
Door case	55 (5/4/23)	Metal	White	Main floor interior janitor's closet	2,000
Door	56 (5/4/23)	Wood	White	Main floor interior janitor's closet	150
Wall	57 (5/4/23)	Concrete	White	Main floor interior janitor's closet	2,100
Railing	4001	Metal	Tan	All stairways	810
Stairs	4002	Metal	Tan	All stairs in hallways	1,900
Wall cabinet	4003	Wood	Blue/gray	Audio room and project room	130
Door	4004	Wood	Gray	Fan room only	4,900
Door	4006	Wood	Green	Air handler room #3	1,300
Floor coating	4010	Metal	Red/Brown	Catwalk	61

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 ASBESTOS

Asbestos-containing materials (ACM) were discovered during course of this inspection. Refer to Section 5 in this report for a summary of ACMs. If, during project, materials are found or added to the scope of work that are not listed in this report as being sampled, they must be treated as asbestos-containing until subsequent sampling and laboratory analysis prove otherwise.

Materials assumed to contain asbestos in this report should be properly sampled and analyzed by or under the direction of a Certified Asbestos Consultant to determine asbestos content prior to construction, demolition or renovation. These materials were inaccessible for sampling during this inspection or would be substantially damage by such sampling.

Any damaged asbestos materials should be removed, repaired, encapsulated or enclosed. The USEPA requires that all asbestos materials be removed prior to any renovation or demolition activities that may impact the material. The USEPA recommends that a proactive, management- in-place program be developed and

implemented whenever asbestos is discovered in a building. Asbestos materials that are not damaged may be managed in place with a good operations and maintenance (O&M) program.

Certain notification requirements apply to owners of buildings constructed prior to 1979 where asbestos is known to be present. California Health and Safety Code 25915-25915.7 requires that all employees working within a building known to contain asbestos be informed, in writing, initially and annually thereafter of its presence, location, procedures and handling restrictions, results for any sampling conducted in the building and potential health risks of asbestos. In addition, notification shall be provided to contractors, maintenance workers or others.

One hundred square feet or more of materials containing greater than 1/10th of one percent asbestos must be properly removed by a licensed asbestos abatement contractor using isolation control methods and disposed of appropriately. Workers handling materials containing asbestos must be properly trained and must wear the appropriate personal protective equipment (PPE).

Furthermore, when asbestos is present in any amount, be advised that certain provisions of Cal-OSHA regulation Title 8 Section 1529 still apply. These include, but are not limited to, exposure assessments, air monitoring, hazard communication, prohibitions and work practices, such as wet methods and HEPA vacuuming.

6.2 LEAD

Lead-based paint was reported during this inspection. Refer to Section 5 in this report for a summary of LBP.

An O&M program is recommended to properly manage-in-place identified or assumed LBP until the buildings are demolished. An O&M program is a set of measures designed to reduce lead exposure to humans and the environment. Such measures may include specialized cleaning, repairs, maintenance, painting, temporary containment, education programs, and on-going visual monitoring by owners and/or reevaluations by risk assessors. An initial evaluation of potential LBP and hazards by a certified inspector/assessor is recommended for successful implementation of an O&M program.

Workers handling Lead-Based Paint or Lead-Containing Paint must be have appropriate Lead Training and must wear the appropriate personal protective equipment.

Waste generated during removal or demolition of LBP components must be properly segregated into separate waste streams. Each waste stream should be randomly sampled and each sample analyzed for lead by the California Waste Extraction Test for comparison to the Total Threshold Limit Concentration (TTLC), and Soluble Threshold Limit Concentration (STLC) and by Toxicity Characteristic Leaching Procedure (TCLP) as required, to determine the final disposition of the waste.

Disturbances of paints and/or component with any detectable amount of lead are subject to regulation under *Title 8 CCR, Section 1532.1 (d)*. These requirements include awareness training, and monitoring to determine worker exposure. This regulation requires initial and on-going (if necessary) employee exposure monitoring to evaluate lead work exposure that disturbs paint with any detectable level of lead. Alta Environmental suggests that engineering controls, respiratory protection and personal protective equipment be employed during any project that disturbs painted surfaces.

All other painted surfaces not listed above are considered lead-containing until confirmatory paint chip sampling proves otherwise.

7.0 ASSUMPTIONS AND LIMITATIONS

This report was prepared exclusively for use by Santa Monica-Malibu School District and may not be relied upon by any other person or entity without Alta/NV5 ‘s express written permission. The information, conclusions and recommendations described in this report apply to conditions existing at certain locations when services were performed and are intended only for the specific purposes, locations, time frames and project parameters indicated. Alta/NV5 cannot be responsible for the impact of any changes in environmental standards, practices or regulations after performance of services.

In performing our professional services, we have applied present engineering and scientific judgment and used a level of effort consistent with the current standard of practice for similar types of studies.

As applicable, Alta/NV5 has relied in good faith upon representations and information furnished by individuals with respect to operations and existing property conditions, to the extent that they have not been contradicted by data obtained from other sources. Accordingly, Alta/NV5 accepts no responsibility for any deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

Alta/NV5 will not accept any liability for loss, injury claim, or damage arising directly or indirectly from any use or reliance on this report. Alta/NV5 makes no warranty, expressed or implied

This report is issued with the understanding that the client, the property owner, or its representative is responsible for ensuring that the information, conclusions, and recommendations contained herein are brought to the attention of the appropriate regulatory agencies, as required.

If you have any questions, please do not hesitate to contact the undersigned at (562) 495-5777. We appreciate the opportunity to be of service to Santa Monica-Malibu School District.

8.0 SIGNATORY

Respectfully submitted by:

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Appendix A

Material Inventory: Asbestos and Lead

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
Skim coat	2-1	None detected	Southwest storage southwest corner	Southwest corner storage	800 SF	No	No
Skim coat	2-2	None detected	Southwest storage southeast corner				
Skim coat	2-3	None detected	Southwest storage east center				
Duct sealant	2-4	None detected	West center north door entry	West center of building exterior	10 LF	No	No
Duct sealant	2-5	None detected	West center north door entry				
Duct sealant	2-6	None detected	West center north door entry				
Window sealant	2-7	None detected	West center windows	Exterior west center	150 LF	No	No
Window sealant	2-8	None detected	West center windows				
Window sealant	2-9	None detected	West center windows				
Built up roof (core)	0502-1	None detected	High roof west center	Upper roof (large portion)	33,000 SF	No	No
Built up roof (core)	0502-2	None detected	Large portion center				
Built up roof (core)	0502-3	None detected	Large portion north center				
Parapet capsheet	0502-4	None detected	West center	High roof	300 LF	No	No
Parapet capsheet	0502-5	None detected	South center				
Parapet capsheet	0502-6	None detected	East center				
Kicksheet with cap	0502-7	None detected	West center	Storage roof	1,500 SF	No	No
Kicksheet with cap	0502-8	None detected	Center				
Kicksheet with cap	0502-9	None detected	East center				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
Built up roof with gravel core	0502-10	None detected	West roof, northwest	1st floor roofs west east, and southeast roof	8,000 SF	No	No
Built up roof with gravel core	0502-11	None detected	Southeast roof, center				
Built up roof with gravel core	0502-12	None detected	East roof southeast				
Vibration reducer	0502-13	None detected	West center (southeast roof)	1st floor roofs, west, east, and southeast roofs, southeast roof, east roof (HVAC)	200 SF	No	No
Vibration reducer	0502-14	None detected	West center (southeast roof)				
Vibration reducer	0502-15	None detected	Southeast corner (east roof)				
White sealant	0502-16	None detected	West center	All flashing on roofs	1,200 LF	No	No
White sealant	0502-17	None detected	Southeast				
White sealant	0502-18	None detected	East center				
Duct sealant	0502-19	None detected	Southeast roof, east center	HVAC duct seams on roof	300 SF	No	No
Duct sealant	0502-20	None detected	Southeast roof south east				
Duct sealant	0502-21	None detected	East roof southeast				
Walk pad roof	0502-22	None detected	West	South east roof	300 SF	No	No
Walk pad roof	0502-23	None detected	Center				
Walk pad roof	0502-24	None detected	East				
2'x2' fissured ceiling tile	4	None detected	Southwest hallway between meeting area and dressing room	All east wing building except restroom hallway and kitchen	2,000 SF	Yes	No
2'x2' fissured ceiling tile	5	None detected	Meeting area north center				
2'x2' fissured ceiling tile	6	None detected	Meeting area southeast				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
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Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
1'x4' ceiling tile	7	None detected	2nd floor mezzanine north center door BB	1st floor lobby north section 2nd floor lobby mezzanine ceiling	2,000 SF	Yes	No
1'x4' ceiling tile	8	None detected	2nd floor mezzanine north center door CC				
1'x4' ceiling tile	9	None detected	40' north of door east				
Red caulk fire guard	RF-8	None detected	Storage southeast	Basement storage and electrical	20 SF	No	No
Red caulk fire guard	RF-9	None detected	Storage northwest				
Red caulk fire guard	RF-10	None detected	Electrical southwest				
TSI saddles	**RF-11**	**5% chrysotile 15% amosite**	**Catwalk above ceiling - north**	**Saddles under 4" pipe runs throughout building**	**500 SF**	**Yes**	**No**
TSI saddles	**RF-12**	**Not analyzed - positive stop**	**Catwalk above ceiling - center**				
TSI saddles	**RF-13**	**Not analyzed - positive stop**	**Catwalk above ceiling - south**				
Drywall with joint	RF-14	None detected	Kitchen east center	Kitchen wall east, snack bar walls and west wing dividing walls and restroom ceiling	4,000 SF	No	No
Drywall with joint compound	RF-15	None detected	Chilled water supply room northwest				
Drywall with joint compound	RF-16	None detected	Snack bar center				
Drywall with joint compound	RF-17	None detected	West wing south center				
Drywall with joint compound	RF-18	None detected	West wing northeast				
FRP with glue	RF-19	None detected	South	East hallway to east wing 1st floor	400 SF	No	No
FRP with glue	RF-20	None detected	Center				
FRP with glue	RF-21	None detected	North				
Tectum	RF-22	None detected	North	3rd floor ceiling	10,000 SF	No	No
Tectum	RF-23	None detected	Center				
Tectum	RF-24	None detected	South				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
White mastic	RF-25	None detected	North	Seams/joint of tectum ceiling	1,800 LF	No	No
White mastic	RF-26	None detected	Center				
White mastic	RF-27	None detected	South				
White panel board ceiling	RF-28	None detected	West center	3rd floor ceiling west and east pitch	5,000 SF	No	No
White panel board ceiling	RF-29	None detected	Northeast				
White panel board ceiling	RF-30	None detected	Southeast				
Blue stair tread	RF-37	None detected	West	Aisle at seating area	800 LF	No	No
Blue stair tread	RF-38	None detected	Center				
Blue stair tread	RF-39	None detected	East				
Black stair tread	RF-40	None detected	West	Aisle at seating area	800 LF	No	No
Black stair tread	RF-41	None detected	Center				
Black stair tread	RF-42	None detected	East				
Gray epoxy	RF-43	None detected	West	Seating area	8,000 SF	No	No
Gray epoxy	RF-44	None detected	Center				
Gray epoxy	RF-45	None detected	East				
16"x16" green vinyl tiles with glue	RF-46	None detected	West	Aisle steps at seating area	2,600 SF	No	No
16"x16" green vinyl tiles with glue	RF-47	None detected	Center				
16"x16" green vinyl tiles with glue	RF-48	None detected	East				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
6" brown cove base with tan mastic	RF-49	None detected	West wing restroom 1 northwest	1st floor west wing restroom (entry) 1st floor east of stage dress rooms	100 LF	No	No
6" brown cove base with tan mastic	RF-50	None detected	West wing restroom 2 southeast				
6" brown cove base with tan mastic	RF-51	None detected	Dress room east of stage southwest				
6" dark blue cove base with tan mastic	RF-52	None detected	South stage dress room southeast	1st floor, 2 dress rooms southeast of stage	150 LF	No	No
6" dark blue cove base with tan mastic	RF-53	None detected	South stage dress room northeast				
6" dark blue cove base with tan mastic	RF-54	None detected	Southeast dress room northwest				
6" black cove base with brown mastic	RF-55	None detected	1st west storage southwest	1st and 2nd floors, 1st floor east storage, 1st floor west storage and 2nd floor hallway and dressing rooms	450 LF	No	No
6" black cove base with brown mastic	RF-56	None detected	1st floor east storage				
6" black cove base with brown mastic	RF-57	None detected	2nd floor hallway southwest				
6" blue cove base with tan mastic	RF-58	None detected	Southeast	1st floor southeast hallway	200 LF	No	No
6" blue cove base with tan mastic	RF-59	None detected	Center				
6" blue cove base with tan mastic	RF-60	None detected	Northeast				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
6" light gray cove base with tan mastic	RF-61	None detected	2nd floor west	2nd floor mezzanine and 1st floor dressing room 1 with restroom	500 LF	No	No
6" light gray cove base with tan mastic	RF-62	None detected	2nd floor east				
6" light gray cove base with tan mastic	RF-63	None detected	1st floor dressing room 1 northwest				
4" black covebase with brown mastic	RF-64	None detected	Northeast	2nd floor audio room	280 LF	No	No
4" black covebase with brown mastic	RF-65	None detected	Southeast				
4" black covebase with brown mastic	RF-66	None detected	Southwest				
Acoustical floor with blue coat	RF-67	None detected	Northwest	Above box office/snack bar	2,000 SF	No	No
Acoustical floor with blue coat	RF-68	None detected	North center				
Acoustical floor with blue coat	RF-69	None detected	Northeast				
Acoustical floor with blue coat	RF-70	None detected	Southwest				
Acoustical floor with blue coat	RF-71	None detected	Southeast				
Black coating	RF-80	None detected	West	On boiler 1 and 2 in boiler room on 2nd floor southwest	300 SF	Yes	Yes
Black coating	RF-81	None detected	Center				
Black coating	RF-82	None detected	North				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
Fiberboard insulation with mastic	RF-89	None detected	North	3rd floor double door to mechanical room	20 SF	No	Yes
Fiberboard insulation with mastic	RF-90	None detected	Center				
Fiberboard insulation with mastic	RF-91	None detected	South				
Black terrazzo with small specks	RF-98	None detected	Northwest	1st and 2nd floor mezzanine	1,500 SF	No	No
Black terrazzo with small specks	RF-99	None detected	Southwest				
Black terrazzo with small specks	RF-100	None detected	1st floor northeast				
Beige terrazzo with large specks	RF-101	None detected	Northwest	2nd floor mezzanine west and east ends	1,000 SF	No	No
Beige terrazzo with large specks	RF-102	None detected	Southwest				
Beige terrazzo with large specks	RF-103	None detected	Northeast				
Beige terrazzo with less specks	RF-104	None detected	Northwest	1st and 2nd floor mezzanine	5,000 SF	No	No
Beige terrazzo with less specks	RF-105	None detected	2nd floor north center				
Beige terrazzo with less specks	RF-106	None detected	Northeast				
Red terrazzo	**RF-107**	**<1% chrysotile***	**1st floor west**	**1st and 2nd floor mezzanine**	**60 SF**	**No**	**No**
Red terrazzo	**RF-108**	**<1% chrysotile***	**2nd floor west**				
Red terrazzo	**RF-109**	**<1% chrysotile***	**2nd floor east**				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
Green terrazzo	RF-110	None detected	East	2nd floor mezzanine	60 SF	No	No
Green terrazzo	RF-111	None detected	East				
Green terrazzo	RF-112	None detected	West				
Pink terrazzo	RF-114	None detected	2nd floor center	1st and 2nd floor mezzanine	60 SF	No	No
Pink terrazzo	RF-115	None detected	1st floor center				
Pink terrazzo	RF-116	None detected	1st floor center				
Yellow terrazzo	RF-117	None detected	1st floor east storage	1st and 2nd floor mezzanine	300 SF	No	No
Yellow terrazzo	RF-118	None detected	1st floor east storage				
Yellow terrazzo	RF-119	None detected	2nd floor west				
Light beige terrazzo	RF-120	None detected	Basement restroom center	mezzanine stairs, restroom at basement, east wing restroom 1st floor, west wing restroom	3,000 SF	No	No
Light beige terrazzo	RF-121	None detected	Mezzanine stairs east				
Light beige terrazzo	RF-122	None detected	1st floor west wing restroom				

*analyzed by 1000 point count

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
12" Pinhole ceiling tile mastic	15	2% anthophyllite	Lobby ceiling	2nd floor offices, audio room, mechanical rooms, projector room, boiler rooms, and dressing rooms	12,000 SF	No	No
12" Pinhole ceiling tile mastic	69	2% anthophyllite	Fan room #2 wall				
12" Pinhole ceiling tile mastic	75	2% anthophyllite	Ballet dressing room ceiling				
12" Pinhole ceiling tile mastic	78	2% anthophyllite	Fan Room #5 wall				
12" Green floor tile with mastic	33A	2% chrysotile	Floor-South	Business office flooring throughout	700 SF	No	No
12" Green floor tile with mastic	34A	<1% chrysotile	Floor-North				
12" Green floor tile with mastic	35A	<1% chrysotile	Floor-East				
Battleship flooring black	79	<1% chrysotile	Fan Room #2 floor	Mechanical and fan room flooring throughout	5,700 SF	No	No
Battleship flooring black	80	<1% chrysotile	Fan Room #3 floor				
Fire curtain	52	40% chrysotile	Stage at fire curtain - east	Stage fire curtain	2,500 SF	No	No
Fire curtain	53	40% chrysotile	Stage at fire curtain - west				
Fire curtain	54	40% chrysotile	Stage at fire curtain - center				
Thermal system insulation/TSI	96	8% chrysotile 12% amosite <1% crocidolite	Catwalk/upper part of auditorium at overhead pipe runs	TSI Pipe-runs throughout	200 LF	Yes	No
Thermal system insulation/TSI	97	8% chrysotile 12% amosite <1% crocidolite	Catwalk/upper part of auditorium at overhead pipe runs				

MATERIAL INVENTORY
ASBESTOS SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Material	Sample No.	Asbestos Content	Sample Location	Material Location	Approx. Qty.	Friable	Damage
9" floor tile with black mastic	102	5% chrysotile	Sound equipment room floor	Sound room flooring only	545 SF	No	No
9" floor tile with black mastic	102A	5% chrysotile	Sound equipment room floor				
9" floor tile with black mastic	103	5% chrysotile	Sound equipment room floor				
9" floor tile with black mastic	103A	6% chrysotile	Sound equipment room floor				
9" floor tile with black mastic	104	5% chrysotile	Sound equipment room floor				
9" floor tile with black mastic	104A	6% chrysotile	Sound equipment room floor				
Gray and black mastic	111	8% chrysotile	Abandoned AHU surface	Stage roof at abandoned AHU Only	10 SF	No	No
Gray heat shield paper	125	20% chrysotile	Wardrobe room at light fixtures	2nd floor wardrobe light fixtures and basement light fixtures only	2 SF	No	No
Fire Rated Doors (labeled)	N/A	Assumed	N/A	Fire doors throughout	600 SF	No	No
Puck mirror mastic	N/A	Assumed	N/A	Mirrors throughout	400 SF	No	No
Transite pipe	N/A	Assumed	N/A	Transite flue pipes	40 LF	No	No

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Railing	PC-1 (5/2/23)	Metal	White	Southeast corner of building	Exterior southeast corner	<49	No	N/A
Door casing	PC-2 (5/2/23)	Metal	White	Southeast corner of building	Exterior southeast corner	<50	No	N/A
Door	PC-3 (5/2/23)	Metal	White	Southeast corner of building	Exterior southeast corner	<68	No	N/A
Wall	PC-4 (5/2/23)	Concrete	White	Southeast corner of building	Exterior southeast corner	<47	No	N/A
Conduit	PC-5 (5/2/23)	Metal	White	30' west of southeast corner	Exterior southeast corner	<49	No	N/A
Fire riser	PC-6 (5/2/23)	Metal	Red	30' west of southeast corner	Exterior southeast corner	410	No	N/A
Wall	PC-7 (5/2/23)	Concrete	Blue	50' west of southeast corner	Exterior southeast corner	<48	No	N/A
Door casing	PC-8 (5/2/23)	Metal	Blue	50' west of southeast corner	Exterior southeast corner	<58	No	N/A
Door	PC-9 (5/2/23)	Metal	Blue	50' west of southeast corner	Exterior southeast corner	<110	No	N/A
Wall	PC-10 (5/2/23)	Plaster	White	Southwest storage	Southwest storage	<49	No	N/A
Wall	PC-11 (5/2/23)	Plaster	Blue	Southwest storage	Southwest storage	<47	No	N/A
Wall	PC-12 (5/2/23)	Wood	Blue	South center	Southwest storage	<47	No	N/A
Wall	PC-13 (5/2/23)	Wood	White	South center storage	South corner storage	<48	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Door casing	PC-14 (5/2/23)	Metal	Blue	South center gate	Exterior south center	<48	No	N/A
Railing	PC-15 (5/2/23)	Metal	Blue	30' north of southwest corner	Exterior southwest	130	No	N/A
Column	PC-16 (5/2/23)	Concrete	White	Exterior northwest column	Exterior north of building	<49	No	N/A
Conduit	PC-17 (5/2/23)	Metal	Blue	East center	Exterior east center of building	<240	No	N/A
Door	PC-1 (5/3/23)	Metal	Gray	Basement electrical room at entry	Basement electrical room, water heater room	470	No	N/A
Door casing	PC-2 (5/3/23)	Metal	Gray	Basement electrical room at entry	Basement electrical room, water heater room	<150	No	N/A
Wall	PC-5 (5/3/23)	Concrete	Yellow	Maintenance shop northwest	Maintenance shop	250	No	N/A
Wall	PC-6 (5/3/23)	Plaster	Yellow	Maintenance shop southeast	Maintenance shop	250	No	N/A
Wall	PC-7 (5/3/23)	Plaster	Tan	Basement hallway south center	Basement hallway	250	No	N/A
Wall	PC-8 (5/3/23)	Concrete	Tan	Basement hallway north center	Basement hallway	80	No	N/A
Hatch	PC-11 (5/3/23)	Metal	Tan	Basement hallway south center	Basement	63	No	N/A
Wall	PC-12 (5/3/23)	Plaster	Green	Basement 1st room southwest	Janitor room	880	No	N/A
Wall	PC-13 (5/3/23)	Concrete	Black	Basement 1st room southwest	Basement 1st floor	550	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Column	PC-14 (5/3/23)	Concrete	Black	Basement 1st room southwest	Basement 1st floor	740	No	N/A
Conduit	PC-15 (5/3/23)	Metal	Tan	East stairwell basement	Basement 1st floor	<110	No	N/A
Wall	PC-16 (5/3/23)	Drywall	Tan	East basement hallway	Basement 1st floor	<49	No	N/A
Beams	PC-17 (5/3/23)	Metal	Green	Hydraulic floor basement	Basement 1st floor	1,300	No	N/A
Beams	**PC-18 (5/3/23)**	**Metal**	**Red**	**Hydraulic floor basement**	Basement 1st floor	**280,000**	**No**	**N/A**
Door	1 (5/5/23)	Metal	Tan	Stairway into sound equipment room at entry	Stairway and hallway	4,000	No	N/A
Door casing	2 (5/5/23)	Metal	Tan	Stairway into sound equipment room at entry	Stairway and hallway	3,600	No	N/A
Door	**3 (5/5/23)**	**Metal**	**Blue**	**Interior sound equipment room at**	**Sound equipment room**	**14,000**	No	N/A
Door casing	**4 (5/5/23)**	**Metal**	**Blue**	**Interior sound equipment room at**	**Sound equipment room**	**21,000**	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Wall	5 (5/5/23)	Drywall	Tan	Interior sound equipment room south center	Sound equipment room	<47	No	N/A
Pole	6 (5/5/23)	Metal	Dark gray	Interior sound equipment room south center	Sound equipment room	6,100	No	N/A
HVAC	**7 (5/5/23)**	**Metal**	**Dark gray**	**Interior sound equipment room**	**Sound equipment room**	**5,400**	No	N/A
HVAC duct	8 (5/5/23)	Metal	Dark gray	Fan room 2 west center	Fan room 2	330	No	N/A
Wall	9 (5/5/23)	Plaster	Off-white	Fan room 2 north center	Fan room 2	<49	No	N/A
Door	**10 (5/5/23)**	**Metal**	**Black**	**2nd floor hallway exterior of fan room at**	**All entry doors**	**76,000**	No	N/A
Door casing	11 (5/5/23)	Metal	Black	2nd floor hallway exterior of fan room at entry	All entry doors	350	No	N/A
Railing	12 (5/5/23)	Metal	Tan	2nd floor stairs	2nd floor stairs	3,700	No	N/A
Wall	13 (5/5/23)	Plaster	Tan	Stair hallway to 2nd floor north center	Hallway stairs	<49	No	N/A
Wall	14 (5/5/23)	Concrete	White	Hallway east center	Hallway 2nd floor	79	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Wall	15 (5/5/23)	Plaster	White	Hallway 2nd floor west center	All rooms	98	No	N/A
Counter top	16 (5/5/23)	Wood	Black	Dressing room 24 northwest	All dressing rooms	350	No	N/A
Wall	17 (5/5/23)	Plaster	Blue	Janitor's closet east center	2nd floor hallway janitor	64	No	N/A
Conduit	1 (5/5/23)	Metal	White	2' west of AA	Upper mezzanine hallway	<49	No	N/A
Pole	2 (5/5/23)	Metal	White	3' west of AA	Upper mezzanine hallway	<47	No	N/A
Wall	3 (5/5/23)	Plaster	White	South center of hallway wall	Upper mezzanine hallway	180	No	N/A
Door	4 (5/5/23)	Wood	White	Southeast FF int. door	Upper mezzanine hallway	86	No	N/A
Door casing	5 (5/5/23)	Metal	White	Southeast FF int. door	Upper mezzanine hallway	92	No	N/A
Wall trim	6 (5/5/23)	Wood	White	Entry to EE seating area	Upper mezzanine hallway	<56	No	N/A
Railing	7 (5/5/23)	Metal	Gray	East stairwell	West and east stairwell	1,900	No	N/A
Door	8 (5/5/23)	Wood	Blue	Interior of seating area DD	Seating area	2,700	No	N/A
Wall	9 (5/5/23)	Concrete	White	South center 4' west of CC	Upper mezzanine hallway	<47	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Door casing	10 (5/5/23)	Metal	Tan	Interior door to projector rooms	Stairway projectors	1,700	No	N/A
Door	11 (5/5/23)	Wood	Tan	Interior door to projector rooms	Stairway projectors	710	No	N/A
Door	12 (5/5/23)	Wood	Gray	Janitor's closet 40' east of west center	Janitor closet upper mezzanine	2,100	No	N/A
Door casing	13 (5/5/23)	Metal	Gray	Janitor's closet 40' east of west center	Janitor closet upper mezzanine	2,900	No	N/A
Wall	14 (5/5/23)	Plaster	Gray	Janitor's closet 40' east of west center	Janitor closet upper mezzanine	1,700	No	N/A
Door casing	1 (5/4/23)	Metal	Dark gray	Single door 50' north of southwest corner	West side exit door of stage	600	No	N/A
Door casing	2 (5/4/23)	Metal	Dark gray	Single door 50' north of southwest corner	West side exit door of stage	2,000	No	N/A
Wall	3 (5/4/23)	Concrete	Light blue	30' east southwest corner	Back of stage, dressing room 1B	<49	No	N/A
Wall	4 (5/4/23)	Concrete	Dark gray	40' east southwest corner	Stage, book of stage, seating area	120	No	N/A
Conduit	5 (5/4/23)	Metal	Light blue	15' east of northwest corner of stage	Throughout stage and back of stage	160	No	N/A
Conduit	6 (5/4/23)	Metal	Dark gray	15' east of northwest corner of stage	Throughout stage and back of stage	61	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Column	7 (5/4/23)	Concrete	Light blue	40 feet east of northwest corner of stage	Stage, back of stage	<48	No	N/A
Column	8 (5/4/23)	Concrete	Dark gray	40 feet east of northwest corner of stage	Stage, back of stage	<46	No	N/A
Wall	9 (5/4/23)	Plaster	Dark gray	10' east of south center door gate	Back of stage, seating area 3 beneath	<48	No	N/A
Wall	10 (5/4/23)	Plaster	Off-white	North of southeast stairwell	Stage hallway, office 2, kitchen, dressing room 3, stagehand rooms, lobby	<49	No	N/A
Railing	11 (5/4/23)	Metal	Tan	Southeast stairwell	Southeast stairwell	<50	No	N/A
Door	**12 (5/4/23)**	**Wood**	**Light blue**	**4' east of east stairwell**	**Entry to hallway book storage, dressing room 3, stage hand dressing room**	**18,000**	No	N/A
Door casing	13 (5/4/23)	Metal	Light gray	Entry to back stage hallway from stage	Back stage hallway, west wing office 1	<49	No	N/A
Door	14 (5/4/23)	Metal	Light blue	Entry to back stage hallway from stage	Stage	260	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Door casing	15 (5/4/23)	Metal	Light blue	Hallway northwest	Hallway, dressing room 4, stage hand, electrical	160	No	N/A
Wall	16 (5/4/23)	Concrete	Light gray	Back stage hallway north 2' east of stage door	Room 4, book stage hallway, dressing room 5, 4, beneath seating area 2, 3	<49	No	N/A
Wall	17 (5/4/23)	Plaster	Light gray	Back stage hallway south 2' east of stage door	Hallway, dressing room, rooms 5, 9, west wing hallway	<48	No	N/A
Counter top	18 (5/4/23)	Wood	White	Dressing room 5 southeast	Dressing room 5	<49	No	N/A
Counter top	19 (5/4/23)	Wood	Light blue	Dressing room 5 southeast	Dressing room 5, 4	310	No	N/A
Door casing	20 (5/4/23)	Wood	Light blue	Dressing room 5 northeast corner door	Back stage restroom	<49	No	N/A
Door casing	21 (5/4/23)	Wood	White	Restroom back stage northwest	Back stage restroom	<46	No	N/A
Wall	22 (5/4/23)	Plaster	White	Restroom back stage southwest	Kitchen, back storage restroom	<47	No	N/A
Stall divider	24 (5/4/23)	Metal	White	Back stage restroom east center	Back stage restroom	84	No	N/A
Door	25 (5/4/23)	Wood	White	Dressing room 4 interior	Dressing room 3, 4, hallway, room 4	<46	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Door casing	26 (5/4/23)	Metal	Orange	Dressing room 3A southwest	Dressing room 3ABC stage hands	64	No	N/A
Counter top	27 (5/4/23)	Wood	Orange	Dressing room 3A southwest	Dressing room 3ABC	<49	No	N/A
Pipe	28 (5/4/23)	Metal	Orange	Dressing room 3A southwest	Dressing Room 3A	110	No	N/A
Wall	29 (5/4/23)	Drywall	White	Northwest	Snack bar	<50	No	N/A
Counter top	30 (5/4/23)	Wood	Gray	Stage hand rooms east center	Stage hand room	440	No	N/A
Sound panel	32 (5/4/23)	Metal	Gray	Seating area northwest	Seating area northwest	<47	No	N/A
Wall	33 (5/4/23)	Concrete	Gray	Seating area northeast	Seating area	<49	No	N/A
Railing	34 (5/4/23)	Metal	Gray	Seating area northeast	Seating area	<48	No	N/A
Railing	35 (5/4/23)	Metal	Blue/gray	Seating area northeast	Seating area	<49	No	N/A
Fire extinguisher cabinet	36 (5/4/23)	Wood	Blue/gray	Seating area northeast	Seating area	<49	No	N/A
Door casing	37 (5/4/23)	Metal	Gray	Door to underneath of seating area 1	All doors to underneath seating sections	<47	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Door	38 (5/4/23)	Wood	Gray	Northeast door to underneath seating	All doors to room underneath seating	300	No	N/A
Door	39 (5/4/23)	Wood	Dark blue	Northeast door to underneath seating	All doors to room underneath seating	<50	No	N/A
Wall	40 (5/4/23)	Plaster	Light blue	Northwest underneath seating room section 3	Section 3 seating area, office 2	61	No	N/A
Wall	41 (5/4/23)	Plaster	Gray	Underneath seating area 5 west center	East wing meeting area section seating areas 2, 3, 4, 5	1,800	No	N/A
Column	42 (5/4/23)	Concrete	White	Lobby east center	Lobby, F restroom, F restroom, kitchen	<97	No	N/A
Wall	43 (5/4/23)	Plaster	White	4' west of entry F south center	Lobby, F restroom, F restroom, kitchen	<50	No	N/A
Door	45 (5/4/23)	Metal	White	Snack bar entry	Kitchen	<48	No	N/A
Door casing	46 (5/4/23)	Metal	White	Entry to ticket known	Ticket booth	<48	No	N/A
Wall	47 (5/4/23)	Wood	Tan	West wing hallway west center	West wing hallway	<48	No	N/A
Wall	48 (5/4/23)	Drywall	Purple	West wing hallway west of office 3	West wing hallway	<47	No	N/A
Column	50 (5/4/23)	Plaster	Light gray	East meeting room east center	Meeting room east	<48	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
PROJECT NO: SMSD-23-11460
PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Conduit	51 (5/4/23)	Metal	Gray	Northwest meeting room east	East meeting room	<49	No	N/A
Conduit	52 (5/4/23)	Metal	White	Lobby east center	Lobby	<48	No	N/A
Hatch	53 (5/4/23)	Metal	Purple	West wing hallway east of office 3	West wing hallway	<47	No	N/A
Wall	54 (5/4/23)	Drywall	White	Lobby janitor closet interior	Main floor interior janitor's closet	<47	No	N/A
Door case	55 (5/4/23)	Metal	White	Lobby janitor closet interior	Main floor interior janitor's closet	2,000	No	N/A
Door	56 (5/4/23)	Wood	White	Lobby janitor closet interior	Main floor interior janitor's closet	150	No	N/A
Wall	57 (5/4/23)	Concrete	White	Lobby janitor closet interior	Main floor interior janitor's closet	2,100	No	N/A
Railing	4001	Metal	Tan	Rail to stairwell	All stairways	810	No	N/A
Stairs	4002	Metal	Tan	Stairs	All stairs in hallways	1,900	No	N/A
Wall cabinet	4003	Wood	Blue/gray	Audio control room	Audio room, projector room	130	No	N/A
Door	4004	Wood	Gray	Interior fan room	Fan room only	4,900	No	N/A

MATERIAL INVENTORY
LEAD PAINT CHIP SAMPLES

CLIENT: Santa Monica Malibu School District
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PROJECT NAME: Civic Center Due Diligence

Component	Sample No.	Substrate	Paint Color	Sample Location	Material Location	Results (PPM)	Damage	Approx. Damage Qty.
Post	**4005**	**Concrete**	**Yellow**	**Exterior 30ft north of southwest corner**	**Exterior only**	**53,000**	**No**	**N/A**
Door	4006	Wood	Green	Interior air handler room #3 northeast	Air handler room #3	1,300	No	N/A
Wall	4007	Plaster	Off-white	Air handler room northeast	Air handler room return room	<48	No	N/A
Boiler coating	4008	Metal	Black	Boiler room #2 southeast	Boiler room	<49	No	N/A
Railing	**4009**	**Metal**	**Blue/gray**	**Catwalk center**	**Catwalk hallway**	**88,000**	**No**	**N/A**
Floor coating	4010	Metal	Red/Brown	Catwalk entry	Catwalk	61	No	N/A
Column	**4011**	**Metal**	**Red**	**Catwalk entry**	**Catwalk**	**330,000**	**No**	**N/A**

Appendix B

Laboratory Analytical Report: Asbestos and Lead

ENVIRONMENTAL LABORATORIES LLC

1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353936

Project Number SMSD-23-11460
Project Name Santa Monica Civic Center
Location Civic Center
PO Number
WO Number

Date Received 05/19/2023
Date Analyzed 05/19/2023
Date Reported 05/19/2023

Date Sampled
Sampled By Randy Flores
Total Samples 131

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-001						
RF-8	Caulk Fire Guard, Red, Homogeneous	LAYER 1	Fibrous Glass	5%	None Detected	
		100%	Perlite	55%		
			Binder/Filler	40%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-002						
RF-9	Caulk Fire Guard, Red, Homogeneous	LAYER 1	Fibrous Glass	5%	None Detected	
		100%	Perlite	55%		
			Binder/Filler	40%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-003						
RF-10	Caulk Fire Guard, Red, Homogeneous	LAYER 1	Fibrous Glass	5%	None Detected	
		100%	Perlite	55%		
			Binder/Filler	40%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-004						
RF-11	TSI- Saddles, White, Homogeneous	LAYER 1			Chrysotile	5%
		100%	Binder/Filler	80%	Amosite	15%
	Asbestos Present: Yes		Total % Non-Asbestos:	80.0%	**Total %Asbestos:**	**20.0%**
2353936-005						
RF-12	TSI- Saddles, Note: Not Analyzed- Positive Stop					
	Asbestos Present:		Total % Non-Asbestos:	Not Analyzed	**Total %Asbestos:**	**Not Analyzed**
2353936-006						
RF-13	TSI- Saddles, Note: Not Analyzed- Positive Stop					
	Asbestos Present:		Total % Non-Asbestos:	Not Analyzed	**Total %Asbestos:**	**Not Analyzed**
2353936-007						
RF-19A	FRP, Gray, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

AQ ENVIRONMENTAL LABORATORIES LLC

1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

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Project Number SMSD-23-11460
Project Name Santa Monica Civic Center
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Date Sampled
Sampled By Randy Flores
Total Samples 131

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-008						
RF-19B	Glue, Colorless, Homogeneous	LAYER 1 100%	Adhesive Binders	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-009						
RF-20A	FRP, Gray, Homogeneous	LAYER 1 100%	Vinyl Binder/ Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-010						
RF-20B	Glue, Colorless, Homogeneous	LAYER 1 100%	Adhesive Binders	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-011						
RF-21A	FRP, Gray, Homogeneous	LAYER 1 100%	Vinyl Binder/ Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-012						
RF-21B	Glue, Colorless, Homogeneous	LAYER 1 100%	Adhesive Binders	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-013						
RF-22	Tectum, Gray/White, Non-homogeneous	LAYER 1 100%	Wood Fiber Calcium Carbonate Binder/Filler	40% 50% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2353936

Project Number SMSD-23-11460
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Location Civic Center
PO Number
WO Number

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Total Samples 131

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-014						
RF-23	Tectum, Gray/White, Non-homogeneous	LAYER 1 100%	Wood Fiber Calcium Carbonate Binder/Filler	40% 50% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-015						
RF-24	Tectum, Gray/White, Non-homogeneous	LAYER 1 100%	Wood Fiber Calcium Carbonate Binder/Filler	40% 50% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-016						
RF-25	Mastic, White, Homogeneous	LAYER 1 100%	Wood Fiber Gypsum/Binder/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-017						
RF-26	Mastic, White, Homogeneous	LAYER 1 100%	Wood Fiber Gypsum/Binder/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-018						
RF-27	Mastic, White, Homogeneous	LAYER 1 100%	Wood Fiber Gypsum/Binder/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-019						
RF-28	Panel Board Ceiling, White	LAYER 1 100%	Wood Fiber Gypsum	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-020 RF-29	Panel Board Ceiling, White	LAYER 1 100%	Wood Fiber Gypsum	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-021 RF-30	Panel Board Ceiling, White	LAYER 1 100%	Wood Fiber Gypsum	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-022 RF-37A	Stair Tread, Blue, Homogeneous	LAYER 1 100%	Vinyl Binder/ Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-023 RF-37B	Glue, Cream, Homogeneous	LAYER 1 100%	Adhesive Binders/Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-024 RF-38A	Stair Tread, Blue, Homogeneous	LAYER 1 100%	Vinyl Binder/ Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-025 RF-38B	Glue, Cream/Yellow, Non-homogeneous	LAYER 1 100%	Adhesive Binders/Filler	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-026						
RF-39A	Stair Tread, Blue, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-027						
RF-39B	Glue, Cream, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-028						
RF-40A	Stair Tread, Black, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-029						
RF-40B	Glue, Cream, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-030						
RF-41A	Stair Tread, Black, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-031						
RF-41B	Glue, Cream/Yellow, Non-homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-032						
RF-42A	Stair Tread, Black, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-033						
RF-42B	Glue, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-034						
RF-43	Epoxy, Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Quartz	50%		
			Calcium Carbonate	35%		
			Binder/Filler	15%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-035						
RF-44	Epoxy, Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Quartz	60%		
			Calcium Carbonate	30%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-036						
RF-45	Epoxy, Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Quartz	40%		
			Calcium Carbonate	45%		
			Binder/Filler	15%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-037						
RF-46A	16"x16" Vinyl Tile, Green, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-038						
RF-46B	Glue, Lt. Yellow, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-039						
RF-47A	16"x16" Vinyl Tile, Green, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-040						
RF-47B	Glue, Yellow, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-041						
RF-48A	16"x16" Vinyl Tile, Green, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-042						
RF-48B	Mastic, Yellow, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-043						
RF-49A	6" Cove Base, Brown, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-044						
RF-49B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-045						
RF-50A	6" Cove Base, Brown, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-046						
RF-50B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-047						
RF-51A	6" Cove Base, Brown, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-048						
RF-51B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-049						
RF-52A	6" Cove Base, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-050						
RF-52B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-051						
RF-53A	6" Cove Base, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-052						
RF-53B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-053						
RF-54A	6" Cove Base, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-054						
RF-54B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-055						
RF-55A	6" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-056						
RF-55B	Mastic, Dk. Brown, Homogeneous	LAYER 1	Fibrous Talc	5%	None Detected	
		100%	Adhesive Binders	95%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-057						
RF-56A	6" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-058						
RF-56B	Mastic, Dk. Brown, Homogeneous	LAYER 1	Fibrous Glass	5%	None Detected	
		100%	Adhesive Binders	95%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-059						
RF-57A	6" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Vinyl Binder/ Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-060						
RF-57B	Glue, Dk. Brown, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-061						
RF-58A	6" Cove Base, Blue, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-062						
RF-58B	Mastic, Brown/ Tan, Non-homogeneous	LAYER 1 100%	Fibrous Talc Adhesive Binders/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-063						
RF-59A	6" Cove Base, Blue, Homogeneous	LAYER 1 100%	 Calcium Carbonate Vinyl Binder	 40% 60%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-064						
RF-59B	Mastic, Brown/ Tan, Non-homogeneous	LAYER 1 100%	Fibrous Talc Adhesive Binders/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-065						
RF-60A	6" Cove Base, Blue, Homogeneous	LAYER 1 100%	 Calcium Carbonate Vinyl Binder	 40% 60%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-066						
RF-60B	Mastic, Brown/ Tan, Non-homogeneous	LAYER 1 100%	Fibrous Glass Adhesive Binders/Filler	<1% 100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-067						
RF-61A	6" Cove Base, Lt. Gray, Homogeneous	LAYER 1 100%	 Calcium Carbonate Vinyl Binder	 40% 60%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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2353936-068						
RF-61B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-069						
RF-62A	6" Cove Base, Lt. Gray, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-070						
RF-62B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-071						
RF-63A	6" Cove Base, Lt. Gray, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-072						
RF-63B	Mastic, Tan, Homogeneous	LAYER 1			None Detected	
		100%	Adhesive Binders/Filler	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-073						
RF-64A	4" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2353936

Project Number SMSD-23-11460
Project Name Santa Monica Civic Center
Location Civic Center
PO Number
WO Number

Date Received 05/19/2023
Date Analyzed 05/19/2023
Date Reported 05/19/2023

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Sampled By Randy Flores
Total Samples 131

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-074						
RF-64B	Mastic, Dk. Brown, Homogeneous	LAYER 1	Fibrous Talc	5%	None Detected	
		100%	Adhesive Binders	95%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-075						
RF-65A	4" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-076						
RF-65B	Mastic, Dk. Brown, Homogeneous	LAYER 1	Fibrous Talc	5%	None Detected	
		100%	Adhesive Binders	95%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-077						
RF-66A	4" Cove Base, Black, Homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	40%		
			Vinyl Binder	60%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-078						
RF-66B	Mastic, Dk. Brown, Homogeneous	LAYER 1	Fibrous Talc	5%	None Detected	
		100%	Adhesive Binders	95%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-079						
RF-67A	Acoustical Floor, Beige, Homogeneous	LAYER 1	Jute Fiber	<1%	None Detected	
		100%	Quartz	5%		
			Vermiculite	40%		
			Gypsum/Binder/Filler	55%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-080						
RF-67B	Coating, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-081						
RF-68A	Acoustical Floor, Beige, Homogeneous	LAYER 1	Jute Fiber	<1%	None Detected	
		100%	Quartz	5%		
			Vermiculite	40%		
			Gypsum/Binder/Filler	55%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-082						
RF-68B	Coating, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-083						
RF-69A	Acoustical Floor, Beige, Homogeneous	LAYER 1	Jute Fiber	<1%	None Detected	
		100%	Quartz	5%		
			Vermiculite	40%		
			Gypsum/Binder/Filler	55%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-084						
RF-69B	Coating, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-085						
RF-70A	Acoustical Floor, Beige, Homogeneous	LAYER 1			None Detected	
		100%	Quartz	10%		
			Vermiculite	40%		
			Gypsum/Binder/Filler	50%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-086						
RF-70B	Coating, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-087						
RF-71A	Acoustical Floor, Beige, Homogeneous	LAYER 1			None Detected	
		100%	Quartz	10%		
			Vermiculite	40%		
			Gypsum/Binder/Filler	50%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-088						
RF-71B	Coating, Dk. Blue, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-089						
RF-80	Coating, Black, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-090						
RF-81	Coating, Black, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-091						
RF-82	Coating, Black, Homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-092						
RF-89A	Fiber Board Ins., Brown, Homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-093						
RF-89B	Mastic, Dk. Brown, Homogeneous	LAYER 1 100%	Fibrous Talc Adhesive Binders	5% 95%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-094						
RF-90A	Fiber Board Ins., Brown, Homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-095						
RF-90B	Mastic, Brown, Homogeneous	LAYER 1 100%	Fibrous Talc Adhesive Binders	5% 95%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-096						
RF-91A	Fiber Board Ins., Brown, Homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-097						
RF-91B	Mastic, Brown, Homogeneous	LAYER 1 100%	Fibrous Talc Adhesive Binders	5% 95%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-098						
RF-98	Terrazzo w/ small specks, Black, Homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-099						
RF-99	Terrazzo w/ small specks, Black, Homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-100						
RF-100	Terrazzo w/ small specks, Black, Homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-101						
RF-101	Terrazzo w/ large specks, White/Black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	85% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-102						
RF-102	Terrazzo w/ large specks, White/Black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	85% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-103						
RF-103	Terrazzo w/ large specks, White/black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	90% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-104						
RF-104	Terrazzo w/ large specks, White/black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	90% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-105						
RF-105	Terrazzo w/ large specks, White/black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	90% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-106						
RF-106	Terrazzo w/ large specks, White/black, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	90% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-107						
RF-107	Terrazzo, Red/Black/Dk. Green, Non-homogeneous Note: Sample includes serpentenite aggregate.	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	Chrysotile	<1%
	Asbestos Present: Yes		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**<1%**
2353936-108						
RF-108	Terrazzo, Red, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	90% 10%	Chrysotile	<1%
	Asbestos Present: Yes		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**<1%**
2353936-109						
RF-109	Terrazzo, Red/Black/Dk. Green, Non-homogeneous Note: Sample includes serpentenite aggregate.	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	Chrysotile	<1%
	Asbestos Present: Yes		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**<1%**

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Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-110						
RF-110	Terrazzo, Green/Colorless, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Glass Binder/Filler	80% 10% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-111						
RF-111	Terrazzo, Green/Colorless, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Glass Binder/Filler	80% 10% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-112						
RF-112	Terrazzo, Green/Colorless, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	85% 15%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-113						
RF-114	Terrazzo, Pink/Black/White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-114						
RF-115	Terrazzo, Pink/Black/White, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-115						
RF-116	Terrazzo, Yellow/Black, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	75%		
			Binder/Filler	25%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-116						
RF-117	Terrazzo, Yellow/Black, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	75%		
			Binder/Filler	25%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-117						
RF-118	Terrazzo, Yellow/Black, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	75%		
			Binder/Filler	25%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-118						
RF-119	Terrazzo, Yellow/Black, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	75%		
			Binder/Filler	25%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-119						
RF-120	Terrazzo, White/Beige, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	90%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-120						
RF-121	Terrazzo, White/Beige, Non-homogeneous	LAYER 1			None Detected	
		100%	Calcium Carbonate	90%		
			Binder/Filler	10%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-121						
RF-122	Terrazzo, White/Beige, Non-homogeneous	LAYER 1 100%	 Calcium Carbonate Binder/Filler	 90% 10%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-122						
RF-14A	Drywall, Pink/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	15% <1% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-123						
RF-14B	JC, White, Non-homogeneous	LAYER 1 100%	 Calcium Carbonate Binder/Filler	 70% 30%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-124						
RF-15A	Drywall, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-125						
RF-15B	JC, Black/White, Non-homogeneous	LAYER 1 100%	 Perlite Mica Calcium Carbonate Binder/Filler	 5% 10% 65% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-126						
RF-16A	Drywall, Pink/Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	15% <1% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-127						
RF-16B	JC, White, Non-homogeneous	LAYER 1 100%	 Calcium Carbonate Binder/Filler	 70% 30%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-128						
RF-17A	Drywall, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-129						
RF-17B	JC, Beige/ White, Non-homogeneous	LAYER 1 100%	 Mica Calcium Carbonate Binder/Filler	 10% 70% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353936-130						
RF-18A	Drywall, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	15% <1% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2353936

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Date Analyzed 05/19/2023
Date Reported 05/19/2023

Project Number SMSD-23-11460
Project Name Santa Monica Civic Center
Location Civic Center
PO Number
WO Number

Date Sampled
Sampled By Randy Flores
Total Samples 131

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353936-131						
RF-18B	JC, Beige/ White, Non-homogeneous	LAYER 1			None Detected	
		100%	Mica	10%		
			Calcium Carbonate	70%		
			Binder/Filler	20%		

Asbestos Present: No Total % Non-Asbestos: 100.0% **Total %Asbestos: No Asbestos Detected**

Analysts: CET (001-097, 122-131); FDC (098-121)

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Fred Chappelear

Approved Signatory Cristina E. Tabatt

NVLAP TESTING
NVLAP Lab Code 500044-0

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES
1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

(Lab) Order No. 2353936

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, Ca 90807
Contact	Jim Byers
Office Phone	562-495-5777
Cell	
Fax	562-495-5877
Email	jim.byers@nv5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☑	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☑
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☑	Verbal	☐
5 Day	☑ RF	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:
Layered analysis on drywall/joint compound
cc therese.rizarri@n5.com and david.schack@nv5.com on results

PROJECT INFORMATION

Project Name:	Santa Moinca Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	Civic Center	Sampled By:	Randy Flores

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☑	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☐		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
RF-8	Red Cav/R Fire Guard	Civic Center				
RF-9	↓	↓				
RF-10	↓	↓				
RF-11	TSI - Saddles	↓				
RF-12	↓	↓				
RF-13	↓	↓				
RF-19	FRP w/ Glue	↓				
RF-20	↓	↓				
RF-21	↓	↓				
R-22	Tectum	↓				

Relinquished By:	Randy Flores	Received By:	
Printed Name	RANDOLPH FLORES	Printed Name	Jackie Tayag
Date/Time:	5/19/2023 1240	Date/Time:	5/19/23 12:40
Relinquished By:		Received By:	
Printed Name		Printed Name	
Date/Time:		Date/Time:	

Lab Forms
Ver. 2016-06-27

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES

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Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353936

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
RF-23	Tectum					
RF 24	↓					
RF-25	white mastic					
RF-26	↓					
RF- 27	↓					
RF-28	White Panel Board ceiling					
RF-29	↓					
RF. 30	↓					
RF-37	BLUE STAIR TREAD					
RF 38	↓					
RF-39	↓					
RF-40	BLACK STAIR TREAD					
R-F-41	↓					
RF- 42	↓					
RF- 43	Gray Epoxy					
RF- 44	↓					
RF- 45	↓					
RF. 46	16"x16" Green Vinyl Tile w/Glue					
RF. 47	↓					
RF 48	↓					

Relinquished By:	Received By:
Printed Name: RANDOLPH FLORES	Printed Name: Jackie Tayag
Date/Time: 5/19/2023 1240	Date/Time: 5/19/23 12:40
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

CHAIN OF CUSTODY

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Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2363936

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
RF. 49	6" Brown Cove Base w/ Tan Mastic	Civic Center				
RF - 50	↓	↓				
RF - 51	↓	↓				
RF - 52	6" Dark BLUE Cove Base w/ Tan Mastic	↓				
RF - 53	↓	↓				
RF - 54	↓	↓				
RF - 55	6" BLACK COVE BASE w/ Brown Mastic	↓				
RF - 56	↓	↓				
RF - 57	↓	↓				
RF - 58	6" BLUE COVE BASE w/ TAN MASTIC	↓				
RF. 59	↓	↓				
RF. 60	↓	↓				
RF. 61	6" L. Gray Cove Base w/ Tan Mastic	↓				
RF - 62	↓	↓				
RF. 63	↓	↓				
RF. 64	4" Brow Cove Base w/ Brow Mastic	↓				
RF. 65	↓	↓				
RF. 66	↓	↓				
RF - 67	Acoustical Floor w/ BLUE COATING	↓				
RF - 68	↓	↓				

Relinquished By:	Received By:
Printed Name: RANDOM FLORES	Printed Name: Jackie Tayag
Date/Time: 5/19/2023 1240	Date/Time: 5/19/23 12:40
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

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Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353936

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
RF-69	ACOUSTICAL FLOOR W/ BLUE COATING					
RF-70	↓					
RF-71	↓					
RF-80	BLACK COATING					
RF-81	↓					
RF-82	↓					
RF-89	FIBER BOARD INS. W/Brown MASTIC					
RF-90	↓					
RF-91	↓					
RF-98	BLACK TERRAZZO W/ SMALL SPECKS					
RF-99	↓					
RF-100	↓					
RF-101	Beige Terrazzo W/Large Specks					
RF-102	↓					
RF-103	↓					
RF-104	Beige Terrazzo W/LESS SPECKS					
RF-105	↓					
RF-106	↓					
RF-107	RED TERRAZZO					
RF-108	↓					

Relinquished By:	Received By:
Printed Name: RANDALL FLORES	Printed Name: Jackie TAYAG
Date/Time: 5/19/2023 1240	Date/Time: 5/19/23 12:40
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

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Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353986

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
RF-109	Red Terrazzo	Civic Center				
RF-110	Green Terrazzo					
RF-111	↓					
RF-112	↓					
RF-114	Pink Terrazzo					
RF-115	↓					
RF-116	↓					
RF-117	Yellow Terrazzo					
RF-118	↓					
RF-119	↓					
RF-120	L. Beige Terrazzo					
RF-121	↓					
RF-122	↓	↓				
RF-14	Dry Wall w/ S.C.	Civic Center				
RF-15	↓	↓				
RF-16	↓	↓				
RF-17	↓	↓				
RF-18	↓	↓				
	↓					

Relinquished By:	Received By:
Printed Name: RANDOLPH FLORES	Printed Name: Jackie TAYLOR
Date/Time: 5/19/2023 1240	Date/Time: 5/19/23 12:40
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

AQ ENVIRONMENTAL LABORATORIES LLC

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Fax: 562-206-2773

Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353935

Project Number SMSD-23-11460
Project Name Civic Center
Location 1855 Main St. Santa Monica
PO Number
WO Number

Date Received 05/19/2023
Date Analyzed 05/19/2023
Date Reported 05/19/2023

Date Sampled 05/08/2023
Sampled By Randy Flores
Total Samples 6

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353935-001 4	Civic Center 2'x2' Fissured CT, White/Beige, Non-homogeneous	LAYER 1 100%	Mineral Wool Cellulose Fiber Perlite Binder/Filler	40% 20% 35% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353935-002 5	Civic Center 2'x2' Fissured CT, White/Beige, Non-homogeneous	LAYER 1 100%	Mineral Wool Cellulose Fiber Perlite Binder/Filler	40% 20% 35% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353935-003 6	Civic Center 2'x2' Fissured CT, White/Beige, Non-homogeneous	LAYER 1 100%	Mineral Wool Cellulose Fiber Perlite Binder/Filler	40% 20% 35% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353935-004 7	Civic Center 1'x4' Straight Hole CT, Grey/Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber Binder/Filler	95% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353935-005 8	Civic Center 1'x4' Straight Hole CT, Grey/Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber Binder/Filler	95% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353935-006 9	Civic Center 1'x4' Straight Hole CT, Grey/Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber Binder/Filler	95% 5%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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3777 Long Beach Blvd.
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Attn.: Jim Byers

Report Number 2353935

Project Number SMSD-23-11460
Project Name Civic Center
Location 1855 Main St. Santa Monica
PO Number
WO Number

Date Received 05/19/2023
Date Analyzed 05/19/2023
Date Reported 05/19/2023

Date Sampled 05/08/2023
Sampled By Randy Flores
Total Samples 6

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Fred Chappelear

Approved Signatory Cristina E. Tabatt

NVLAP TESTING
NVLAP Lab Code 500044-0

AQ ENVIRONMENTAL LABORATORIES

CHAIN OF CUSTODY

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services@AQenvlabs.com

(Lab) Order No. 2353935

CUSTOMER INFORMATION

Company	Alter Env. NVS
Address	3777 Long Beach Blvd.
City/State/Zip	Long Beach ca 1.
Contact	Jim / Dave
Office Phone	562-495-5777
Cell	
Fax	
Email	Jim.Byers@NVS.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☑	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☑
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☑	Verbal	☐
5 Day	☐	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:

PROJECT INFORMATION

Project Name:	Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Randy Flores

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☑	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☐		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
4	2'X2' fissured C.T.	Civic Center	5/8/22			
5	"	"	"			
6	"	"	"			
7	1'x4', Straight hole C.T.	"	"			
8	"	"	"			
9	"	"	"			

Relinquished By: RF Randolph Flores	Received By: Jackie Tayag
Date/Time: 5/19/2023 1250	Date/Time: 5/11/23 12:50
Relinquished By:	Received By:
Date/Time:	Date/Time:

AQ ENVIRONMENTAL LABORATORIES LLC

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Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
Location Santa Monica
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/12/2023

Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-001	High Roof West Center					
0502-1A	Built-up Roof (Core) - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Cellulose Fiber Bituminous Matrix/Filler Other Non-Fibrous Material	5% <1% 75% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-002	High Roof West Center					
0502-1B	Built-up Roof (Core) - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler	10% 90%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-003	High Roof West Center					
0502-1C	Built-up Roof (Core) - Mastic, Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix/Filler	10% 90%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-004	High Roof West Center					
0502-1D	Built-up Roof (Core) - Insulation, Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-005	Large Portion Center					
0502-2A	Built-up Roof (Core) - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Cellulose Fiber Bituminous Matrix/Filler Other Non-Fibrous Material	5% <1% 75% 20%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-006	Large Portion Center					
0502-2B	Built-up Roof (Core) - Mastic, Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Bituminous Matrix/Filler	10% 5% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
Location Santa Monica
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/12/2023

Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-007	Large Portion Center					
0502-2C	Built-up Roof (Core) - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass	15%	None Detected	
			Bituminous Matrix/Filler	85%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-008	Large Portion North Center					
0502-3A	Built-up Roof (Core) - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass	5%	None Detected	
			Cellulose Fiber	<1%		
			Bituminous Matrix/Filler	75%		
			Other Non-Fibrous Material	20%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-009	Large Portion North Center					
0502-3B	Built-up Roof (Core) - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass	15%	None Detected	
			Bituminous Matrix/Filler	85%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-010	Large Portion North Center					
0502-3C	Built-up Roof (Core) - Insulation, Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-011	West Center					
0502-4A	Parapet Capsheet - Membrane, White, Homogeneous	LAYER 1 100%	Synthetic Fiber	4%	None Detected	
			Non-Fibrous Material	96%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-012	West Center					
0502-4B	Parapet Capsheet - Mastic, Grey/Black, Homogeneous	LAYER 1 100%	Cellulose Fiber	10%	None Detected	
			Bituminous Matrix	15%		
			Adhesive Binders/Filler	75%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

AQ ENVIRONMENTAL LABORATORIES LLC

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Alta Environmental
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Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
Location Santa Monica
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/12/2023

Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-013	South Center					
0502-5A	Parapet Capsheet - Membrane, White, Homogeneous	LAYER 1 100%	Synthetic Fiber Non-Fibrous Material	4% 96%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-014	South Center					
0502-5B	Parapet Capsheet - Mastic, Grey/black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix Adhesive Binders/Filler	10% 15% 75%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-015	East Center					
0502-6A	Parapet Capsheet - Membrane, White, Homogeneous	LAYER 1 100%	Synthetic Fiber Non-Fibrous Material	4% 96%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-016	East Center					
0502-6B	Parapet Capsheet - Mastic, Grey/Black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix Adhesive Binders/Filler	10% 15% 75%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-017	West Center					
0502-7A	Kick Sheet w/ Cap - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% 65% 30%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-018	West Center					
0502-7B	Kick Sheet w/ Cap - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler	15% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
Location Santa Monica
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/12/2023

Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-019	West Center					
0502-7C	Kick Sheet w/ Cap - Roofing Paper, Pink, Non-homogeneous	LAYER 1 100%	Cellulose Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-020	Center					
0502-8A	Kick Sheet w/ Cap - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% 65% 30%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-021	Center					
0502-8B	Kick Sheet w/ Cap - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler	15% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-022	East Center					
0502-9A	Kick Sheet w/ Cap - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% 65% 30%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-023	East Center					
0502-9B	Kick Sheet w/ Cap - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Fiiller	15% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-024	West Roof, N/W					
0502-10A	Built-up Roof w/ Gravel (Core) - Membrane, White/Black, Non-homogeneous	LAYER 1 100%	Synthetic Fiber Bituminous Matrix Other Non-Fibrous Material	35% 20% 45%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

ENVIRONMENTAL LABORATORIES LLC

1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

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Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
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Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-025	West Roof, N/W					
0502-10B	Built-up Roof w/ Gravel (Core) - Mastic, Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix	5% 95%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-026	Southeast Roof, Center					
0502-11A	Built-up Roof w/ Gravel (Core) - Cap Sheet, White/Grey/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix Non-Fibrous Aggregate	20% 35% 45%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-027	Southeast Roof, Center					
0502-11B	Built-up Roof w/ Gravel (Core) - Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler	15% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-028	Southeast Roof, Center					
0502-11C	Built-up Roof w/ Gravel (Core) - Insulation, Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-029	East Roof, Southeast					
0502-12A	Built-up Roof w/ Gravel (Core) - Cap Sheet, White/Grey/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix Non-Fibrous Aggregate	20% 35% 45%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-030	East Roof, Southeast					
0502-12B	Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix/Filler	15% 85%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
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Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-031	East Roof, Southeast					
0502-12C	Insulation, Brown, Non-homogeneous	LAYER 1 100%	Wood Fiber	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-032	West Center (Southeast Roof)					
0502-13	Vibration Reducer, Grey, Non-homogeneous	LAYER 1 100%	Fibrous Glass Binder/Filler	60% 40%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-033	West Center (Southeast Roof)					
0502-14	Vibration Reducer, Grey, Non-homogeneous	LAYER 1 100%	Fibrous Glass Binder/Filler	60% 40%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-034	(East Roof) Southeast Corner					
0502-15	Vibration Reducer, Black, Homogeneous	LAYER 1 100%	Synthetic Fiber Binder/Filler	50% 50%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-035	West Center					
0502-16	Sealant, White/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix/Filler Other Non-Fibrous Material	5% 20% 75%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-036	Southeast					
0502-17	Sealant, White, Homogeneous	LAYER 1 100%	Cellulose Fiber Non-Fibrous Material	8% 92%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
Location Santa Monica
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Date Received 05/04/2023
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Date Reported 05/12/2023

Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-037	East Center					
0502-18	Sealant, White, Homogeneous	LAYER 1 100%	Cellulose Fiber Non-Fibrous Material	8% 92%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-038	Southeast Roof East Center					
0502-19	Duct Sealant, Grey, Homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-039	Southeast Roof Southeast					
0502-20	Duct Sealant, Grey, Homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-040	East Roof Southeast					
0502-21	Duct Sealant, Grey, Homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-041	West					
0502-22	Walk Pad Roof, White/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% <1% 70% 25%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353807-042	Center					
0502-23	Walk Pad Roof, White/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% <1% 70% 25%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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Report Number 2353807

Project Number SMSD-23-11460
Project Name Civic Center
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Date Received 05/04/2023
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Date Sampled 05/02/2023
Sampled By Randy Flores
Total Samples 43

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location / Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353807-043	East					
0502-24	Walk Pad Roof, White/Black, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Bituminous Matrix/Filler Other Non-Fibrous Material	5% <1% 70% 25%	None Detected	

Asbestos Present: No Total % Non-Asbestos: 100.0% **Total %Asbestos: No Asbestos Detected**

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Analyst - Fred Chappelear

Approved Signatory Cristina E. Tabatt

NVLAP TESTING
NVLAP Lab Code 500044-0

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES
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(Lab) Order No. 2352807

CUSTOMER INFORMATION		Turnaround Time		Shipped By		Report Send Via:	
Company	Alta Environmental/NV5	Same Day	☐	Fedex	☐	Web	☐
Address	3777 Long Beach Blvd., Annex Bldg.	1 Day	☐	UPS	☐	Email	☑
City/State/Zip	Long Beach, AA 90807	2 Day	☐	USPS	☐	Fax	☐
Contact	Jim Byers	3 Day	☐	Drop Off	☑	Verbal	☐
Office Phone	562-425-5777	5 Day	☑	Drop Box	☐	Mail	☐
Cell		Weekend	☐	Other	☐	Pick up	☐
Fax	562-425-5777	Special Instructions:					
Email	Jim.Byers@NV5.com						

PROJECT INFORMATION

Project Name:	Civic Center	PO Number:	
Project Number:	5M5D-23-11460	Work Order No.:	
Location:	Santa Monica	Sampled By:	Randy Flores

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☑	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☐		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
0502-1	Built up Roof (core)	Civic Center	5/2/23			
2						
3						
4	Parapet Capsheet					
5						
6						
7	Kick sheet w/ cap					
8						
9						
10	Built up Roof w/gravel (core)					

Relinquished By:	Randy Flores	Received By:	
Printed Name:	Randy Flores	Printed Name:	Jackie Tayag
Date/Time:	5/4/0806	Date/Time:	5/4/22 08:00
Relinquished By:		Received By:	
Date/Time:		Date/Time:	

Lab Forms
Ver. 2016-06-27

CHAIN OF CUSTODY

ENVIRONMENTAL LABORATORIES

1508 E. 33rd Street
Signal Hill, CA 90755
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562-206-2773 Fax
services@AQenvlabs.com

Company: Alta Environmental
Project Number: SMSD-23-11460
Project Name: Santa Monica

(Lab) Order No. 2353807

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
0502-11	Built up Roof w/Gravel (core)	Civic Center	5/2/23			
12						
13	Vibration Reducer					
14						
15						
16	White Sealant					
17						
18						
19	Duct Sealant					
20						
21						
22	WALK PAD ROOF					
23						
24						

Relinquished By:	Received By:
Printed Name: Randy Flores	Printed Name: Jackie Tang
Date/Time: 5/4/2023 0800	Date/Time: 5/4/23 0800
Relinquished By:	Received By:
Printed Name:	Printed Name:
Date/Time:	Date/Time:

ENVIRONMENTAL LABORATORIES LLC

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Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353726

Project Number SMSD-23-11460
Project Name Civic Center Survey
Location 1855 Main St. Santa Monica, CA
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/11/2023

Date Sampled 05/02/2023
Sampled By Erik Jimenez
Total Samples 9

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353726-001	S/W Storage Ext. S/W					
2-1	Skim Coat, White, Homogeneous	LAYER 1	Wood Fiber	5%	None Detected	
		100%	Calcium Carbonate	25%		
			Gypsum	70%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-002	S/W Storage Ext. S/W					
2-2	Skim Coat, White, Homogeneous	LAYER 1	Wood Fiber	5%	None Detected	
		100%	Calcium Carbonate	25%		
			Gypsum	70%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-003	S/W Storage Ext. S/E					
2-3	Skim Coat, White, Homogeneous	LAYER 1	Wood Fiber	5%	None Detected	
		100%	Calcium Carbonate	25%		
			Gypsum	70%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-004	West Center of Bldg N Door					
2-4	Door Sealant, White/ Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-005	West Center of Bldg N Door					
2-5	Door Sealant, White/ Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-006	West Center of Bldg N Door					
2-6	Door Sealant, White/ Gray, Non-homogeneous	LAYER 1			None Detected	
		100%	Non-Fibrous Material	100%		
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

ENVIRONMENTAL LABORATORIES LLC

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Alta Environmental
3777 Long Beach Blvd.
Long Beach CA 90807
Attn.: Jim Byers

Report Number 2353726

Project Number SMSD-23-11460
Project Name Civic Center Survey
Location 1855 Main St. Santa Monica, CA
PO Number
WO Number

Date Received 05/04/2023
Date Analyzed 05/11/2023
Date Reported 05/11/2023

Date Sampled 05/02/2023
Sampled By Erik Jimenez
Total Samples 9

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116 Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID / Sample No.	Sample Location Description	Layer No. / Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2353726-007	West Center of Bldg					
2-7	Door Sealant, White/Cream, Non-homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-008	West Center of Bldg					
2-8	Door Sealant, White/Cream, Non-homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**
2353726-009	West Center of Bldg					
2-9	Door Sealant, White/Cream, Non-homogeneous	LAYER 1 100%	Non-Fibrous Material	100%	None Detected	
	Asbestos Present: No		Total % Non-Asbestos:	100.0%	**Total %Asbestos:**	**No Asbestos Detected**

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CA-ELAP #2823

Cristina E Tabatt
Analyst - Cristina Tabatt

Cristina E Tabatt
Approved Signatory Cristina E. Tabatt

NVLAP TESTING
NVLAP Lab Code 500044-0

CHAIN OF CUSTODY

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(Lab) Order No. 2353726

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, AA 90807
Contact	Jim Byers
Office Phone	562-425-5777
Cell	
Fax	562-425-5777
Email	Jim.Byers@NV5

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☐	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☑
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☑	Verbal	☐
5 Day	☑	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:

PROJECT INFORMATION

Project Name:	Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Randy Flores

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☑	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☐		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
2 - 1	Skim Coat	Civic Center	5/2/23			
2 - 2	↓	↓	↓			
2 - 3	↓	↓	↓			
2 - 4	Door Sealant	↓	↓			
2 - 5	↓	↓	↓			
2 - 6	↓	↓	↓			
2 - 7	Sealant	↓	↓			
2 - 8	↓	↓	↓			
2 - 9	↓	↓	↓			

Relinquished By:	[signature]	Received By:	[signature]
Printed Name:	Randy Flores	Printed Name:	Jackie Tayag
Date/Time:	5/4/2023 0800	Date/Time:	5/4/23 08:00
Relinquished By:		Received By:	
Date/Time:		Date/Time:	

Lab Forms
Ver. 2016-08-27

1508 East 33rd Street
Signal Hill, CA 90755
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Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Center
Location: 1855 Main St.
Santa Monica, CA

Report Number: **2353966**

Date Received: 5/22/2023
Date Analyzed: 5/22/2023
Date Reported: 5/22/2023

Date Sampled: 5/9/2023
Sampled By: Erik Jimenez
Total Samples: 6

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg Pb**

Lead (Pb) in Paint by Flame AAS

Lab ID / Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353966-001 / 4006	Paint Chip- 3rd Floor/Cat Walk	0.1083	1300
2353966-002 / 4007	Paint Chip- 3rd Floor/Cat Walk	0.1039	< 48
2353966-003 / 4008	Paint Chip- 3rd Floor/Cat Walk	0.1018	< 49
2353966-004 / 4009	Paint Chip- 3rd Floor/Cat Walk	0.1014	88000
2353966-005 / 4010	Paint Chip- 3rd Floor/Cat Walk	0.1073	61
2353966-006 / 4011	Paint Chip- 3rd Floor/Cat Walk	0.0524	330000

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

CHAIN OF CUSTODY

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(Lab) Order No. 2353966

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, Ca 90807
Contact	Jim Byers
Office Phone	562-495-5777
Cell	
Fax	562-495-5877
Email	jim.byers@nv5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	■	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	■
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	■	Verbal	☐
5 Day	■	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:
Layered analysis on drywall/joint compound
cc therese.rizarri@n5.com and david.schack@nv5.com on results

PROJECT INFORMATION

Project Name:	Santa Moinca Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica CA	Sampled By:	Erik Jimenez

PLM		PCM		MOLD		LEAD (Pb)		
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC ☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	■	
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐	
				Swab	☐	Soil	☐	

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
4006	Paint Chip	3rd flr / cat walk	5.9.23			
4007	"	"	"			
4008	"	"	"			
4009	"	"	"			
4010	"	"	"			
4011	"	"	"			

Relinquished By:	Erik Jimenez	Received By:	Justine Pablo
Printed Name	Erik Jimenez	Printed Name	Justine Pablo
Date/Time:	5-22-23 1100	Date/Time:	5/22/23 1100
Relinquished By:		Received By:	
Printed Name		Printed Name	
Date/Time:		Date/Time:	

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Center
Location: 1855 Main St.
Santa Monica, CA

Report Number: **2353965**

Date Received: 5/22/2023
Date Analyzed: 5/22/2023
Date Reported: 5/22/2023

Date Sampled: 5/9/2023
Sampled By: Erik Jimenez
Total Samples: 5

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg Pb**

Lead (Pb) in Paint by Flame AAS

Lab ID / Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353965-001 / 4001	Paint Chip- Projector Rooms/Ext	0.1061	810
2353965-002 / 4002	Paint Chip- Projector Rooms/Ext	0.1022	1900
2353965-003 / 4003	Paint Chip- Projector Rooms/Ext	0.1050	130
2353965-004 / 4004	Paint Chip- Projector Rooms/Ext	0.1028	4900
2353965-005 / 4005	Paint Chip- Projector Rooms/Ext	0.1036	53000

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

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(Lab) Order No. 2353965

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, Ca 90807
Contact	Jim Byers
Office Phone	562-495-5777
Cell	
Fax	562-495-5877
Email	jim.byers@nv5.com

Turnaround Time	
Same Day	■
1 Day	☐
2 Day	☐
3 Day	☐
5 Day	■
Weekend	☐

Shipped By	
Fedex	☐
UPS	☐
USPS	☐
Drop Off	■
Drop Box	☐
Other	☐

Report Send Via:	
Web	☐
Email	■
Fax	☐
Verbal	☐
Mail	☐
Pick up	☐

Special Instructions:
Layered analysis on drywall/joint compound
cc therese.rizarri@n5.com and david.schack@nv5.com on results

PROJECT INFORMATION

Project Name:	Santa Moinca Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1685 Main St. Santa Monica CA	Sampled By:	Erik Simcox

PLM		PCM		MOLD		LEAD (Pb)		
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC ☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	■	
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐	
				Swab	☐	Soil	☐	

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
4001	Paint Chip	Projector room/Ext	5.9.23			
4002						
4003						
4004						
4005						

Relinquished By: Erik Simcox	Received By: [illegible]
Printed Name Erik Simcox	Printed Name Justine Pablo
Date/Time: 5.22.23 1100	Date/Time: 5/22/23 1100
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

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Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Report Number: **2353802**

Date Received: 5/8/2023
Date Analyzed: 5/15/2023
Date Reported: 5/15/2023

Date Sampled: 5/4/2023
Sampled By: Erik Jimenez
Total Samples: 53

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg**

Lead (Pb) in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353802-001 1	Paint Chip- Civic Center Main Floor	0.1013	600
2353802-002 2	Paint Chip- Civic Center Main Floor	0.1038	2000
2353802-003 3	Paint Chip- Civic Center Main Floor	0.1024	< 49
2353802-004 4	Paint Chip- Civic Center Main Floor	0.1068	120
2353802-005 5	Paint Chip- Civic Center Main Floor	0.1078	160
2353802-006 6	Paint Chip- Civic Center Main Floor	0.1019	61
2353802-007 7	Paint Chip- Civic Center Main Floor	0.1043	< 48
2353802-008 8	Paint Chip- Civic Center Main Floor	0.1080	< 46
2353802-009 9	Paint Chip- Civic Center Main Floor	0.1050	< 48
2353802-010 10	Paint Chip- Civic Center Main Floor	0.1025	< 49
2353802-011 11	Paint Chip- Civic Center Main Floor	0.1001	< 50
2353802-012 12	Paint Chip- Civic Center Main Floor	0.1001	18000

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Report Number: **2353802**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353802-013 13	Paint Chip- Civic Center Main Floor	0.1018	< 49
2353802-014 14	Paint Chip- Civic Center Main Floor	0.1049	260
2353802-015 15	Paint Chip- Civic Center Main Floor	0.1018	160
2353802-016 16	Paint Chip- Civic Center Main Floor	0.1019	< 49
2353802-017 17	Paint Chip- Civic Center Main Floor	0.1035	< 48
2353802-018 18	Paint Chip- Civic Center Main Floor	0.1019	< 49
2353802-019 19	Paint Chip- Civic Center Main Floor	0.1068	310
2353802-020 20	Paint Chip- Civic Center Main Floor	0.1028	< 49
2353802-021 21	Paint Chip- Civic Center Main Floor	0.1080	< 46
2353802-022 22	Paint Chip- Civic Center Main Floor	0.1061	< 47
2353802-023 24	Paint Chip- Civic Center Main Floor	0.0957	84
2353802-024 25	Paint Chip- Civic Center Main Floor	0.1084	< 46
2353802-025 26	Paint Chip- Civic Center Main Floor	0.1017	64
2353802-026 27	Paint Chip- Civic Center Main Floor	0.1025	< 49
2353802-027 28	Paint Chip- Civic Center Main Floor	0.1069	110
2353802-028 29	Paint Chip- Civic Center Main Floor	0.1008	< 50
2353802-029 30	Paint Chip- Civic Center Main Floor	0.1050	440
2353802-030 32	Paint Chip- Civic Center Main Floor	0.1071	< 47

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Report Number: **2353802**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353802-031 33	Paint Chip- Civic Center Main Floor	0.1022	< 49
2353802-032 34	Paint Chip- Civic Center Main Floor	0.1043	< 48
2353802-033 35	Paint Chip- Civic Center Main Floor	0.1014	< 49
2353802-034 36	Paint Chip- Civic Center Main Floor	0.1015	< 49
2353802-035 37	Paint Chip- Civic Center Main Floor	0.1058	< 47
2353802-036 38	Paint Chip- Civic Center Main Floor	0.1012	300
2353802-037 39	Paint Chip- Civic Center Main Floor	0.1010	< 50
2353802-038 40	Paint Chip- Civic Center Main Floor	0.1060	61
2353802-039 41	Paint Chip- Civic Center Main Floor	0.1036	1800
2353802-040 42	Paint Chip- Civic Center Main Floor	0.0515	< 97
2353802-041 43	Paint Chip- Civic Center Main Floor	0.1002	< 50
2353802-042 45	Paint Chip- Civic Center Main Floor	0.1051	< 48
2353802-043 46	Paint Chip- Civic Center Main Floor	0.1031	< 48
2353802-044 47	Paint Chip- Civic Center Main Floor	0.1046	< 48
2353802-045 48	Paint Chip- Civic Center Main Floor	0.1053	< 47
2353802-046 50	Paint Chip- Civic Center Main Floor	0.1031	< 48
2353802-047 51	Paint Chip- Civic Center Main Floor	0.1014	< 49
2353802-048 52	Paint Chip- Civic Center Main Floor	0.1051	< 48

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Report Number: **2353802**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353802-049 53	Paint Chip- Civic Center Main Floor	0.1068	< 47
2353802-050 54	Paint Chip- Civic Center Main Floor	0.1069	< 47
2353802-051 55	Paint Chip- Civic Center Main Floor	0.0895	2000
2353802-052 56	Paint Chip- Civic Center Main Floor	0.0518	150
2353802-053 57	Paint Chip- Civic Center Main Floor	0.0483	2100

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have not been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

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(Lab) Order No.: 2353802

CUSTOMER INFORMATION		Turnaround Time		Shipped By		Report Send Via:	
Company	NV5	Same Day	☐	Fedex	☐	Web	☐
Address	3777 Long Beach Boulevard	1 Day	☐	UPS	☐	Email	☐
City/State/Zip	Long Beach, CA 90807	2 Day	☐	USPS	☐	Fax	☐
Contact	Jim Byers	3 Day	☐	Drop Off	☑	Verbal	☐
Office Phone	562/ 495-5777	5 Day	☑	Drop Box	☐	Mail	☑
Cell		Weekend	☐	Other	☐	Pick up	☐
Fax	562/ 495-5877						
Email	Jim.Byers@NV5.com						

Special Instructions:

PROJECT INFORMATION

Project Name:	Civic Center Survey	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Brik Jimenez

PLM		PCM		MOLD		LEAD (Pb)	
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air ☐	TTLC ☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint ☑	
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe ☐	
						Soil ☐	

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
1	Paint Chip	Civic Center, main floor	5-4-23			
2						
3						
4						
5						
6						
7						
8						
9						
10						

Relinquished By: Brik Jimenez	Received By: Jackie Tayag
Date/Time: 5-7-23 1140	Date/Time: 5/8/23 08:00

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Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

AQ ENVIRONMENTAL LABORATORIES

Company:	NV5
Project Number:	SMSD-23-11460
Project Name:	Civic Center survey

Analysis:

TAT:

(Lab) Order No. 2353802

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
11	Point chip	Civic Center main floor	5-4-23			
12	"	"	"			
13	"	"	"			
14	"	"	"			
15	"	"	"			
16	"	"	"			
17	"	"	"			
18	"	"	"			
19	"	"	"			
20	"	"	"			
21	"	"	"			
22	"	"	"			
24	"	"	"			
25	"	"	"			
26	"	"	"			
27	"	"	"			
28	"	"	"			
29	"	"	"			
30	"	"	"			
32	"	"	"			

Relinquished By: Eric Jimenez	Received By: Jackie Tang
Date/Time: 5.7.23 1140	Date/Time: 5/8/23 08:00

Lab Forms
Ver. 082411

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Signal Hill, CA 90755
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AQ ENVIRONMENTAL LABORATORIES

Company:	NV5
Project Number:	SMSD-23-11460
Project Name:	Civic Center Survey

Analysis:

TAT:

(Lab) Order No. 2353802

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
33	Point Chip	main floor Civic Center Survey	5-4-23			
34	"	"	"			
35	"	"	"			
36	"	"	"			
37	"	"	"			
38	"	"	"			
39	"	"	"			
40	"	"	"			
41	"	"	"			
42	"	"	"			
43	"	"	"			
45	"	"	"			
46	"	"	"			
47	"	"	"			
48	"	"	"			
50	"	"	"			
51	"	"	"			
52	"	"	"			
53	"	"	"			

Relinquished By:	Received By: Jackie Tayag
Date/Time: 5.7.23 1140	Date/Time: 5/8/23 08:00

Lab Forms
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ENVIRONMENTAL LABORATORIES

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Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353802

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
54	Paint Chip	Civic center main floor	5-4-23			
55	"	"	"			
56	"	"	"			
57	"	"	"			
NO sample # 23, 31, 44, 49,						

Relinquished By: Erik Simon	Received By:
Printed Name Erik Simon	Printed Name Jackie Tayag
Date/Time: 5.7.23 1140	Date/Time: 5/8/23 08:00
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Report Number: **2353801**

Date Received: 5/8/2023
Date Analyzed: 5/15/2023
Date Reported: 5/15/2023

Date Sampled: 5/3/2023
Sampled By: Eirk Jimenez
Total Samples: 15

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg**

Lead (Pb) in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353801-001 PC-1	Paint Chip- Civic Center Basement	0.0306	470
2353801-002 PC-2	Paint Chip- Civic Center Basement	0.0324	< 150
2353801-003 PC-5	Paint Chip- Civic Center Basement	0.0818	250
2353801-004 PC-6	Paint Chip- Civic Center Basement	0.1004	250
2353801-005 PC-7	Paint Chip- Civic Center Basement	0.1002	250
2353801-006 PC-8	Paint Chip- Civic Center Basement	0.1006	80
2353801-007 PC-11	Paint Chip- Civic Center Basement	0.0831	63
2353801-008 PC-12	Paint Chip- Civic Center Basement	0.1039	880
2353801-009 PC-13	Paint Chip- Civic Center Basement	0.0440	550
2353801-010 PC-14	Paint Chip- Civic Center Basement	0.0395	740
2353801-011 PC-15	Paint Chip- Civic Center Basement	0.0476	< 110
2353801-012 PC-16	Paint Chip- Civic Center Basement	0.1026	< 49

1508 East 33rd Street
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Report Number: **2353801**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353801-013 PC-17	Paint Chip- Civic Center Basement	0.0544	1300
2353801-014 PC-18	Paint Chip- Civic Center Basement	0.0740	280000
2353801-015 PC-19	Paint Chip- Civic Center Basement- Not Submitted		

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have not been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

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Approved Signatory- Cristina E. Tabatt

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(Lab) Order No. 2353801

CUSTOMER INFORMATION	
Company	NV5
Address	3777 Long Beach Boulevard
City/State/Zip	Long Beach, CA 90807
Contact	Jim Byers
Office Phone	562/ 495-5777
Cell	
Fax	562/ 495-5877
Email	Jim.Byers@NV5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☐	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☑
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☐	Verbal	☐
5 Day	☑	Drop Box	☑	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:

PROJECT INFORMATION

Project Name:	Civic Center Survey	PO Number:	
Project Number:	SMSD-[illegible] 11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Erik Zimmer

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☑		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
						Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
PC-1	Paint Chip	Civic center basement	5-3-23			
-2						
-5						
-6						
-7						
-8						
-11						
-12						
-13						
-14						

Relinquished By: Erik Zimmer	Received By: Jackie Tayag
Date/Time: 5.7.23 1144	Date/Time: 5/8/23 08:00

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562-206-2773 Fax
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Company: NV5

Project Number:

Project Name:

Analysis:

TAT:

(Lab) Order No. 2353801

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
PC-15	Paint Chip	CLK center basement	5-3-23			
1-16	"	"	"			
1-17	"	"	"			
1-18	"	"	"			
1-19	"	"	"			
No Sample #3,4,9,10						

Relinquished By: [signature] Date/Time: 5-7-23 1144

Received By: Jackie Tayag Date/Time: 5/8/23 0800

Lab Forms
Ver. 082411

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Survey
Location:

Report Number: **2353800**

Date Received: 5/8/2023
Date Analyzed: 5/15/2023
Date Reported: 5/15/2023

Date Sampled: 5/5/2023
Sampled By: Erik Jimenez
Total Samples: 14

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg**

Lead (Pb) in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353800-001 1	Paint Chip- Mezzanine	0.1029	< 49
2353800-002 2	Paint Chip- Mezzanine	0.1074	< 47
2353800-003 3	Paint Chip- Mezzanine	0.1014	180
2353800-004 4	Paint Chip- Mezzanine	0.1015	86
2353800-005 5	Paint Chip- Mezzanine	0.0922	92
2353800-006 6	Paint Chip- Mezzanine	0.0893	< 56
2353800-007 7	Paint Chip- Mezzanine	0.1038	1900
2353800-008 8	Paint Chip- Mezzanine	0.1042	2700
2353800-009 9	Paint Chip- Mezzanine	0.1061	< 47
2353800-010 10	Paint Chip- Mezzanine	0.1011	1700
2353800-011 11	Paint Chip- Mezzanine	0.1078	710
2353800-012 12	Paint Chip- Mezzanine	0.1063	2100

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Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Report Number: **2353800**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Survey
Location:

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353800-013 13	Paint Chip- Mezzanine	0.1016	2900
2353800-014 14	Paint Chip- Mezzanine	0.1023	1700

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have not been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES
1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

(Lab) Order No. 2353800

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, Ca 90807
Contact	Jim Byers
Office Phone	562-495-5777
Cell	
Fax	562-495-5877
Email	jim.byers@nv5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☐	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☑
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☑	Verbal	☐
5 Day	☑	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:
Layered analysis on drywall/joint compound
cc therese.rizarri@n5.com and david.schack@nv5.com on results

PROJECT INFORMATION

Project Name:	Santa Moinca Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:		Sampled By:	Erik Jimenez

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☑		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
1	Paint Chip	Mezzanine	5-5-23			
2						
3						
4						
5						
6						
7						
8						
9						
10						

Relinquished By: Erik Jimenez	Received By:
Printed Name Erik Jimenez	Printed Name Jackie Tran
Date/Time: 5-7-23 1145	Date/Time: 5/8/23 08:00
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

CHAIN OF CUSTODY

1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

AQ ENVIRONMENTAL LABORATORIES

Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353800

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
11	Paint Chip	Mezzanine	5-5-23			
12	"	"	"			
13	"	"	"			
14	"	"	"			

Relinquished By:	Received By:
Printed Name: Erik Jimenez	Printed Name: Jackie Tayag
Date/Time: 5-7-23 1145	Date/Time: 5/8/23 0800
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Center
Location: 1855 Main St.
Santa Monica

Report Number: **2353776**

Date Received: 5/8/2023
Date Analyzed: 5/15/2023
Date Reported: 5/15/2023

Date Sampled: 5/5/2023
Sampled By: Erik Jimenez
Total Samples: 17

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg**

Lead (Pb) in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353776-001 1	Paint Chip- 2nd Floor Civic Survey	0.0750	4000
2353776-002 2	Paint Chip- 2nd Floor Civic Survey	0.0945	3600
2353776-003 3	Paint Chip- 2nd Floor Civic Survey	0.0504	14000
2353776-004 4	Paint Chip- 2nd Floor Civic Survey	0.0210	21000
2353776-005 5	Paint Chip- 2nd Floor Civic Survey	0.1063	< 47
2353776-006 6	Paint Chip- 2nd Floor Civic Survey	0.0346	6100
2353776-007 7	Paint Chip- 2nd Floor Civic Survey	0.0504	5400
2353776-008 8	Paint Chip- 2nd Floor Civic Survey	0.0943	3300
2353776-009 9	Paint Chip- 2nd Floor Civic Survey	0.1025	< 49
2353776-010 10	Paint Chip- 2nd Floor Civic Survey	0.1078	76000
2353776-011 11	Paint Chip- 2nd Floor Civic Survey	0.1086	350
2353776-012 12	Paint Chip- 2nd Floor Civic Survey	0.1053	3700

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Report Number: **2353776**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Santa Monica Civic Center
Location: 1855 Main St.
Santa Monica

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353776-013 13	Paint Chip- 2nd Floor Civic Survey	0.1013	< 49
2353776-014 14	Paint Chip- 2nd Floor Civic Survey	0.1012	79
2353776-015 15	Paint Chip- 2nd Floor Civic Survey	0.1019	98
2353776-016 16	Paint Chip- 2nd Floor Civic Survey	0.1072	350
2353776-017 17	Paint Chip- 2nd Floor Civic Survey	0.1013	64

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES
1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

(Lab) Order No. 2353776

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, Ca 90807
Contact	Jim Byers
Office Phone	562-495-5777
Cell	
Fax	562-495-5877
Email	jim.byers@nv5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☐	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	■
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☐	Verbal	☐
5 Day	■	Drop Box	■	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:
Layered analysis on drywall/joint compound
cc therese.rizarri@n5.com and david.schack@nv5.com on results

PROJECT INFORMATION

Project Name:	Santa Moinca Civic Center	PO Number:	
Project Number:	SMSD-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Erik Jimenez

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	■		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
1	Paint Chip	2nd floor civic survey	5-5-23			
2						
3						
4						
5						
6						
7						
8						
9						
10						

Relinquished By:	Erik Jimenez	Received By:	
Printed Name	Erik Jimenez	Printed Name	Jackie Tang
Date/Time:	5.7.23 1147	Date/Time:	5/8/23 0800
Relinquished By:		Received By:	
Printed Name		Printed Name	
Date/Time:		Date/Time:	

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES

1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

Company:	Alta Environmental/NV5
Project Number:	SMSD-23-11460
Project Name:	Santa Moinca Civic Center

(Lab) Order No. 2353776

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
11	Paint chip	2nd flor civic survey	5-5-23			
12	"	"	"			
13	"	"	"			
14	"	"	"			
15	"	"	"			
16	"	"	"			
17	"	"	"			

Relinquished By: Erik Jimenez	Received By:
Printed Name Erik Jimenez	Printed Name Jackie Tayag
Date/Time: 5.7.23	Date/Time: 5/8/23 0800
Relinquished By:	Received By:
Printed Name	Printed Name
Date/Time:	Date/Time:

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica, CA

Report Number: **2353727**

Date Received: 5/4/2023
Date Analyzed: 5/11/2023
Date Reported: 5/11/2023

Date Sampled: 5/3/2023
Sampled By: Erik Jimenez
Total Samples: 17

Analytical Method: **EPA 7420/3050**
Reporting Limit: **5.0 µg**

Lead (Pb) in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353727-001 PC-1	Paint Chip- Ext of Bldg	0.1028	< 49
2353727-002 PC-2	Paint Chip- Ext of Bldg	0.1009	< 50
2353727-003 PC-3	Paint Chip- Ext of Bldg	0.0732	< 68
2353727-004 PC-4	Paint Chip- Ext of Bldg	0.1053	< 47
2353727-005 PC-5	Paint Chip- Ext of Bldg	0.1028	< 49
2353727-006 PC-6	Paint Chip- Ext of Bldg	0.1048	410
2353727-007 PC-7	Paint Chip- Ext of Bldg	0.1034	< 48
2353727-008 PC-8	Paint Chip- Ext of Bldg	0.0860	< 58
2353727-009 PC-9	Paint Chip- Ext of Bldg	0.0478	< 110
2353727-010 PC-10	Paint Chip- Ext of Bldg	0.1013	< 49
2353727-011 PC-11	Paint Chip- Ext of Bldg	0.1064	< 47
2353727-012 PC-12	Paint Chip- Ext of Bldg	0.1063	< 47

1508 East 33rd Street
Signal Hill, CA 90755
Tel (562) 206-2770
Fax (562) 206-2773

Report Number: **2353727**

Alta Environmental
3777 Long Beach Boulevard
Long Beach, CA 90807
Attention: Jim Byers

Project Number: SMSD-23-11460
Project Name: Civic Center Survey
Location: 1855 Main St.
Santa Monica, CA

Lead in Paint by Flame AAS

Lab ID Client ID	Location/Description	Sample Weight (g)	Lead Concentration ppm (mg/kg)
2353727-013 PC-13	Paint Chip- Ext of Bldg	0.1038	< 48
2353727-014 PC-14	Paint Chip- Ext of Bldg	0.1035	< 48
2353727-015 PC-15	Paint Chip- Ext of Bldg	0.0610	130
2353727-016 PC-16	Paint Chip- Ext of Bldg	0.1023	< 49
2353727-017 PC-17	Paint Chip- Ext of Bldg	0.0206	< 240

Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. This report shall not be reproduced without the written approval of this laboratory. The client shall be solely responsible for interpreting analytical results. Samples have not been blank corrected. Samples shall be disposed according to local, state and federal laws, 30 days after reporting results.

CA ELAP Cert #2823

Approved Signatory- Cristina E. Tabatt

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES
1508 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

(Lab) Order No. 2353727

CUSTOMER INFORMATION	
Company	Alta Environmental/NV5
Address	3777 Long Beach Blvd., Annex Bldg.
City/State/Zip	Long Beach, AA 90807
Contact	Jim Byers
Office Phone	562-425-5777
Cell	
Fax	562-425-5777
Email	Jim.Byers@NV5.com

Turnaround Time		Shipped By		Report Send Via:	
Same Day	☐	Fedex	☐	Web	☐
1 Day	☐	UPS	☐	Email	☒
2 Day	☐	USPS	☐	Fax	☐
3 Day	☐	Drop Off	☒	Verbal	☐
5 Day	☒	Drop Box	☐	Mail	☐
Weekend	☐	Other	☐	Pick up	☐

Special Instructions:

PROJECT INFORMATION

Project Name:	Civic Center	PO Number:	
Project Number:	SM32-23-11460	Work Order No.:	
Location:	1855 Main St. Santa Monica	Sampled By:	Randy Flores

PLM		PCM		MOLD		LEAD (Pb)			
PLM EPA 600/M4-82-020	☐	NIOSH 7400A	☐	Spore Trap	☐	Air	☐	TTLC	☐
PLM 400 Pt. Count (<0.25%)	☐	NIOSH 7400B	☐	Tape Lift	☐	Paint	☒		
PLM 1000 Pt. Count (<0.1%)	☐	w/ TWA	☐	Bulk Sample	☐	Wipe	☐		
				Swab	☐	Soil	☐		

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
PC-1	Paint chip	Exterior	5/2/23			
2						
3						
4						
5						
6						
7						
8						
9						
10						

Relinquished By: Randy Flores	Received By:
Printed Name: Randy Flores	Printed Name: Jackie Tang
Date/Time: 5/4/2023 0800	Date/Time: 5/4/23 08:00
Relinquished By:	Received By:
Date/Time:	Date/Time:

Lab Forms
Ver. 2016-06-27

CHAIN OF CUSTODY

AQ ENVIRONMENTAL LABORATORIES

1506 E. 33rd Street
Signal Hill, CA 90755
562-206-2770 Tel
562-206-2773 Fax
services@AQenvlabs.com

Company: Alta Environmental
Project Number: SMSD-23-11460
Project Name: Civic Center

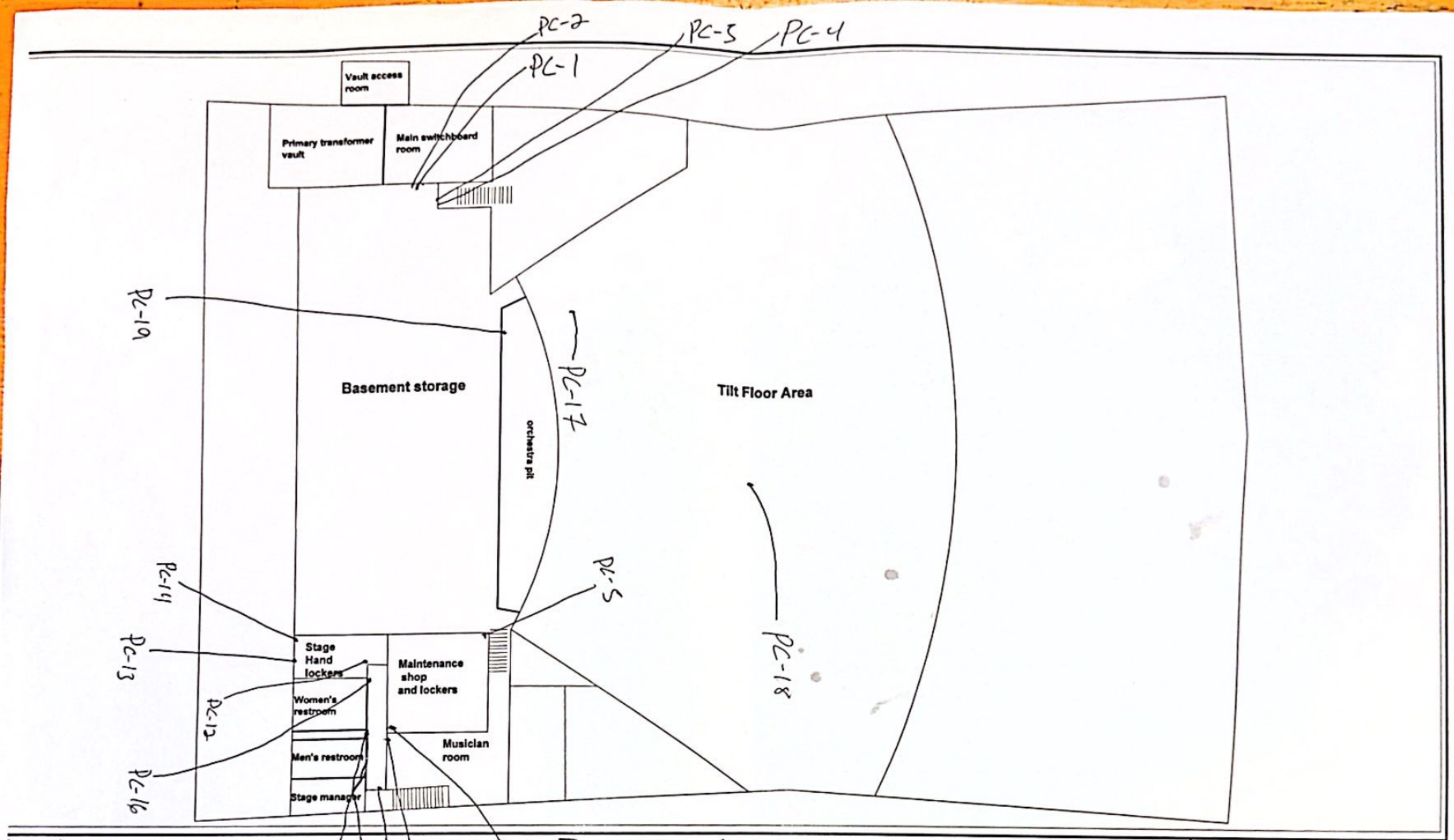
(Lab) Order No. 2353727

SAMPLE ID	SAMPLE TYPE	LOCATION	Date Sampled	Start Time / Stop Time	Avg Flow Rate	Volume (L)
PC-11	Paint Chip	Exterior	5/2/23			
12	"	"	"			
13	"	"	"			
14	"	"	"			
15	"	"	"			
16	"	"	"			
17	"	"	"			

Relinquished By:	Received By:
Printed Name: RANDY FLORES	Printed Name: Jackie Tayag
Date/Time: 5/4/2023	Date/Time: 5/4/23 08:00
Relinquished By:	Received By:
Printed Name:	Printed Name:
Date/Time:	Date/Time:

Appendix C

Sample Location Maps: Asbestos and Lead



Legend

Basement

Santa Monica Civic Center
1855 Main Street
Santa Monica, CA 90401

N

NV5
ALTA ENVIRONMENTAL
3777 Long Beach Blvd. Annex Bldg. Long Beach, California 90807
P: (562) 495-5777 ⊕ F: (562) 495-5877 ⊕ www.altaenviron.com

Project No. SMSO-23-11460

Basement

RF-10

RF-9

RF-1

RF-8

RF-3

RF-83

RF-2

RF-120

PRIMARY TRANSFORMER VAULT

MAIN SWITCHBOARD ROOM

UNEXCAVATED

BASEMENT STORAGE

ORCHESTRA PIT

TILT FLOOR AREA

STAGE HANDS LOCKER ROOM

MAINTENANCE MEN'S LOCKERS

WOMEN

MEN

NOTE

SEE PILE LOCATIONS & FOUNDATIONS, SEE STRUCT. DWGS.

N

MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

WELTON BECKET AND ASSOCIATES
ARCHITECTS & ENGINEERS
5657 WILSHIRE BLVD. LOS ANGELES 36, CALIFORNIA

SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA CALIFORNIA

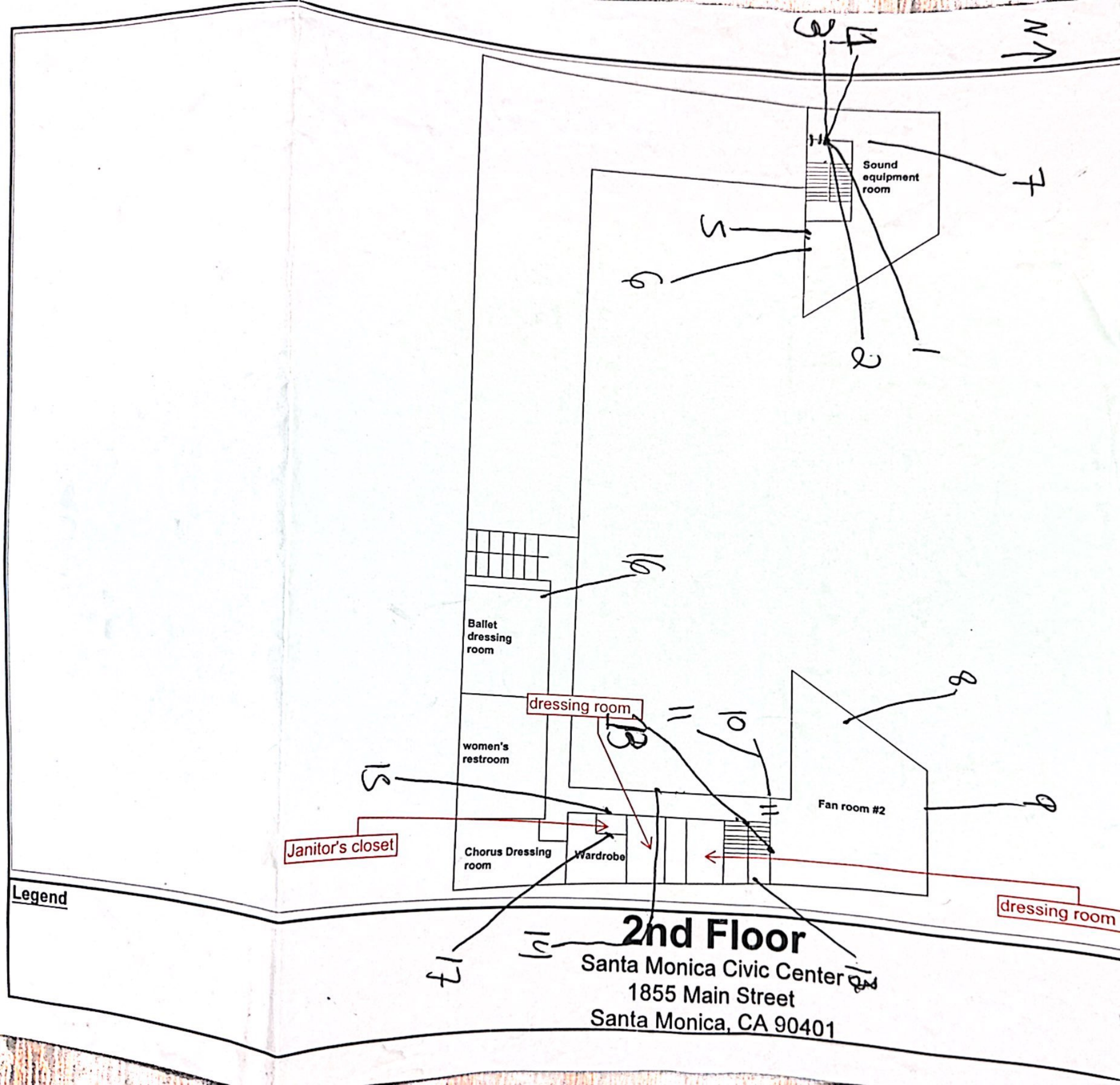
REVISIONS

NO.	REVISION	DATE	BY
1	REVISED DOOR SIZE		

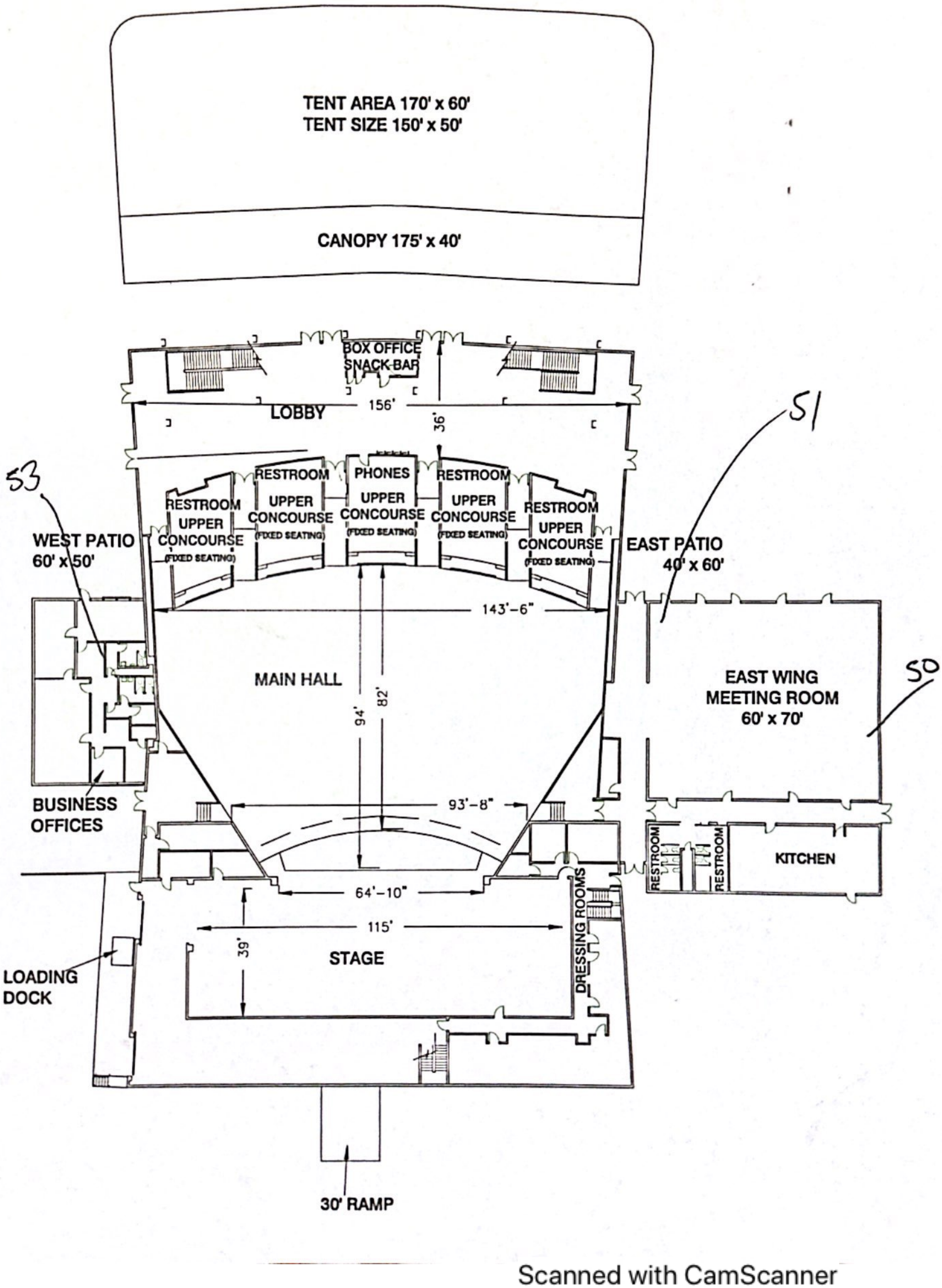
AS BUILT

BASEMENT PLAN

DRAWING NO. 5-1



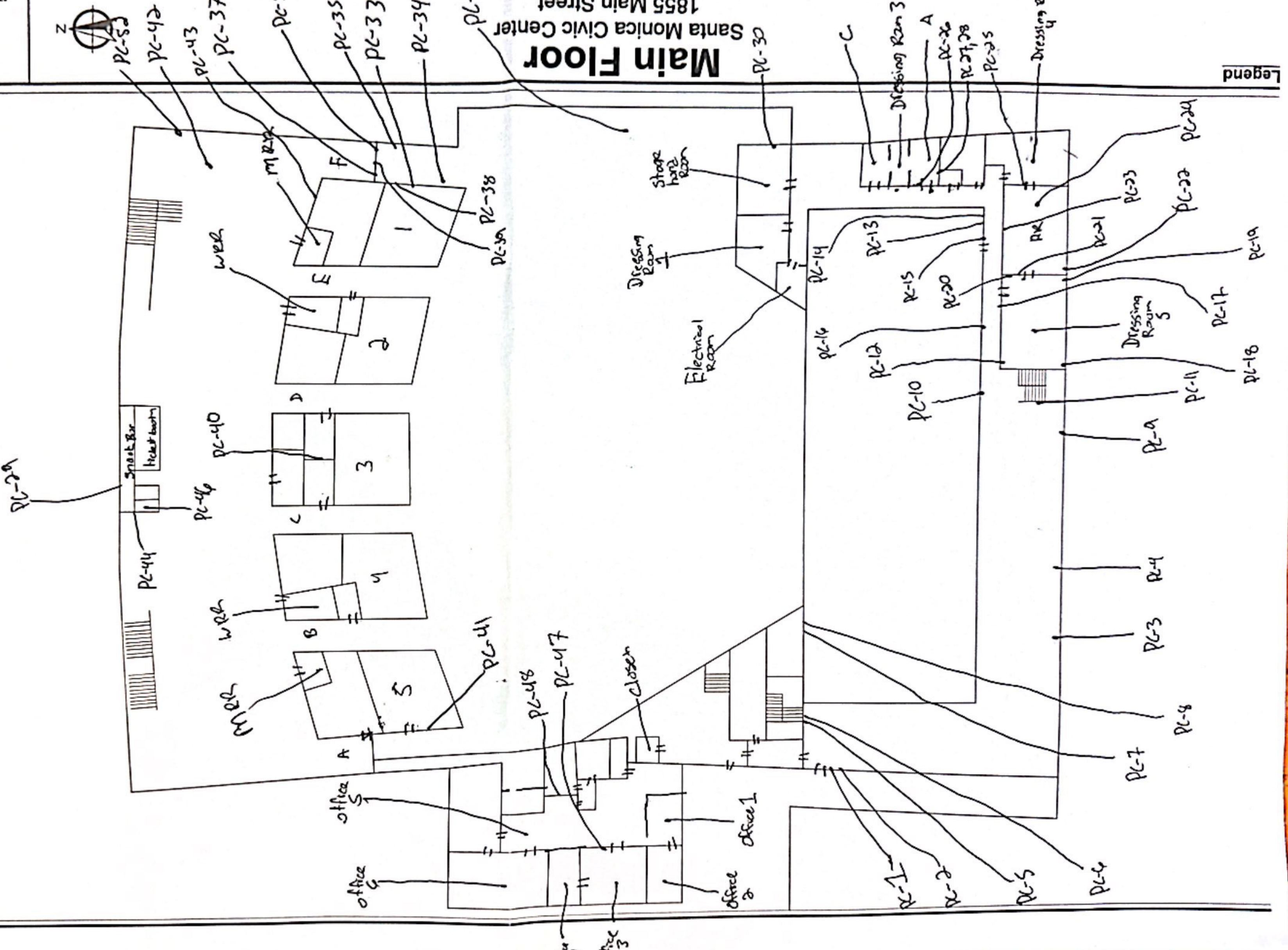
SANTA MONICA CIVIC AUDITORIUM
INTERIOR SCHEMATIC
WITH DIMENSIONS



Main Floor

Santa Monica Civic Center
1855 Main Street
Santa Monica, CA 90401

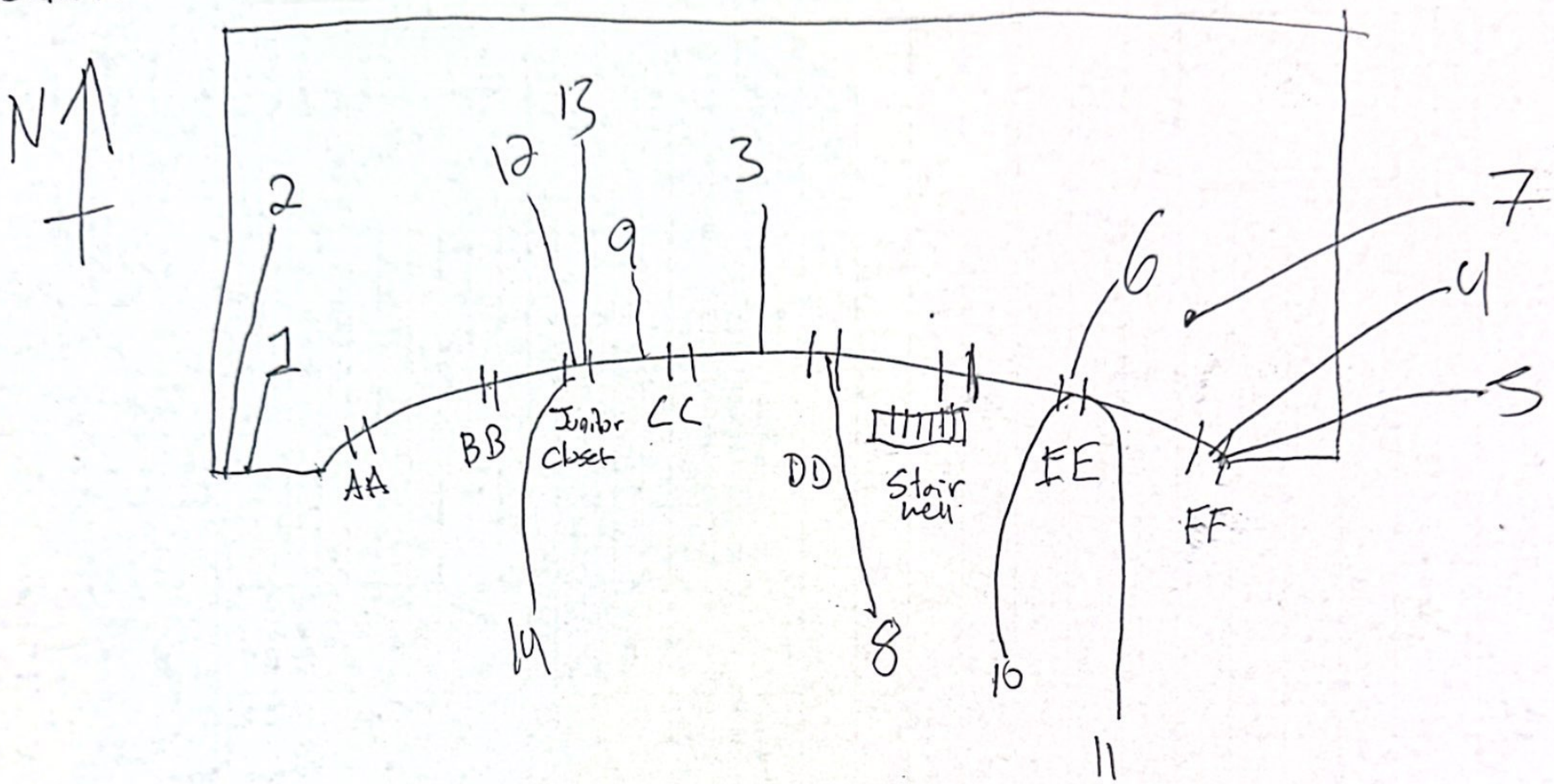
Legend

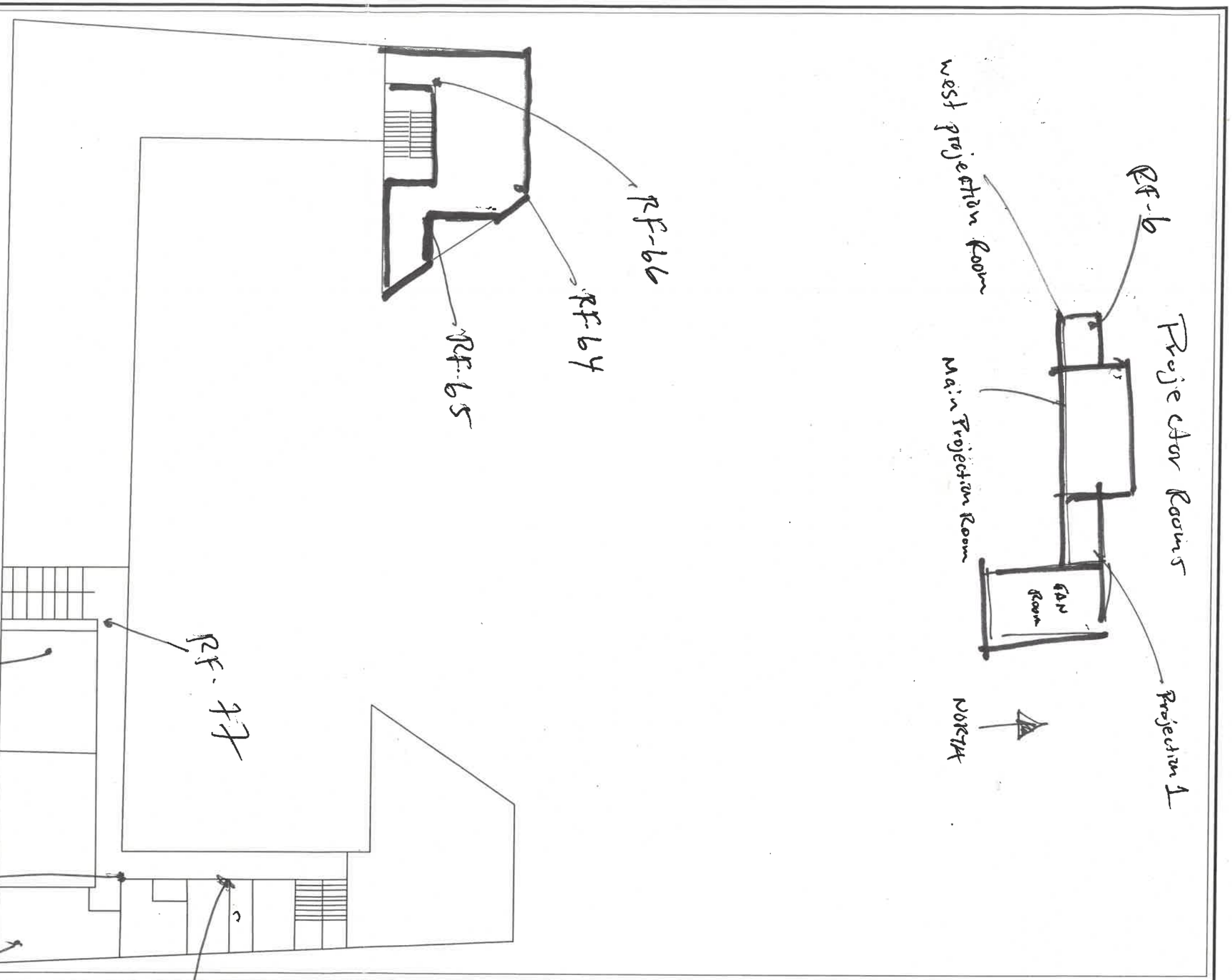


ALTA
ENVIRONMENTAL
3777 Long Beach Blvd. Arnaz Bldg. Long Beach, California 90807
P: (562) 495-6777 ◆ F: (562) 495-5677 ◆ www.altaenviron.com

Project No.: SMSD-23-11460
DATE: April 2023

Mezzanine





Legend

2nd Floor

Santa Monica Civic Center
1855 Main Street
Santa Monica, CA 90401

NV5
ALTA ENVIRONMENTAL
3777 Long Beach Blvd. Annex Bldg. Long Beach, California 90807
P: (562) 495-5777 ♦ F: (562) 495-5877 ♦ www.altaenviron.com

DATE: April 2023 | Project No.: SMSD-23-11460

ALTA ENVIRONMENTAL

Sheet _____ of _____

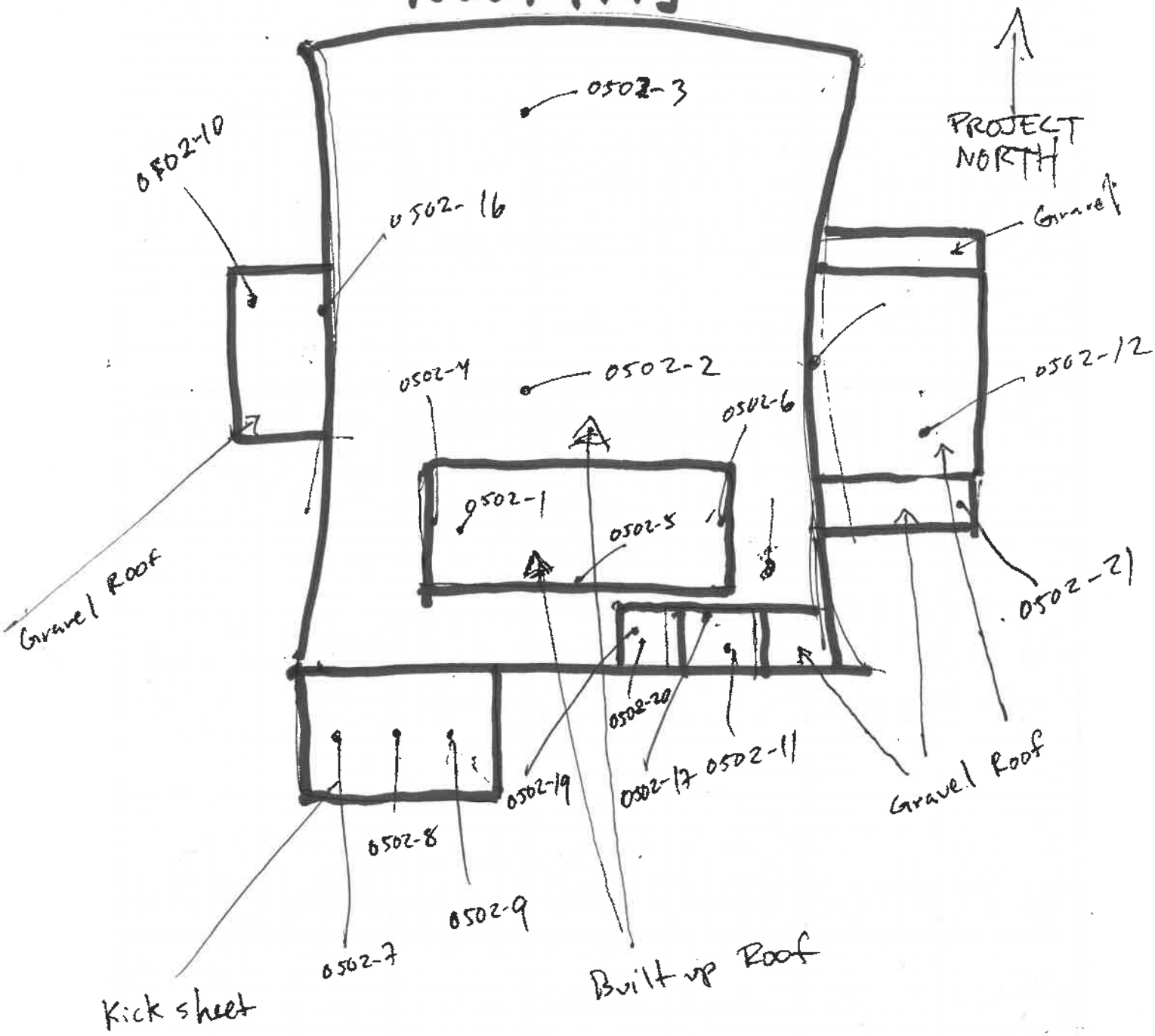
Project Name _____

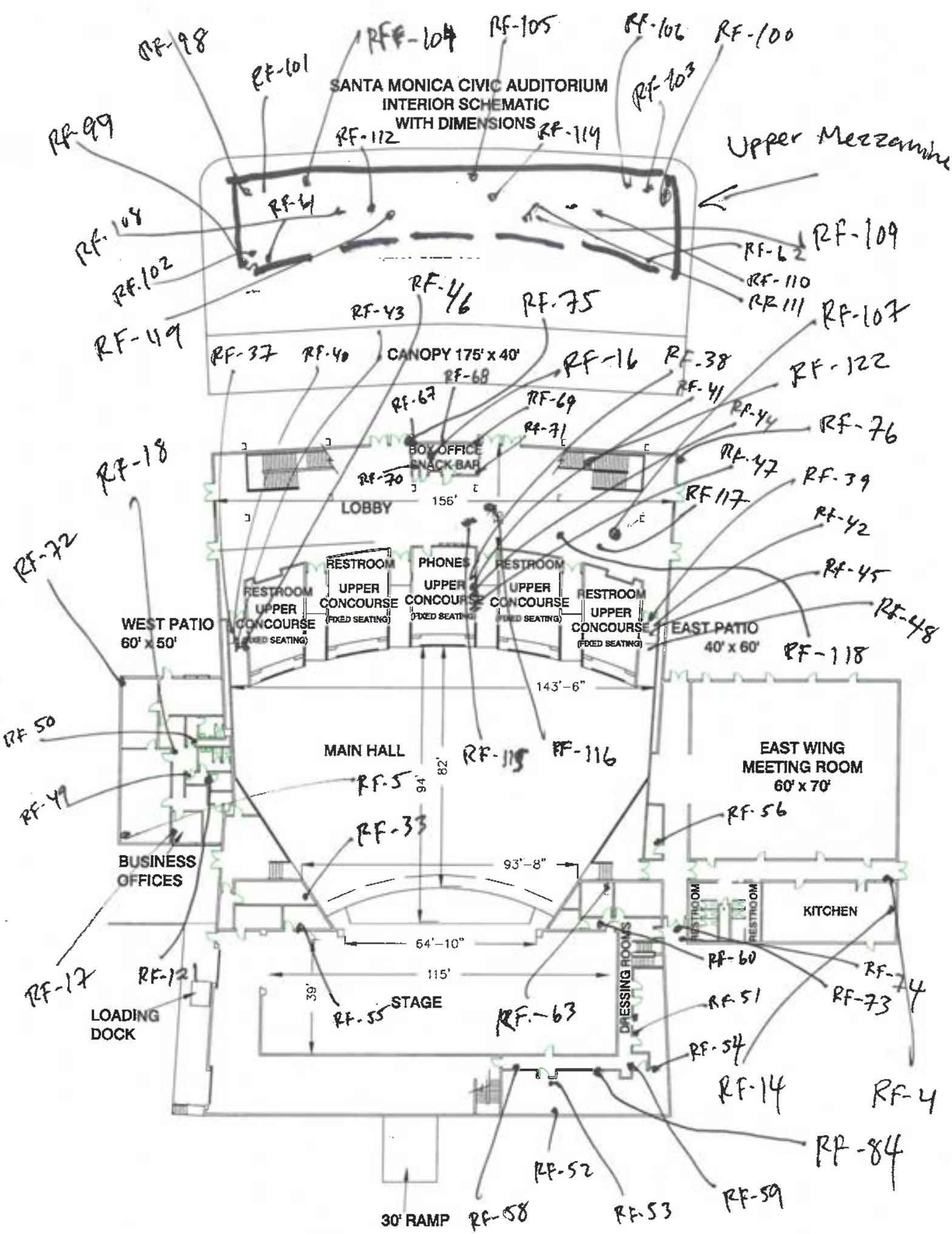
Project No./Task No. _____

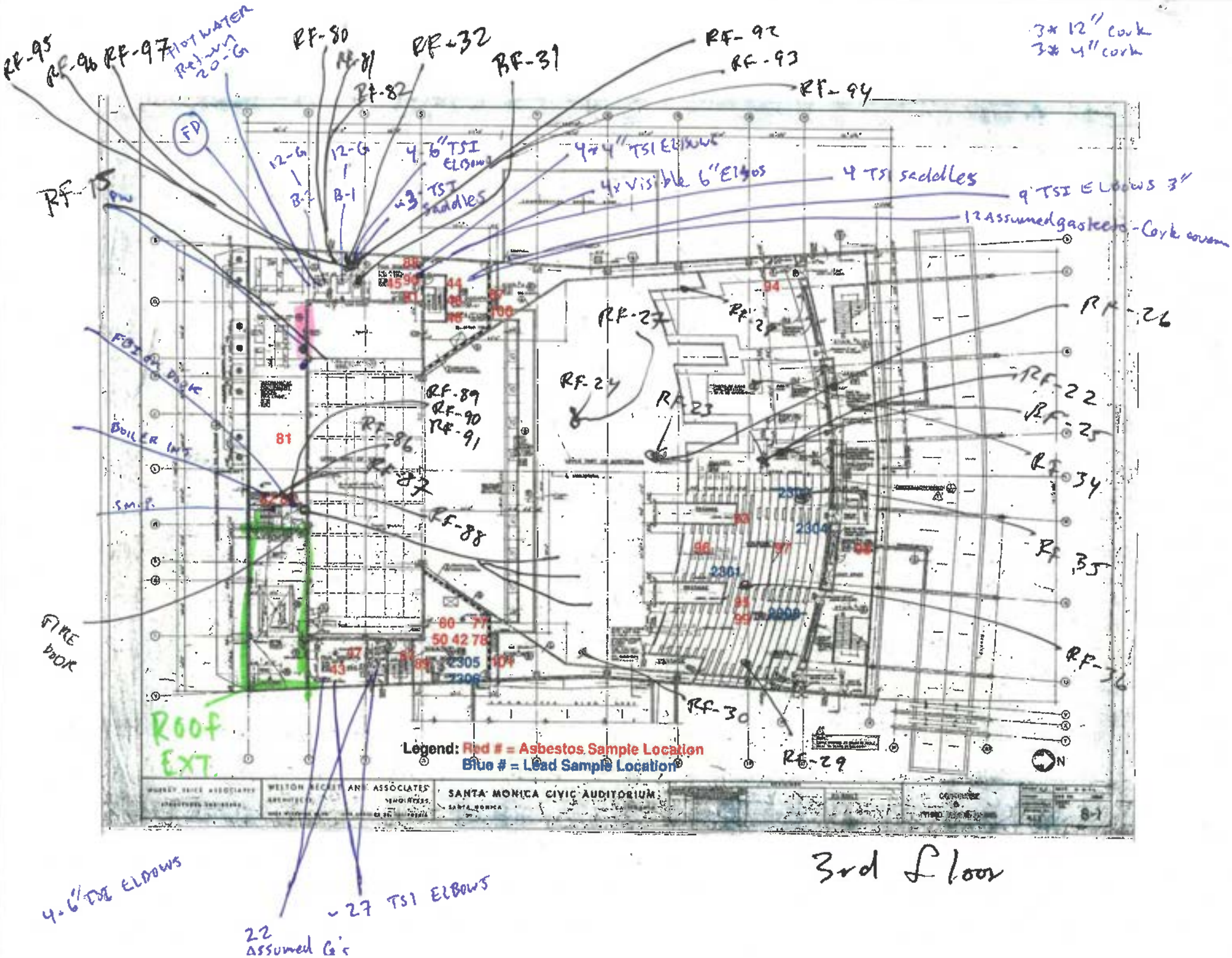
Calculated by _____ Date _____

Scale _____ Checked by _____ Date _____

Roofing




SANTA MONICA CIVIC AUDITORIUM
INTERIOR SCHEMATIC
WITH DIMENSIONS
Upper Mezzanine
CANOPY 175' x 40'
BOX OFFICE
SNACK BAR
LOBBY
156'
RESTROOM
PHONES
UPPER CONCOURSE
(FIXED SEATING)
WEST PATIO
60' x 50'
EAST PATIO
40' x 60'
143'-6"
MAIN HALL
82'
94'
EAST WING
MEETING ROOM
60' x 70'
93'-8"
64'-10"
115'
39'
STAGE
DRESSING ROOMS
KITCHEN
BUSINESS
OFFICES
LOADING
DOCK
30' RAMP


RF-95
RF-96
RF-97
HOT WATER Return 20-G
RF-80
RF-81
RF-82
RF-32
RF-31
RF-92
RF-93
RF-94
3* 12" cork
3* 4" cork
FD
12-G
B-2
12-G
B-1
4-6" TSI ELBOWS
~3 TSI saddles
4*4" TSI ELBOWS
4x visible 6" ELBOWS
4 TSI saddles
9 TSI ELBOWS 3"
12 Assumed gaskets - Cork cover
RF-15
RF-27
RF-26
RF-24
RF-23
RF-22
RF-25
RF-34
RF-35
RF-89
RF-90
RF-91
RF-86
RF-87
RF-88
RF-30
RF-29
RF-28
FOYER DOOR
BOILER INT.
SM.P.
FIRE DOOR
81
2304
2301
2305
2306
Roof EXT.
Legend: Red # = Asbestos Sample Location
Blue # = Lead Sample Location
N
WELTON BECKET AND ASSOCIATES
SANTA MONICA CIVIC AUDITORIUM
3rd Floor
4-6" TSI ELBOWS
~27 TSI ELBOWS
22 Assumed G's

Appendix D

Employee Certifications

State of California
Division of Occupational Safety and Health

Certified Site Surveillance Technician

Randolph J Flores
Name

Certification No. 17-6019

Expires on 09/12/23

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.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Randolph flores	Lead Sampling Technician	LRC-00004340	11/28/2023

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 or calling (800) 597-LEAD

Global Environmental Training

This is to certify that

Erik Jimenez

SS# 7300

Has completed course work that meets the criteria required for EPA/AHERA (TSCA Title II) Approved Reaccreditations and NESHAPs Regulations Training *

Asbestos in Buildings: Building Inspector Refresher

September 13, 2022
Course Date

222-155-BIR
Certificate Number

September 13, 2023
Expiration Date

CA - 023 - 06
Course Approval Number

Mario Virgen
Course Director

1520 W. Cameron Ave., Suite 103 * West Covina, CA 91790 (626) 962-4436
*This course meets California requirements

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Sampling Technician	LRC-00007394	6/28/2023
	Lead Worker	LRC-00006537	3/23/2023

Erik Jimenez

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 or calling (800) 597-LEAD


State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
James Charles Byers, Jr.
Name
Certification No. 06-4122
Expires on 01/18/24
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.

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **James Byers**	Lead Inspector/Assessor	LRC-00001746	8/24/2023

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 or calling (800) 597-LEAD

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

Christine Jordan
Name

Certification No. 92-0215

Expires on 07/09/23

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.

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Christine Jordan**	Lead Inspector/Assessor	LRC-00002523	9/25/2023

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 or calling (800) 597-LEAD

Appendix E

Historical Surveys and Data

ASBESTOS AND LEAD MATERIALS SURVEY/TESTING REPORT

CIVIC CENTER AUDITORIUM
1855 MAIN STREET
SANTA MONICA, CA 90401

City of
Santa Monica

THE CITY OF SANTA MONICA PROJECT
1437 4TH STREET, SUITE 300
SANTA MONICA, CA 90401

BAINBRIDGE
Environmental Consultants

2670 North Main Street, Suite 320
Santa Ana, CA 92705
Ph: (714) 247-0024
Fax: (714) 247-0025

Bainbridge Project No.: 12034087.10

May 10, 2012

May 10, 2012

BAINBRIDGE
Environmental Consultants

Ms. Yolanda Nunez
The City of Santa Monica
1855 Main Street
Santa Monica, CA 90401

RE: Asbestos and XRF lead based paint survey/testing consulting services for the Special Provision number SP2173 Project located at City of Santa Monica Civic Auditorium located at 1855 Main Street in Santa Monica, CA 90401.

Ms. Nunez:

At the request of the City of Santa Monica, Bainbridge Environmental Consultants, Inc. (Bainbridge Environmental) conducted asbestos bulk sampling and lead XRF testing at Santa Monica Civic Center Auditorium located at the above mentioned address. The survey was conducted on April 10th – 13th, 2012.

This document has been prepared for the sole use of the City of Santa Monica, their authorized agents, any State, or local agencies involved in this project. No other party should rely on the information contained herein without prior written consent of Bainbridge Environmental.

Thank you for the opportunity to provide services to the City of Santa Monica. Please do not hesitate to call us with any questions. We look forward to assisting you in the future.

Sincerely,

BAINBRIDGE ENVIRONMENTAL CONSULTANTS, INC.

Henry A. Moreno
Principal/Program Manager
CAC #92-0618/03-3494/DPH I/A 9970

HAM/nm

Bainbridge Job #12034087.10

TABLE OF CONTENTS

Section **Page**

APPENDICES

APPENDIX

1.0 Asbestos Survey/Investigation

Karlin Cisco (CSST) of Bainbridge Environmental, under the supervision of Henry Moreno (CAC), performed the asbestos inspection/survey activities and collected the asbestos bulk samples for laboratory analysis of the Civic Center Auditorium located at 1855 Main Street, Santa Monica, CA 90401. The survey was performed on April 10th, 11th, 12th, and 13th, 2012. The survey consisted of a walk-through of the building and sample collection of suspect asbestos containing materials (ACM). This report reviews and summarizes the findings outlined in the attached asbestos sample summary and laboratory report, as well as previous sampling performed in the subject building.

The Civic Auditorium Building located at 1855 Main Street Santa Monica, California appears to be multiple poured- in- place reinforced concrete and steel supported structure under built-up asphalt/ rolled roofing system. Interior ceilings are primarily suspended and finished with various sized lay-in tiles. Interior walls are either concrete or metal studs with a plaster finish. The floors are covered with ceramic tiles, floor tiles, carpet, or vinyl flooring. The subject building is heated and cooled by a central HVAC system.

During this inspection, several criteria including bulk testing were used to properly assess areas sampled. Visual and tactile assessments of suspect materials provided the basis for these criteria and allowed the inspector to group the materials into homogenous areas.

1.1 Asbestos Findings

A total of one-hundred and sixty-three (163) bulk samples were collected and submitted under the chain of custody protocol to EMSL Analytical, Inc., San Diego, CA. EMSL Analytical, Inc. is certified with the NVLAP registration and approved for asbestos bulk sample analysis in state of California. The sample analysis was performed by EPA Polarized Light Microscopy (PLM) coupled with dispersion staining, method 600/R-93/116, July 1993. All PLM analyses are derived from a calibrated visual estimate unless otherwise noted.

Two (2) of the 163 samples were selected to be re-analyzed using the 1000-point count method. As a result of the point count re-analysis, the samples collected contain more than .1% asbestos. California Labor Code, Section 6501.8 defines "asbestos containing construction materials (ACCM)" as any manufactured construction material that contains more than one tenth of one percent (0.1%) by weight.

As a result, the materials tested below contain asbestos containing materials (ACM> .1%).

Sample No.	Area	Sample Location	Material Description/Color	Material Location	*TBV Approximate Quantities	Asbestos Detected
4	Basement	Janitor's Closet Floor	9 " Floor Tile w/ Mastic/Green	Basement Janitor's Closet Flooring Only	16sf	5% Chrysotile
4A	Basement	Janitor's Closet Floor				7% Chrysotile
9	Main Floor	Dressing Room Ceiling	Ceiling Tile Puck Mastic	Ceilings & Walls Throughout	*TBV by Contractor	2% Anthophyllite
12	Main Floor	West Side Exit Foyer Ceiling				2% Anthophyllite

Sample No.	Area	Sample Location	Material Description/Color	Material Location	*TBV Approximate Quantities	Asbestos Detected
15	Main Floor	Lobby Ceiling	Ceiling Tile Puck Mastic	Walls Throughout	*TBV by Contractor	2% Anthophyllite
69	2nd Floor	Fan Room # 2 Wall	Puck Mastic	12-inch Ceiling Tile	*TBV by Contractor	2% Anthophyllite
75	2nd Floor	Ballet Dressing Room Ceiling				2% Anthophyllite
78	3rd Floor	Fan Room # 5 Wall				2% Anthophyllite
33A	Business Office	Floor-South	Mastic/Green Floor Tile	Business Office Flooring Throughout	700 sf See Sample #33A	2% Chrysotile
34A	Business Office	Floor-North				<1% Chrysotile
35A	Business Office	Floor-East				<1% Chrysotile
79	2nd Floor	Fan Room # 2 Floor	Battleship Flooring/Black	Mech. & Fan Room Flooring Throughout	5,700sf	<1% Chrysotile
80	3rd Floor	Fan Room # 3 Floor				<1% Chrysotile
52	Main Floor	Stage at Fire Curtain-East	Fire Curtain	Stage Fire Curtain	2,500sf	40% Chrysotile
53	Main Floor	Stage at Fire Curtain-West				40% Chrysotile
54	Main Floor	Stage at Fire Curtain-Center				40% Chrysotile
96	3rd Floor	Catwalk/Upper Part of Auditorium at Overhead Pipe-Runs	Thermal System Insulation/TSI	TSI Pipe-Runs Throughout	200lf (Visible)	8% Chrysotile 12% Amosite <1% Crocidolite
97	3rd Floor	Catwalk/Upper Part of Auditorium at Overhead Pipe-Runs			*TBV by Contractor	8% Chrysotile 12% Amosite <1% Crocidolite
102	2nd Floor	Sound Equip. Room Floor	9" Floor Tile w Mastic/Black	Sound Room Flooring Only	545sf	5% Chrysotile
102A	2nd Floor	Sound Equip. Room Floor				5% Chrysotile
103	2nd Floor	Sound Equip. Room Floor				5% Chrysotile
103A	2nd Floor	Sound Equip. Room Floor				6% Chrysotile
104	2nd Floor	Sound Equip. Room Floor				5% Chrysotile
104A	2nd Floor	Sound Equip. Room Floor				6% Chrysotile
111	Stage Upper Roof	Abandoned AHU Surface	Mastic/Gray & Black	Stage Roof at Abandoned AHU Only	10sf	8% Chrysotile
125	2nd Floor	Wardrobe Room at Light Fixtures	Heat Shield Paper/Gray	2nd Floor Wardrobe Light Fixtures and Basement Light Fixtures Only	2sf	20% Chrysotile

*TBV To Be Verified by Contractor

The following building materials were *Assumed* to be asbestos-containing:

Sample No.	Material Description/Color	Material Location	Approximate Quantities	*TBV Asbestos Detected	Inspection Status
n/a	(Labeled) Fire Rated Doors	Fire Doors Throughout	600sf	*ASSUMED*	*Material not disturbed or sampled*
n/a	Puck Mirror Mastic	Mirrors Throughout	400sf	*ASSUMED*	*Material not disturbed or sampled*
n/a	Terrazzo Flooring	Terrazzo Flooring Throughout	4,000sf	*ASSUMED*	*Material not disturbed or sampled*
n/a	Transite Pipe	Transite Flue Pipes Throughout	40lf	*ASSUMED*	*Material not found during investigation, but if discovered during demo/reno activities... Assume to be asbestos-containing*

*TBV To Be Verified by Contractor

In the event that other materials are found to be similar or homogenous to the materials sampled and determined to contain asbestos, those similar or homogenous materials will be considered assumed asbestos containing materials. Prior to bid, contractor is responsible for field verification of those materials, their quantities and measurements.

Federal regulations define asbestos-containing materials as any material containing more than one percent (1%) by weight. California Labor Code, Section 6501.8 defines "asbestos containing construction materials (ACCM)" as any manufactured construction material that contains more than one tenth of one percent (0.1%) by weight.

1.2 Asbestos Recommendations

Based on the available information gathered during the performance of this survey and the conclusions, Bainbridge Environmental recommends the following:

- Identified asbestos-containing materials must be removed prior to any scheduled renovation or demolition in adherence with South Coast Air Quality Management District regulations.

- Bainbridge Environmental recommends the preparation of specifications for the removal of identified asbestos materials and Cal/OSHA regulated (samples greater than .1% asbestos), as necessary. A State of California Certified Asbestos Consultant should be retained to properly document, inspect, and monitor the removal of the asbestos materials. This is to ensure both adherence to applicable State and federal regulations and the safety of building occupants in the vicinity of the abatement areas.

- Bainbridge Environmental recommends that a Cal/OSHA registered and state contractor perform the abatement of the above-mentioned asbestos containing materials. Any asbestos related work must be conducted in accordance with all applicable federal, state, and local regulations. Firms performing the asbestos-related work must follow proper engineering practices and must use state-of-the-art techniques whenever possible.

1.3 Disclaimer and Limitations for Asbestos Related Projects

This document is prepared for the sole use of the City of Santa Monica and its authorized representatives and any agencies directly involved in this project. No other party should rely on the information contained herein without prior written consent of Bainbridge Environmental.

The information in this report or portions there of may be required to be included in notifications to employees, contractors or other visitors to the building(s). The owner or its agents shall not use this report as a specification or work plan for any of the work suggested or recommended in the report.

This report is based upon conditions and practices observed at the property and information made available to Bainbridge Environmental Consultants, Inc. This report does not identify all hazards or unsafe practices, nor does it indicate that other hazards or unsafe practices exist at the premises.

The conclusions and summary presented in this report are based on a review of pertinent regulations, and guidelines or requirements commonly followed by industry standards, data collected during the site inspection, and information provided by the City of Santa Monica, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. Bainbridge believes the data and analysis to be accurate and relevant, but cannot accept responsibility for the accuracy or completeness of available documentation or possible withholding of information by other parties.

Any observations of asbestos containing materials represent the conditions at the specified locations and times of the site inspection survey only. The selection of sample areas was limited to accessible areas of the property.

2.0 Lead Paint XRF Testing of Painted Surfaces

Hector Gonzalez, of Bainbridge Environmental, under the supervision of Henry Moreno, DPH of Bainbridge conducted a lead-based paint (LBP) inspection survey of the City of Santa Monica Civic Center Auditorium at 1855 Main Street, Santa Monica, CA 90401. The lead inspection/survey was conducted on April 13th, 2012.

Bainbridge Environmental conducted the lead-based paint inspection of the site building(s) and property in compliance with the following Federal, State, and Local regulations:

- 24 CFR Part 35.80-35.98 and 35.3120(b) – U.S. Department of Housing and Urban Development (HUD)
- Toxic Substances Control Act (TOSCA) Section 406
- 40 CFR 745.103 – Environmental Protection Agency (EPA)
- Title 17 Section 35000 – Code of California Regulations
- Cal/OSHA Title 8 Section 1532.1 – California Occupational Safety and Health Administration
- Cal/OSHA Title 8 Section 5194 – California Occupational Safety and Health Administration

In compliance with Title 17, CCR, Division 1, Chapter 8 and 24 CFR Subtitle A, Part 35.125, Bainbridge filed the 8552 form as required to notify the California Department of Health Services the findings of the lead inspection/assessment conducted on the site.

Currently, the State of California, HUD, and the Environmental Protection Agency (EPA) define lead-based paint as paint or other surface coating with lead content equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) of surface area or 5,000 parts per million lead on the surface area.

XRF Paint Readings: XRF measurements were collected. Bainbridge Environmental conducted the survey using a Niton XL 309 Spectrum Analyzer, X-ray Fluorescence (XRF) detector. All survey activities and XRF measurements were performed in accordance with the United States Department of Housing and Urban Development's guidance document, entitled Guidelines for the Evaluation and Control, (HUD Guidance Document).

2.1 Lead Findings

XRF Testing: The field data and results for XRF testing are included in Appendix B. Of one-hundred and fifty-two (152) XRF readings collected, lead was detected in twenty one (21) of the samples at or greater than concentrations at or above 0.7 milligrams per square centimeter (0.06%) by weight.

Lead based paint was found in the following locations:

XLNo	Side	Building	Room	Source	Substrate	Color	Result
2183	A	Interior	Men R/R North-West	Urinal	Porcelain	White	5.3
2199	A	Interior	North East/Men R/R	Urinal	Porcelain	White	5.2
2215	A	Interior	Kitchen	Wall	4" Ceramic Tile	White	8.8
2237	A	Interior	Main Office/Men R/R	Wall	4" Ceramic Tile	Green	6.8
2240	C	Interior	Main Office/Men R/R	Urinal	Porcelain	White	4.3
2249	A	Interior	Women R/R	Wall	4" Ceramic Tile	Peach	4.8

2260	A	Interior	Dressing Room 1	Shower Wall	4" Ceramic Tile	White	6.4
2279	B	Interior	Dressing Room	Wall	4" Ceramic Tile	Tan	5.9
2280	A	Interior	Men Dressing Room	Wall	4" Ceramic Tile	Green	6.4
2281	A	Interior	Men Dressing Room	Urinal	Porcelain	White	6.4
2283	D	Interior	Second Floor East Dressing RM	Shower Wall	4" Ceramic Tile	Tan	5.9
2285	C	Interior	Janitor Room	Sink	Porcelain	White	2.5
2287	A	Interior	2nd. Floor South Dressing Room	Wall	4" Ceramic Tile	Peach	5.0
2288	C	Interior	2nd. Floor South Dressing Room	Wall	4" Ceramic Tile	Tan	6.0
2301	C	Interior	3rd. Floor.	Attic	Structure H Beams/South	Orange	3.6
2303	B	Interior	Attic	Structure H Beams/East	Metal	Orange	7.5
2304	A	Interior	Attic	Structure H Beams/North	Metal	Orange	10.1
2309	A	Interior	Basement Men R/R	Wall	4' Ceramic Tile	Green	5.0
2312	B	Interior	Basement Janitor Room	Sink	Porcelain	White	2.6
2313	A	Interior	Basement Women R/R	Wall	4" Ceramic Tile	Peach	5.0
2316	A	Interior	Orchestra Pit Door	Double Door	Metal	Gray	10.1

In the event that other materials are found to be similar or homogenous to the materials sampled and determined to contain lead, those similar or homogenous materials will be considered assumed lead containing materials. Prior to bid, contractor is responsible for field verification of those materials, their quantities and measurements.

2.2 Lead Recommendations

Based on the results of the LBP Inspection Bainbridge Environmental recommends:

- The removal of the identified lead components from the subject building prior to renovation. We further recommend the utilization of a licensed lead abatement contracting company to remove, transport and dispose of the lead waste according to applicable regulations.

- The Occupational Safety and Health Administration promulgated legislation (29 CFR 1926.62 and 8 CCR1532.1) entitled "Lead Exposure in Construction Industry", requires that any job that may potentially expose workers to any concentration of lead (i.e., >0.01 mg/cm^2) be monitored by the employer to determine workers eight-hour time weighted average (TWA) exposure to lead.

2.3 Disclaimer and Limitations for Lead-Based Paint and Components

This document is prepared for the sole use of The City of Santa Monica and its authorized representatives and any agencies directly involved in this project. No other party should rely on the information contained herein without prior written consent of Bainbridge.
The information in this report or portions there of may be required to be included in notifications to employees, contractors or other visitors to the building(s). The City of Santa Monica or its agents shall not use this report as a specification or work plan for any of the work suggested or recommended in the report.

This report is based upon conditions and practices observed at the property and information made available to Bainbridge Environmental Consultants, Inc. This report does not identify all hazards or unsafe practices, nor does it indicate that other hazards or unsafe practices exist at the premises.

This inspection and assessment was planned, developed, and patterned after the *HUD Guidelines in Chapter 7*. Bainbridge utilized state-of-the-art practices and techniques in accordance with regulatory standards while performing this inspection. Bainbridge's evaluation of the relative risk of exposure to lead identified during this inspection/risk assessment is based on conditions observed at the time of the inspection. Bainbridge cannot be responsible for changing conditions that may alter the relative exposure risk or for future changes in accepted methodology.

The conclusions and summary presented in this report are based on a review of pertinent regulations, and guidelines or requirements commonly followed by industry standards, data collected during the site inspection, and information provided by the City of Santa Monica, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. Bainbridge believes the data and analysis to be accurate and relevant, but cannot accept responsibility for the accuracy or completeness of available documentation or possible withholding of information by other parties.

Any observations of lead-based paint and lead containing materials represent the conditions at the specified locations and times of the site inspection survey only. The selection of sample areas was limited to accessible areas of the property.

APPENDIX A

ASBESTOS FIELD DATA AND LABORATORY RESULTS

SANTA MONICA CIVIC AUDITORIUM INVENTORY OF BUILDING MATERIALS

Material Description	Suspect or Non-Suspect	Inspection Status
Cement	Suspect	Tested
Glass	Non-Suspect	Not Tested
Aluminum	Non-Suspect	Not Tested
Stucco	Suspect	Tested
Plaster	Suspect	Tested
9-inch Floor Tile	Suspect	Tested
12-inch Ceiling Tile	Suspect	Tested
Ceiling Tile Puck Mastic	Suspect	Tested
Fire Rated Gypsum Board	Suspect	Tested
Copper Pipes	Non-Suspect	Not Tested
Fiberglass Insulated Pipes & Elbows	Non-Suspect	Not Tested
Galvanized Steel Ducting	Non-Suspect	Not Tested
Vinyl Sheet Flooring	Suspect	Tested
Vinyl Cove Base	Suspect	Tested
Vinyl Floor Tiles	Suspect	Tested
Drywall w Joint Compound	Suspect	Tested
Thermal System Insulation (TSI)	Suspect	Tested
TSI Cork Insulation	Suspect	Tested
AHU Canvas Material	Suspect	Tested
Fire Curtain	Suspect	Tested
Plastic	Non-Suspect	Not Tested
Tar Membrane Roofing	Suspect	Tested
Roof Mastics	Suspect	Tested
Rubber Caulking	Non-Suspect	Not Tested
Vapor Barrier	Suspect	Tested
Battleship Flooring (Coating)	Suspect	Tested
Heat Shield	Suspect	Tested
Boiler Furnace Pads	Suspect	Tested
Boiler Insulation	Suspect	Tested
Catwalk Vinyl Flooring	Suspect	Tested
Fiberglass Insulation	Non-Suspect	Not Tested
Wood	Non-Suspect	Not Tested
Structural Steel	Non-Suspect	Not Tested
Particle Board	Suspect	Tested
HVAC Cloth Tape	Suspect	Tested
Thermal System Canvas Insulation	Suspect	Tested
Asphalt	Non-Suspect	Not Tested
Terrazzo Flooring	Suspect	Not Tested *at clients request*
Fire Doors	Suspect	Not Tested *at clients request*
Ceramic Tiles	Non-Suspect	Not Tested
Ceramic Flooring	Non-Suspect	Not Tested
Furniture	Non-Suspect	Not Tested
Mechanical Equipment Internal Parts	Suspect	Inaccessible
Metal Pipes	Non-Suspect	Not Tested
Wood Countertops	Non-Suspect	Not Tested

ASBESTOS BULK SAMPLE

Client: City Of Santa Monica
Project Name: Santa Monica Civic Auditorium
Address: 1855 Main Street
Santa Monica, Ca.90401

BEC Project Number: 12034087.10
Inspector/Sampler: K. Cisco
Date Sampled: 4/10/2012

BAINBRIDGE
Environmental Consultants

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
1	Basement Stairwell Wall-West	Plaster	Walls & Ceilings Throughout	TBV by Contractor	None Detected
2	Basement Men's Bath Wall-East	Plaster			None Detected
3	Basement Musician's Room Wall-East	Plaster			None Detected
4	Basement Janitor's Closet Floor	9-inch Floor Tile			5% Chrysotile
4A	Basement Janitor's Closet Floor	Mastic/Green	Basement Janitor's Closet Floor Only	16sf	7% Chrysotile
5	Basement Storage at Cement Pillar-West	Cement	Interior & Exterior Walls, Floors, & Ceilings Throughout	TBV by Contractor	None Detected
6	Main Floor South Stairwell Wall	Cement			None Detected
7	2nd Floor -South- Stairwell Wall	Cement			None Detected
8	Main Floor Dressing Room Ceiling	12-inch Pinhole Ceiling Tile	Ceilings Throughout	TBV by Contractor	None Detected
9	Main Floor Dressing Room Ceiling	Puck Mastic			2% Anthophyllite
10	Main Floor Dressing Room Ceiling	Fire Rated Gypsum Board			None Detected
11	Main Floor West Side Exit Foyer Ceiling	12-inch Pinhole Ceiling Tile			None Detected

2670 North Main Street, Suite 320
Santa Ana, CA 92705

(714) 247-0024
Fax (714) 247-0025

ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
12	Main Floor West Side Exit Foyer Ceiling	Puck Mastic			2% Anthophyllite
13	Main Floor West Side Exit Foyer Ceiling	Fire Rated Gypsum Board			None Detected
14	Main Floor Lobby Ceiling	12-inch Pinhole Ceiling Tile			None Detected
15	Main Floor Lobby Ceiling	Puck Mastic			2% Anthophyllite
16	Main Floor Lobby Ceiling	Fire Rated Gypsum Board			None Detected
17	Main Floor Lobby East Stairwell Undercarriage	Plaster	Walls & Ceilings Throughout	TBV by Contractor	None Detected
18	Main Floor Phone Room Wall	Plaster			None Detected
19	Main Floor Committee Room Wall	Plaster			None Detected
20	Main Floor South Stairwell Wall	Plaster			None Detected
21	Auditorium Ceiling-East	Plaster			None Detected
22	Auditorium Ceiling-West	Plaster			None Detected
23	Auditorium Ceiling in front of Projection Booth	Plaster			None Detected
24	Auditorium Seating Stairway Floor-East	Vinyl Sheet Flooring/Green	Auditorium Stairway Flooring Only	2,200sf	None Detected
25	Auditorium Seating Stairway Floor-West	Vinyl Sheet Flooring/Green			None Detected
26	Auditorium Seating Stairway Floor-North	Vinyl Sheet Flooring/Green			None Detected

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Santa Ana, CA 92705

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ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
27	Auditorium Seating Stairway at Kickboard/Cove Base	6" Vinyl Cove Base/Green	Auditorium Stairway Kickboards Only	600lf	None Detected
28	Auditorium Seating Stairway at Kickboard/Cove Base	6" Vinyl Cove Base/Green			None Detected
29	Auditorium Seating Stairway at Kickboard/Cove Base	6" Vinyl Cove Base/Green			None Detected
30	Auditorium Seating Area Floor-East	Textured Vinyl Sheet Flooring/Beige	Auditorium Seating Area Flooring Only	5,000sf	None Detected
31	Auditorium Seating Area Floor-West	Textured Vinyl Sheet Flooring/Beige			None Detected
32	Auditorium Seating Area Floor-North	Textured Vinyl Sheet Flooring/Beige			None Detected
33	Business Office Floor-South	12-inch Vinyl Tile	Business Office Flooring Throughout	700sf	None Detected
33A	Business Office Floor-South	Mastic/Green			2% Chrysotile
34	Business Office Floor-North	12-inch Vinyl Tile			None Detected
34A	Business Office Floor-North	Mastic/Green			<1% Chrysotile
35	Business Office Floor-East	12-inch Vinyl Tile			None Detected
35A	Business Office Floor-East	Mastic/Green			<1% Chrysotile
36	Business Office-Reception Lobby Floor	6-inch Parquet Flooring	Reception Office Flooring Only	216sf	None Detected
37	Business Office Men's Bath Foyer Pipe Access Hatch	Vapor Barrier/Black	Vapor Barrier Paper Throughout	TBV	None Detected
38	Business Office Reception Area Wall	Drywall with Joint Compound			None

ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
					Detected
39	Main Floor Concession Stand Wall	Drywall with Joint Compound	Drywall Walls & Ceilings Throughout	TBV by Contractor	None Detected
40	Main Floor Concession Stand Wall	Drywall with Joint Compound			None Detected
41	2nd Floor Fan Room # 2 at Pipe Elbow	TSI Pipe Elbow Insulation	Pipe Elbows Throughout	TBV by Contractor	None Detected
42	3rd Floor Fan Room # 3 at Pipe Elbow	TSI Pipe Elbow Insulation			None Detected
43	3rd Floor Fan Room # 4 at Pipe Elbow	TSI Pipe Elbow Insulation			None Detected
44	3rd Floor Fan Room # 5 at Pipe Elbow	TSI Pipe Elbow Insulation			None Detected
45	3rd Floor Fan Room # 6 at Pipe Elbow	TSI Pipe Elbow Insulation			None Detected
46	3rd Floor Fan Room # 5 at AHU # 5 Pipe-Run	TSI Cork Insulation/Gray & Brown	Insulated Pipe-Runs Throughout	TBV by Contractor	None Detected
47	3rd Floor Fan Room # 4 at Vertical Pipe-Run	TSI Cork Insulation/Gray & Brown			None Detected
48	3rd Floor Fan Room # 5 at Vertical Pipe-Run	TSI Cork Insulation/Gray & Brown			None Detected
49	2nd Floor Fan Room # 2 at HVAC Duct	AHU Canvas Material	AHU Canvas Material Throughout	500sf	None Detected
50	3rd Floor Fan Room # 3 at HVAC Duct	AHU Canvas Material			None Detected
51	3rd Floor Fan Room # 6 at HVAC Duct	AHU Canvas Material			None Detected
52	Main Floor Stage at Fire Curtain-East	Fire Curtain			40% Chrysotile

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ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
53	Main Floor Stage at Fire Curtain-West	Fire Curtain	Stage Fire Curtain	2,500sf	40% Chrysotile
54	Main Floor Stage at Fire Curtain-Center	Fire Curtain			40% Chrysotile
55	Exterior Wood Storage Structure at Roof Surface	Tar Membrane Roofing Material/White	Wood Storage Structure Roof	1,705sf	None Detected
56	Exterior Wood Storage Structure at Roof Surface	Tar Membrane Roofing Material/White			None Detected
57	Exterior Wood Storage Structure at Roof Surface	Tar Membrane Roofing Material/White			None Detected
58	Exterior Wood Storage Structure-Exterior Wall-E	Plaster	Wood Storage Structure Ext. Walls	1,240sf	None Detected
59	Exterior Wood Storage Structure-Exterior Wall-W	Plaster			None Detected
60	Exterior Wood Storage Structure-Exterior Wall-S	Plaster			None Detected
61	Exterior Wood Storage Structure-Ceiling-North	Drywall w Joint Compound	Wood Storage Structure Interior Walls & Ceilings	2,000sf	None Detected
62	Exterior Wood Storage Structure-Interior Wall-E	Drywall w Joint Compound			None Detected
63	Exterior Wood Storage Structure-Interior Wall-W	Drywall w Joint Compound			None Detected
64	Exterior Wood Storage Structure-at Exposed Interior Wall Cavity	Vapor Barrier/Brown	Wood Storage Structure Wall Cavities	TBV	None Detected
65	Main Floor Corridor at Basecove	6" Rubber Basecove w Adhesive Glue	Basecoves Throughout	15,000lf	None Detected
66	2nd Floor Dressing Room at Basecove	6" Rubber Basecove w Adhesive Glue			None Detected

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ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
67	3rd Floor Dressing Room at Basecove	6" Rubber Basecove w Adhesive Glue			None Detected
68	2nd Floor Fan Room # 2 Wall	12-inch Pinhole Ceiling Tile	12-inch Ceiling Tile Throughout	TBV by Contractor	None Detected
69	2nd Floor Fan Room # 2 Wall	Puck Mastic			2% Anthophyllite
70	2nd Floor Fan Room # 2 Wall	Fire Rated Gypsum Board			None Detected
71	2nd Floor Dressing Room # 2 Ceiling	12-inch Pinhole Ceiling Tile			None Detected
72	2nd Floor Dressing Room # 2 Ceiling	Puck Mastic			None Detected
73	2nd Floor Dressing Room # 2 Ceiling	Fire Rated Gypsum Board			None Detected
74	2nd Floor Ballet Dressing Room Ceiling	12-inch Pinhole Ceiling Tile			None Detected
75	2nd Floor Ballet Dressing Room Ceiling	Puck Mastic			2% Anthophyllite
76	2nd Floor Ballet Dressing Room Ceiling	Fire Rated Gypsum Board			None Detected
77	3rd Floor Fan Room # 5 Wall	12-inch Pinhole Ceiling Tile			None Detected
78	3rd Floor Fan Room # 5 Wall	Puck Mastic			2% Anthophyllite
79	2nd Floor Fan Room # 2 Floor	Battleship Flooring/Black	Mech. & Fan Room Flooring Throughout	5,700sf	<1% Chrysotile
80	3rd Floor Fan Room # 3 Floor	Battleship Flooring/Black			<1% Chrysotile
81	3rd Floor Mech. Equip. Room Floor	Battleship Flooring/Black			None Detected

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ASBESTOS BULK SAMPLE

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BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
82	3rd Floor Mech. Equip. Room at Ceramic Boiler	Boiler Insulation/White	3rd Floor Ceramic Boiler	200sf	None Detected
83	3rd Floor Mech. Equip. Room at Ceramic Boiler	Boiler Insulation/White			None Detected
84	2nd Floor Fan Room # 2 Wall	Plaster	Plaster Walls & Ceilings Throughout	TBV by Contractor	None Detected
85	2nd Floor Dressing Room # 2 Wall	Plaster			None Detected
86	2nd Floor Ballet Dressing Room Wall	Plaster			None Detected
87	3rd Floor Stair # 11 Wall	Plaster			None Detected
88	3rd Floor Fan Room # 6 Wall	Plaster			None Detected
89	3rd Fan Room # 3 Wall	Plaster			None Detected
90	3rd Floor Fan Room # 6 at Exposed & Abandoned Boiler	Boiler Furnace Pad/Insulation	Boilers Throughout		None Detected
91	3rd Floor Fan Room # 6 at Spigot Box Insulation	Insulation Cloth/Canvas	Spigot Canvas Insulation Throughout	100sf	Fiberglass Insul. Beneath
92	Main Floor Phone Booth Floor	Vinyl Sheet Flooring/Red	Phone Booth Flooring Only	8sf	None Detected
93	3rd Floor Catwalk/Upper Part of Auditorium	Catwalk Flooring/Vinyl/Red	Catwalk Flooring Throughout	2,000sf	None Detected
94	3rd Floor Catwalk/Upper Part of Auditorium	Catwalk Flooring/Vinyl/Red			None Detected
95	3rd Floor Catwalk/Upper Part of Auditorium	Catwalk Flooring/Vinyl/Red			None Detected

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Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
96	3rd Floor Catwalk/Upper Part of Auditorium at Overhead Pipe-Runs	Thermal System Insulation/TSI	TSI Pipe-Runs Throughout	200lf (Visible) TBV by Contractor	8% Chrysotile 12% Amosite <1% Crocidolite Some Pipe-runs and elbows are concealed behind wall cavities
97	3rd Floor Catwalk/Upper Part of Auditorium at Overhead Pipe-Runs	Thermal System Insulation/TSI			
98	3rd Floor Catwalk/Upper Part of Auditorium at Overhead Pipe-Run Elbow	Thermal System Insulation/TSI			None Detected
99	3rd Floor Catwalk/Upper Part of Auditorium Ceiling	Particle Board Panel/White & Brown	Particle Board Panels Throughout	TBV by Contractor	None Detected
100	3rd Floor Stair # 11 Ceiling	Particle Board Panel/White & Brown			None Detected
101	3rd Floor Stair # 10 Ceiling	Particle Board Panel/White & Brown			None Detected
102	2nd Floor Sound Equip. Room Floor-	9" Floor Tile w Mastic/Black			5% Chrysotile
102A	2nd Floor Sound Equip. Room Floor-	Mastic/Black	Sound Room Flooring Only	545sf	6% Chrysotile
103	2nd Floor Sound Equip. Room Floor-	9" Floor Tile w Mastic/Black			5% Chrysotile
103A	2nd Floor Sound Equip. Room Floor-	Mastic/Black			6% Chrysotile
104	2nd Floor Sound Equip. Room Floor-	9" Floor Tile w Mastic/Black			5% Chrysotile
104A	2nd Floor Sound Equip. Room Floor-	Mastic/Black			6% Chrysotile
105	Auditorium Roof at Surface-Center	Membrane Roofing w Insulation/White			None Detected

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Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
106	Auditorium Roof Southside above Fan Room	Membrane Roofing w Insulation/White	Membrane Roofing Throughout	43,000sf TBV by Contractor	None Detected
107	Stage Upper Roof at Surface	Membrane Roofing w Insulation/White			None Detected
108	Auditorium Rooftop at Pipe Penetration-North	Pipe Penetration Mastic/Black	Roof Pipe Penetrations of Auditorium	50sf	None Detected
109	Auditorium Roof Southside at Pipe Penetration	Pipe Penetration Mastic/Black			None Detected
110	Auditorium Roof Southside at Pipe Penetration	Pipe Penetration Mastic/Black			None Detected
111	Stage Upper Roof at Abandoned AHU Surface	Mastic/Gray & Black	Stage Roof at Abandoned AHU Only	10sf	8% Chrysotile
112	Southeast Entrance Ext. Foyer/Overhang Ceiling	Stucco/White	Textured Overhangs Throughout	1,000sf	None Detected
113	Committee Room Ext. Overhang Ceiling-North	Stucco/White			None Detected
114	Committee Room Ext. Overhang Ceiling-North	Stucco/White			None Detected
115	3rd Floor Rooftop at Surface	T/G Rolled Roofing w Insulation	T/G Roofing Throughout	7,000sf	None Detected
116	Catering Kitchen Rooftop at Surface	T/G Rolled Roofing w Insulation			None Detected
117	Committee Room Rooftop at Surface	T/G Rolled Roofing w Insulation			None Detected
118	Canopy Rooftop at the Front of Facility	T/G Rolled Roofing w Insulation			None Detected
119	3rd Floor Rooftop at Footing Penetration	Pipe Penetration Mastic/Gray & Black			None Detected

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ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
120	Catering Kitchen Rooftop at HVAC Penetration	Pipe Penetration Mastic/Gray & Black	Mastics Throughout T/G Roofs	50sf	None Detected
121	Committee Room Rooftop at Footing Penetration	Pipe Penetration Mastic/Gray & Black			None Detected
122	Catering Kitchen Rooftop at HVAC Duct Joints	HVAC Duct Cloth/Tape-White	Catering Kitchen Rooftop HVAC Equipment Only	40sf	None Detected
123	Catering Kitchen Rooftop at HVAC Duct Joints	HVAC Duct Cloth/Tape-White			None Detected
124	Catering Kitchen Rooftop at HVAC Duct Joints	HVAC Duct Cloth/Tape-White			None Detected
125	2nd Floor Wardrobe Room at Light Fixtures	Heat Shield Paper/Gray	2nd Floor Wardrobe Light Fixtures Only	1sf	20% Chrysolite
126	Catering Kitchen Wall	Drywall w Joint Compound	Committee Room and Kitchen Walls & Ceilings	TBV by Contractor	None Detected
127	Committee Room Hallway Wall	Drywall w Joint Compound			None Detected
128	Catering Kitchen Wall	Drywall w Joint Compound			None Detected
--	*Throughout*	*Assume (Labeled) Fire Rated Doors Throughout*	*(Labeled) Fire Rated Doors Throughout*	*600sf TBV by Contractor*	*Assumed*
--	*Throughout*	*Mirror Mastics Not Investigated at Clients Request. Assume until further investigation can be conducted.*	--	--	*Assumed*
--	*Throughout*	*Terrazzo Flooring at front lobby entrance of the Building was not sampled/inspected at Client's Request. This Material will have to be investigated at another time.*	--	--	*Assumed*

ASBESTOS BULK SAMPLE

Name of Project

BAINBRIDGE

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
--	*Throughout*	*Assume Transite Pipes Throughout (Transite Pipes Not Found During Inspection, but if discovered during demo/reno work...Assume to be asbestos-containing*	--	--	*Assumed*

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Attn: **Karlin Cisco**
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Project: **Santa Monica Civic Auditorium**

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
1-Finish Coat *431200811-0001*	plaster/ basement stairwell wall-west	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
1A-Base Coat *431200811-0001A*	plaster/ basement stairwell wall-west	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
2-Finish Coat *431200811-0002*	plaster/baesment men's bath wall-east	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
2A-Base Coat *431200811-0002A*	plaster/baesment men's bath wall-east	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
3-Finish Coat *431200811-0003*	plaster/basement musician's room wall-east	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
3A-Base Coat *431200811-0003A*	plaster/basement musician's room wall-east	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
4-Floor Tile *431200811-0004*	9-inch floor tile w mastic/green-basement janitor	Green Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile
4A-Mastic *431200811-0004A*	9-inch floor tile w mastic/green-basement janitor	Black Non-Fibrous Homogeneous		93% Non-fibrous (other)	7% Chrysotile

Analyst(s)

Rebecca Luu (163)

Michelle LaVallee, Laboratory Manager
or other approved signatory

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
5 *431200811-0005*	cement/basement storage at cement pillar-west	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
6 *431200811-0006*	cement/main floor south stairwell wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
7 *431200811-0007*	cement/2nd floor-south-stairwell wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
8 *431200811-0008*	12-inch pinhole ceiling tile/main floor dressing r	Brown/White Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
9 *431200811-0009*	puck mastic/main floor dressing room ceiling	Brown Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% Anthophyllite
10 *431200811-0010*	fire rated gypsum board/main floor dressing room c	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
11 *431200811-0011*	12-inch pinhole ceiling tile/main floor west side	Brown/White Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
12 *431200811-0012*	puck mastic/main floor west side exit foyer ceilin	Brown Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% Anthophyllite

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
13 *431200811-0013*	fire rated gypsum board/main floor west side exit	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
14 *431200811-0014*	12-inch pinhole ceiling tile/main floor lobby ceil	Brown/White Fibrous Heterogeneous	90% Cellulose	10% Non-fibrous (other)	**None Detected**
15 *431200811-0015*	puck mastic/main floor lobby ceiling	Brown Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Anthophyllite**
16 *431200811-0016*	fire rated gypsum board/main floor lobby ceiling	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
17-Finish Coat *431200811-0017*	plaster/main floor lobby east stairwell undercarri	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
17A-Base Coat *431200811-0017A*	plaster/main floor lobby east stairwell undercarri	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
18-Finish Coat *431200811-0018*	plaster/main floor phone room wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
18A-Base Coat *431200811-0018A*	plaster/main floor phone room wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
19-Finish Coat *431200811-0019*	plaster/main floor committee room wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
19A-Base Coat *431200811-0019A*	plaster/main floor committee room wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
20-Finish Coat *431200811-0020*	plaster/main floor south stairwell wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
20A-Base Coat *431200811-0020A*	plaster/main floor south stairwell wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
21-Finish Coat *431200811-0021*	plaster/auditorium ceiling-east	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
21A-Base Coat *431200811-0021A*	plaster/auditorium ceiling-east	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
22-Finish Coat *431200811-0022*	plaster/auditorium ceiling-west	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
22A-Base Coat *431200811-0022A*	plaster/auditorium ceiling-west	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
23-Finish Coat *431200811-0023*	plaster/auditorium ceiling in front of projection	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
23A-Base Coat *431200811-0023A*	plaster/auditorium ceiling in front of projection	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
24-Sheet Flooring *431200811-0024*	vinyl sheet flooring/green-auditorium seating stai	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
24A-Mastic *431200811-0024A*	vinyl sheet flooring/green-auditorium seating stai	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
25-Sheet Flooring *431200811-0025*	vinyl sheet flooring/green-auditorium seating stai	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
25A-Mastic *431200811-0025A*	vinyl sheet flooring/green-auditorium seating stai	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
26 *431200811-0026*	vinyl sheet flooring/green-auditorium seating stai	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
27 *431200811-0027*	6" vinyl cove base/green-auditorium seating stairw	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
28 *431200811-0028*	6" vinyl cove base/green-auditorium seating stairw	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
29 *431200811-0029*	6" vinyl cove base/green-auditorium seating stairw	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
30 *431200811-0030*	textured vinyl sheet flooring/beige-auditorium sea	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
31 *431200811-0031*	textured vinyl sheet flooring/beige-auditorium sea	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
32 *431200811-0032*	textured vinyl sheet flooring/beige-auditorium sea	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
33-Floor Tile *431200811-0033*	12-inch vinyl tile w mastic/green-business office	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
33A-Mastic *431200811-0033A*	12-inch vinyl tile w mastic/green-business office	Black/Yellow Non-Fibrous Heterogeneous		98% Non-fibrous (other)	2% Chrysotile
34-Floor Tile *431200811-0034*	12-inch vinyl tile w mastic/green-business office	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
34A-Mastic *431200811-0034A*	12-inch vinyl tile w mastic/green-business office	Black/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	<1% Chrysotile
35-Floor Tile *431200811-0035*	12-inch vinyl tile w mastic/green-business office	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
35A-Mastic *431200811-0035A*	12-inch vinyl tile w mastic/green-business office	Black/Yellow Non-Fibrous Heterogeneous		100% Non-fibrous (other)	<1% Chrysotile
36-Flooring *431200811-0036*	6-inch parquet flooring w mastic/brown-business of	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
36A-Mastic *431200811-0036A*	6-inch parquet flooring w mastic/brown-business of	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
37 *431200811-0037*	vapor barrier/black-business office men's bath foy	Black Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (other)	None Detected

Analyst(s)

Rebecca Luu (163)

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EMSL Order:	431200811
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Project: **Santa Monica Civic Auditorium**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
38-Drywall *431200811-0038*	drywall with joint compound/busines s office recept	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
38A-Joint Compound *431200811-0038A*	drywall with joint compound/busines s office recept	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
39-Drywall *431200811-0039*	drywall with joint compound/main floor concession	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
39A-Joint Compound *431200811-0039A*	drywall with joint compound/main floor concession	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
40-Drywall *431200811-0040*	drywall with joint compound/main floor concession	Tan Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (other)	**None Detected**
40A-Joint Compound *431200811-0040A*	drywall with joint compound/main floor concession	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
41 *431200811-0041*	TSI pipe elbow insulation/2nd floor fan room #2 at	Tan Fibrous Homogeneous	30% Glass	70% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
42 *431200811-0042*	TSI pipe elbow insulation/2nd floor fan room #3 at	Tan Fibrous Homogeneous	25% Glass	75% Non-fibrous (other)	**None Detected**
43 *431200811-0043*	TSI pipe elbow insulation/2nd floor fan room #4 at	Tan Fibrous Homogeneous	25% Glass	75% Non-fibrous (other)	**None Detected**
44 *431200811-0044*	TSI pipe elbow insulation/2nd floor fan room #5 at	Tan Fibrous Homogeneous	25% Glass	75% Non-fibrous (other)	**None Detected**
45 *431200811-0045*	TSI pipe elbow insulation/2nd floor fan room #6 at	Tan Fibrous Homogeneous	25% Glass	75% Non-fibrous (other)	**None Detected**
46 *431200811-0046*	TSI cork insulation/gray&brown-3rd floor fan room	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
47 *431200811-0047*	TSI cork insulation/gray&brown-3rd floor fan room	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
48 *431200811-0048*	TSI cork insulation/gray&brown-3rd floor fan room	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	Description	Appearance	% Fibrous		% Non-Fibrous	% Type
49 *431200811-0049*	AHU canvas material/2nd floor fan room #2 at HVAC	Gray/Cream Fibrous Homogeneous	30%	Synthetic	70% Non-fibrous (other)	**None Detected**
50 *431200811-0050*	AHU canvas material/2nd floor fan room #3 at HVAC	Gray/Cream Fibrous Homogeneous	30%	Synthetic	70% Non-fibrous (other)	**None Detected**
51 *431200811-0051*	AHU canvas material/2nd floor fan room #6 at HVAC	Gray/Cream Fibrous Homogeneous	30%	Synthetic	70% Non-fibrous (other)	**None Detected**
52 *431200811-0052*	fire curtain/main floor stage at fire curtain-east	Gray/White Fibrous Homogeneous	10%	Synthetic	50% Non-fibrous (other)	40% **Chrysotile**
53 *431200811-0053*	fire curtain/main floor stage at fire curtain-west	Gray/White Fibrous Homogeneous			60% Non-fibrous (other)	40% **Chrysotile**
54 *431200811-0054*	fire curtain/main floor stage at fire curtain-cent	Gray/White Fibrous Homogeneous	10%	Synthetic	50% Non-fibrous (other)	40% **Chrysotile**
55 *431200811-0055*	tar membrane roofing material/white-exterior wood	Black Fibrous Homogeneous	15%	Glass	85% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
56 *431200811-0056*	tar membrane roofing material/white-exterior wood	Black Fibrous Homogeneous	15% Glass	85% Non-fibrous (other)	**None Detected**
57 *431200811-0057*	tar membrane roofing material/white-exterior wood	Black Fibrous Homogeneous	15% Glass	85% Non-fibrous (other)	**None Detected**
58-Finish Coat *431200811-0058*	plaster/exterior wood storage structure-exterior w	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
58A-Base Coat *431200811-0058A*	plaster/exterior wood storage structure-exterior w	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
59 *431200811-0059*	plaster/exterior wood storage structure-exterior w	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
60-Finish Coat *431200811-0060*	plaster/exterior wood storage structure-exterior w	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
60A-Base Coat *431200811-0060A*	plaster/exterior wood storage structure-exterior w	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
61 *431200811-0061*	drywall w joint compound/exterior wood storage str	White Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (other)	None Detected
			No JC present for analysis.		
62 *431200811-0062*	drywall w joint compound/exterior wood storage str	White Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (other)	None Detected
			No JC present for analysis.		
63 *431200811-0063*	drywall w joint compound/exterior wood storage str	White Fibrous Homogeneous	<1% Cellulose <1% Glass	100% Non-fibrous (other)	None Detected
			No JC present for analysis.		
64 *431200811-0064*	vapor barrier/brown-exterior wood storage structur	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	None Detected
65-Base Cove *431200811-0065*	6" rubber basecove w adhesive glue/main floor corr	Blue Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
65A-Glue *431200811-0065A*	6" rubber basecove w adhesive glue/main floor corr	Cream Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
66-Base Cove *431200811-0066*	6" rubber basecove w adhesive glue/2nd floor dress	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

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			Non-Asbestos			Asbestos
Sample	Description	Appearance	% Fibrous		% Non-Fibrous	% Type
66A-Glue *431200811-0066A*	6" rubber basecove w adhesive glue/2nd floor dress	Cream Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
67-Base Cove *431200811-0067*	6" rubber basecove w adhesive glue/3rd floor dress	Blue Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
67A-Glue *431200811-0067A*	6" rubber basecove w adhesive glue/3rd floor dress	Cream Non-Fibrous Homogeneous			100% Non-fibrous (other)	**None Detected**
68 *431200811-0068*	12-inch pinhole ceiling tile-2nd floor fan room #2	Tan Fibrous Homogeneous	90%	Cellulose	10% Non-fibrous (other)	**None Detected**
69 *431200811-0069*	puck mastic/2nd floor fan room #2 wall	Brown Non-Fibrous Homogeneous			98% Non-fibrous (other)	2% **Anthophyllite**
70 *431200811-0070*	fire rated gypsum board/2nd floor fan room #2 wall	White Fibrous Homogeneous	5%	Cellulose	95% Non-fibrous (other)	**None Detected**
71 *431200811-0071*	12-inch pinhole ceiling tile/2nd floor dressing ro	Tan Fibrous Homogeneous	90%	Cellulose	10% Non-fibrous (other)	**None Detected**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
72 *431200811-0072*	puck mastic/2nd floor dressing room #2 ceiling	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
73 *431200811-0073*	fire rated gypsum board/2nd floor dressing room #2	White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	**None Detected**
74 *431200811-0074*	12-inch pinhole ceiling tile/2nd floor ballet dres	Tan Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	**None Detected**
75 *431200811-0075*	puck mastic/2nd floor ballet dressing room ceiling	Brown Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Anthophyllite**
76 *431200811-0076*	fire rated gypsum board/2nd floor ballet dressing	White Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	**None Detected**
77 *431200811-0077*	12-inch pinhole ceiling tile/3rd floor fan room #5	Tan Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	**None Detected**
78 *431200811-0078*	puck mastic/3rd floor fan room #5 wall	Brown Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Anthophyllite**
79 *431200811-0079*	battleship flooring/black-2nd floor fan room #2 fl	Gray/Black Fibrous Heterogeneous	80% Cellulose	20% Non-fibrous (other)	**<1% Chrysotile**

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
80 *431200811-0080*	battleship flooring/black-3rd floor fan room #3 fl	Gray/Black Non-Fibrous Heterogeneous	80% Cellulose	20% Non-fibrous (other)	<1% Chrysotile
81 *431200811-0081*	battleship flooring/black-3rd floor mech. Equip ro	Black Fibrous Homogeneous	70% Cellulose 10% Synthetic	20% Non-fibrous (other)	None Detected
82-Wrap *431200811-0082*	boiler insulation/white-3rd floor mech.equip.room	White Fibrous Homogeneous	40% Synthetic	60% Non-fibrous (other)	None Detected
82A-Insulation *431200811-0082A*	boiler insulation/white-3rd floor mech.equip.room	Yellow Fibrous Homogeneous	95% Min. Wool	5% Non-fibrous (other)	None Detected
83 *431200811-0083*	boiler insulation/white-3rd floor mech.equip.room	White Fibrous Homogeneous	40% Synthetic	60% Non-fibrous (other)	None Detected
84 *431200811-0084*	plaster/2nd floor fan room #2 wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
85-Finish Coat *431200811-0085*	plaster/2nd floor dressing room #2 wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
85A-Base Coat *431200811-0085A*	plaster/2nd floor dressing room #2 wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
86-Finish Coat *431200811-0086*	plaster/2nd floor ballet dressing room wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
86A-Base Coat *431200811-0086A*	plaster/2nd floor ballet dressing room wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
87 *431200811-0087*	plaster/3rd floor stair #11 wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
88-Finish Coat *431200811-0088*	plaster/3rd floor fan room #6 wall	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
88A-Base Coat *431200811-0088A*	plaster/3rd floor fan room #6 wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
89 *431200811-0089*	plaster/3rd fan room #3 wall	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
90 *431200811-0090*	boiler furnace pad/insulation-3rd floor fan room #	Tan Fibrous Homogeneous	25% Glass	75% Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	Description	Appearance	% Fibrous		% Non-Fibrous	% Type
91 *431200811-0091*	insulation cloth/canvas-3rd floor fan room #6 at s	White Fibrous Homogeneous	30%	Synthetic	70% Non-fibrous (other)	None Detected
92 *431200811-0092*	vinyl sheet flooring/red-main floor phone booth fl	Red Non-Fibrous Homogeneous	15%	Cellulose	85% Non-fibrous (other)	None Detected
93 *431200811-0093*	catwalk flooring/vinyl/red-3rd floor catwalk/upper	Red/Black Fibrous Homogeneous	25%	Cellulose	75% Non-fibrous (other)	None Detected
94 *431200811-0094*	catwalk flooring/vinyl/red-3rd floor catwalk/upper	Red/Black Fibrous Homogeneous	25%	Cellulose	75% Non-fibrous (other)	None Detected
95 *431200811-0095*	catwalk flooring/vinyl/red-3rd floor catwalk/upper	Red/Black Fibrous Homogeneous	25%	Cellulose	75% Non-fibrous (other)	None Detected
96 *431200811-0096*	thermal system insulation/TSI-3rd floor catwalk/up	White Fibrous Homogeneous			80% Non-fibrous (other)	8% Chrysotile 12% Amosite <1% Crocidolite
97 *431200811-0097*	thermal system insulation/TSI-3rd floor catwalk/up	White Fibrous Homogeneous			80% Non-fibrous (other)	8% Chrysotile 12% Amosite <1% Crocidolite

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
98 *431200811-0098*	thermal system insulation/TSI-3rd floor catwalk/up	Tan Fibrous Homogeneous	20% Glass	80% Non-fibrous (other)	**None Detected**
99 *431200811-0099*	particle board panel/white&brown-3rd floor catwalk	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
100 *431200811-0100*	particle board panel/white&brown-3rd floor stair #	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
101 *431200811-0101*	particle board panel/white&brown-3rd floor stair #	Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
102-Floor Tile *431200811-0102*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
102A-Mastic *431200811-0102A*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		94% Non-fibrous (other)	**6% Chrysotile**
103-Floor Tile *431200811-0103*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
103A-Mastic *431200811-0103A*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		94% Non-fibrous (other)	**6% Chrysotile**

Analyst(s)
Rebecca Luu (163)

Michelle LaVallee, Laboratory Manager
or other approved signatory

Initial report from 04/17/2012 14:10:24

EMSL Analytical, Inc.
7916 Convoy Court,Building 4, Suite A, San Diego, CA 92111
Phone/Fax: 858-499-1303 / (858) 499-1304
http://www.emsl.com sandiegolab@emsl.com

EMSL Order:	431200811
CustomerID:	32BAIN21
CustomerPO:	
ProjectID:	

Attn: **Karlin Cisco**
Bainbridge Environmental Consultants
2670 North Main Street
Suite 320
Santa Ana, CA 92705

Project: **Santa Monica Civic Auditorium**

Phone:	(714) 247-0024
Fax:	(714) 247-0025
Received:	04/12/12 4:00 PM
Analysis Date:	4/17/2012
Collected:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
104-Floor Tile *431200811-0104*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile
104A-Mastic *431200811-0104A*	9" floor tile w mastic/black-2nd floor sound equip	Black Non-Fibrous Homogeneous		94% Non-fibrous (other)	6% Chrysotile
105 *431200811-0105*	membrane roofing w insulation/white-auditorium roo	Brown/Black Fibrous Heterogeneous	10% Glass 2% Cellulose	88% Non-fibrous (other)	None Detected
106 *431200811-0106*	membrane roofing w insulation/white-auditorium roo	Brown/Black Fibrous Heterogeneous	10% Glass 2% Cellulose	88% Non-fibrous (other)	None Detected
107 *431200811-0107*	membrane roofing w insulation/white-stage upper ro	Brown/Black Fibrous Heterogeneous	10% Glass 2% Cellulose	88% Non-fibrous (other)	None Detected
108 *431200811-0108*	pipe penetration mastic/black-auditorium rooftop a	Black Fibrous Homogeneous	10% Cellulose 5% Glass	85% Non-fibrous (other)	None Detected
109 *431200811-0109*	pipe penetration mastic/black-auditorium roof sout	Black Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected

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			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
110 *431200811-0110*	pipe penetration mastic/black-auditorium roof sout	Black Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (other)	**None Detected**
111 *431200811-0111*	mastic/gray&black-stage upper roof at abandoned AH	Gray/Black Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**
112 *431200811-0112*	stucco/white-southeast entrance ext.foyer/overhang	Gray/White Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
		Inseparable paint / coating layer included in analysis			
113 *431200811-0113*	stucco/white-committee room ext.overhang ceiling-N	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
		Inseparable paint / coating layer included in analysis			
114 *431200811-0114*	stucco/white-committee room ext.overhang ceiling-N	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	**None Detected**
		Inseparable paint / coating layer included in analysis			
115 *431200811-0115*	T/G rolled roofing w insulation-3rd floor rooftop	Brown/Black Fibrous Heterogeneous	10% Glass 2% Cellulose	88% Non-fibrous (other)	**None Detected**
116 *431200811-0116*	T/G rolled roofing w insulation-catering kitchen r	Brown/Black Fibrous Heterogeneous	10% Glass 2% Cellulose	88% Non-fibrous (other)	**None Detected**

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			Non-Asbestos			Asbestos
Sample	Description	Appearance	% Fibrous		% Non-Fibrous	% Type
117 *431200811-0117*	T/G rolled roofing w insulation-committee room roo	Brown/Black Fibrous Heterogeneous	10% 2%	Glass Cellulose	88% Non-fibrous (other)	**None Detected**
118 *431200811-0118*	T/G rolled roofing w insulation-canopy rooftop at	Brown/Black Fibrous Heterogeneous	10% 2%	Glass Cellulose	88% Non-fibrous (other)	**None Detected**
119 *431200811-0119*	pipe penetration mastic/gray&black-3rd floor rooft	Black Fibrous Homogeneous	15%	Cellulose	85% Non-fibrous (other)	**None Detected**
120 *431200811-0120*	pipe penetration mastic/gray&black-catering kitche	Black Fibrous Homogeneous	15%	Cellulose	85% Non-fibrous (other)	**None Detected**
121 *431200811-0121*	pipe penetration mastic/gray&black-committee room	Black Fibrous Homogeneous	15%	Cellulose	85% Non-fibrous (other)	**None Detected**
122 *431200811-0122*	HVAC duct cloth/tape-white/catering kitchen roofto	White Fibrous Homogeneous	20%	Synthetic	80% Non-fibrous (other)	**None Detected**
123 *431200811-0123*	HVAC duct cloth/tape-white/catering kitchen roofto	White Fibrous Homogeneous	20%	Synthetic	80% Non-fibrous (other)	**None Detected**

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
124 *431200811-0124*	HVAC duct cloth/tape-white/catering kitchen roofto	White Fibrous Homogeneous	20% Synthetic	80% Non-fibrous (other)	None Detected
125 *431200811-0125*	heat shield paper/gray-2nd floor wardrobe room at	Silver/Beige Fibrous Homogeneous		80% Non-fibrous (other)	20% Chrysotile
126-Drywall *431200811-0126*	drywall w joint compound-catering kitchen wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
126A-Joint Compound *431200811-0126A*	drywall w joint compound-catering kitchen wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
127-Drywall *431200811-0127*	drywall w joint compound-committee room hallway wa	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
127A-Joint Compound *431200811-0127A*	drywall w joint compound-committee room hallway wa	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
128-Drywall *431200811-0128*	drywall w joint compound-catering kitchen wall	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)
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Initial report from 04/17/2012 14:10:24

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Project: **Santa Monica Civic Auditorium**

Phone:	(714) 247-0024
Fax:	(714) 247-0025
Received:	04/12/12 4:00 PM
Analysis Date:	4/17/2012
Collected:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 and/or EPA 600/M4-82-020 Method(s) using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
128A-Joint Compound *431200811-0128A*	drywall w joint compound-catering kitchen wall	White Non-Fibrous Heterogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Rebecca Luu (163)

Michelle LaVallee, Laboratory Manager
or other approved signatory

Initial report from 04/17/2012 14:10:24

1000 POINT COUNT ASBESTOS BULK SAMPLE

Client: City Of Santa Monica
Project Name: Santa Monica Civic Auditorium
Address: 1855 Main Street
Santa Monica, Ca.90401

BEC Project Number: 12034087.10
Inspector/Sampler: K. Cisco
Date Sampled: 4/12/2012

BAINBRIDGE
Environmental Consultants

Sample Number	Sample Location	Sample Description/Color	Material Location	Approx. Quantity	Results
79	2nd Floor Fan Room # 2 Floor	Battleship Flooring/Black	Mech. & Fan Room	5,700sf	0.30% Chrysotile
80	3rd Floor Fan Room # 3 Floor	Battleship Flooring/Black	Flooring Throughout		0.20% Chrysotile

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EMSL Order:	431200811
CustomerID:	32BAIN21
CustomerPO:	auth#:178576
ProjectID:	

Attn: **Karlin Cisco**
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Suite 320
Santa Ana, CA 92705

Project: **Santa Monica Civic Auditorium**

Phone:	(714) 247-0024
Fax:	(714) 247-0025
Received:	04/12/12 4:00 PM
Analysis Date:	5/10/2012
Collected:	

Test Report: Asbestos Analysis of Bulk Material via EPA 600/R-93/116. Quantitation using the 1,000 Point Count Procedure

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
79 *431200811-0079*	battleship flooring/black-2nd floor fan room #2 fl	Gray/Black Fibrous Heterogeneous		99.70% Non-fibrous (other)	**0.30% Chrysotile**
80 *431200811-0080*	battleship flooring/black-3rd floor fan room #3 fl	Gray/Black Fibrous Heterogeneous		99.80% Non-fibrous (other)	**0.20% Chrysotile**

Analyst(s)

Rebecca Luu (2)

Michelle LaVallee, Laboratory Manager
or other approved signatory

Some samples may contain asbestos fibers present in dimensions below PLM resolution limits.The limit of detection as stated in the method is 0.1%. EMSL Analytical Inc suggests that samples reported as <0.1% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc liability is limited to the cost of sample analysis.The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. San Diego, CA

Initial report from 05/10/2012 09:14:29

APPENDIX B

LEAD XRF FIELD DATA AND RESULTS

XRF Lead-Based Paint Sampling Log

Client: City Of Santa Monica
Site: Santa Monica Convention Center
Address: 1855 Main Street
Santa Monica, CA 90401

Client Project #:
BEC Project #: 12034087.10
Inspector/Sampler: H. Gonzalez
Date Sampled: 4/13/2012

BAINBRIDGE
Environmental Consultants

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2165	-	**CALIBRATION**	--	--	--	**RED**	**1.3**
2166	-	**CALIBRATION**	--	--	--	**RED**	**0.9**
2167	-	**CALIBRATION**	--	--	--	**RED**	**1.1**
2168	C	Exterior	South	Door	Metal	Gray	0.00
2169	C	Exterior	South	Wall	Concrete	Gray	0.01
2170	C	Interior	Main Floor/South	Wall	Concrete	Blue	0.00
2171	D	Interior	Main Floor/West	Wall	Concrete	Blue	0.00
2172	B	Interior	Main Floor/South	Wall	Plaster	Blue	0.00
2173	A	Interior	Main Floor/North	Stair Case/N-East	Plaster	Tan	0.00
2174	A	Interior	Main Floor/North Cafeteria	Wall	4" Ceramic Tile	White	0.01
2175	A	Interior	Main Floor/North Cafeteria	Wall	4" Ceramic Tile	Blue	0.01

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Santa Monica Convention Center
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2176	A	Interior	Main Floor/North Cafeteria	Wall	Concrete	White	0.01
2177	A	Interior	Men R/R North-West	Wall	2" Ceramic Tile	White	0.04
2178	A	Interior	Men R/R North-West	Wall	2" Ceramic Tile	Green	0.06
2179	A	Interior	Men R/R North-West	Wall	2" Ceramic Tile	Blue	0.00
2180		Interior	Men R/R North-West	Floor	2" Ceramic Tile	Gray	0.00
2181	A	Interior	Men R/R North-West	Sink	Porcelain	White	0.01
2182	C	Interior	Men R/R North-West	Toilet	Porcelain	White	0.03
2183	**A**	**Interior**	**Men R/R North-West**	**Urinal**	**Porcelain**	**White**	**5.3**
2184	B	Interior	Men R/R North-West	Partition	Metal	Blue	0.00
2185	A	Interior	Men R/R North-West	Door	Wood	White	0.00
2186	A	Interior	Men R/R North-West	Door Frame	Metal	White	0.05
2187	A	Interior	Stage Entrance B	Door	Wood	Dark Gray	0.00

Santa Monica Convention Center
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2188	A	Interior	Stage Entrance B	Door Frame	Metal	Dark Gray	0.00
2189	B	Interior	Women R/R North	sink	Porcelain	White	0.00
2190	D	Interior	Women R/R North	Toilet	Porcelain	White	0.03
2191	C	Interior	Storage/Entrance C Hall	Door	Metal	Black	0.02
2192	C	Interior	Storage/Entrance C Hall	Wall	Plaster	Gray	0.02
2193	D	Interior	Storage/Entrance C Hall	Door	Wood	Gray	0.03
2194	D	Interior	Storage/Entrance C Hall	Door Frame	Metal	White	0.5
2195	C	Interior	Storage Room	Wall	Plaster	Blue	0.00
2196	C	Interior	Storage Room	Wall	Wood	Blue	0.15
2197	A	Interior	Entrance D	Door	Wood	Tan	0.00
2198	A	Interior	Entrance D	Door Frame	Metal	Tan	0.11
2199	**A**	**Interior**	**North East/Men R/R**	**Urinal**	**Porcelain**	**White**	**5.2**

Santa Monica Convention Center
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2200	A	Interior	North East/Men R/R	Sink	Porcelain	White	0.09
2201	C	--	North East/Men R/R	Toilet	Porcelain	White	0.06
2202	B	Interior	Entrance F	Fire hose Cabinet	Wood	Red	0.00
2203	B	Interior	Entrance F	Hand Rail	Metal	Green	0.00
2204	C	Interior	Sitting Area	Chair Base	Metal	Blue	0.00
2205	B	Interior	Sitting Area	East Wall	Metal	Gray	0.16
2206	B	Interior	Sitting Area	Light Support	Metal	Gray	0.04
2207	A	Interior	Sitting Area	North Wall	Metal	Blue	0.09
2208	B	Interior	Sitting Area	East Wall	Plaster	Green	0.00
2209	A	Interior	Convention Room	North Wall	Plaster	Light Blue	0.00
2210	D	Interior	Convention Room	Door	Wood	Gray	0.00
2211	D	Interior	Convention Room	Door Frame	Metal	Gray	0.30

Santa Monica Convention Center
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2212	-	Interior	Convention Room	Floor	12" ceramic Tile	Gray/White	0.00
2213	D	Interior	Convention Room	Base Board	4"x8" Ceramic Tile	Gray	0.05
2214	A	Interior	North Hallway	Electric panel	Metal	Gray	0.00
2215	**A**	**Interior**	**Kitchen**	**Wall**	**4" Ceramic Tile**	**White**	**8.8/1200SF**
2216	-	Interior	Kitchen	Floor	6" Ceramic Tile	Red	0.00
2217	C	Interior	Kitchen	Base Board	6" Ceramic Tile	Red	0.00
2218	A	Interior	Kitchen	Door	Wood	Gray	0.14
2219	A	Interior	Kitchen	Door Frame	Metal	Gray	0.4
2220	-	Interior	Kitchen	Ceiling	Plaster	White	0.00
2221	-	Interior	Kitchen	Register	Metal	White	0.00
2222	A	Interior	Kitchen	Door/South Entrance	Metal	White	0.00
2223	A	Interior	Kitchen	Door Frame	Metal	White	0.00

Santa Monica Convention Center
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2224	A	Interior	West/Custodian Room	Air Handler	Metal	Gray	0.04
2225	A	Interior	West/Custodian Room	Air Condition Duct	Metal	Gray	0.07
2226	C	Interior	West/Custodian Room	6" Pipe	Metal	Gray	0.30
2227	C	Interior	West/Custodian Room	2" Pipe	Metal	Gray	0.30
2228	C	Interior	West/Custodian Room	Wall	12" Wall Tiles	White	0.00
2229	A	Interior	Main Office Hall	Door	Wood	Gray	0.00
2230	A	Interior	Main Office Hall	Door Frame	Metal	Gray	0.00
2231	D	Interior	West Exit	Double Door	Metal	Gray	0.13
2232	D	Interior	West Exit	Door Frame	Metal	Gray	0.00
2233	B	Interior	West Exit	Fire Extinguisher Housing	Wood	Red	0.11
2234	A	Interior	Office	Wall	Plaster	Yellow	0.00

XRF Lead-Based Paint Sampling Log

Client: City Of Santa Monica
Site: Civic Center Auditorium
Address: 1855 Main Street
Santa Monica, CA 90401

Client Project #:
BEC Project #: 12034087.10
Inspector/Sampler: Hector Gonzalez
Date Sampled: 4/13/2012

BAINBRIDGE
Environmental Consultants

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2235	B	Interior	Main Office	Wall	Plaster	Yellow	0.00
2236	B	Interior	Main Office	Fire Alarm Station Box	Metal	Red	0.06
2237	**A**	**Interior**	**Main Office/Men R/R**	**Wall**	**4" Ceramic Tile**	**Green**	**6.8/200SF**
2238	-	Interior	Main Office/Men R/R	Partition	Metal	White	0.00
2239	C	Interior	Main Office/Men R/R	Sink	Porcelain	White	0.01
2240	**C**	**Interior**	**Main Office/Men R/R**	**Urinal**	**Porcelain**	**White**	**4.3**
2241	C	Interior	Main Office/Men R/R	Toilet	Porcelain	White	0.04
2242	A	Interior	Main Office/Men R/R	Wall	Plaster	White	0.00
2243	A	Interior	Main Office/Men R/R	Door	Wood	White	0.01
2244	A	Interior	Main Office/Men R/R	Door Frame	Metal	White	0.26
2245	-	Interior	Main Office/Men R/R	Floor	8" Ceramic Tile	Tan	0.01
2246	B	Interior	Bathroom Hall	2'x3' Door	Metal	White	0.08
2247	C	Interior	Front Desk Area	Wall	Plaster	Tan	0.01

City Of Santa Monica
Civic Center Auditorium
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2248	D	Interior	Front Desk Area	Wall	Concrete	Tan	0.00
2249	**A**	**Interior**	**Women R/R**	**Wall**	**4" Ceramic Tile**	**Peach**	**4.8/200 SF**
2250	A	Interior	Women R/R	Partition	Metal	Peach	0.12
2251	C	Interior	Women R/R	Feminine Napkin Storage	Metal	White	0.00
2252	A	Interior	Women R/R	Sink	Porcelain	White	0.02
2253	A	Interior	Women R/R	Toilet	Porcelain	White	0.04
2254	C	Interior	Women R/R	Wall	Plaster	White	0.00
2255	C	Interior	Front Desk	Door	Wood	Tan	0.02
2256	C	Interior	Front Desk	Door Frame	Metal	Tan	0.17
2257	B	Interior	Office Hallway	Fire control Panel	Metal	Red	0.00
2258	-	Interior	Office Hallway	Ceiling	Plaster	Tan	0.00
2259	B	Interior	Office/Copy Machine	Wall	Plaster	Tan	0.00
2260	**A**	**Interior**	**Dressing Room 1**	**Shower Wall**	**4" Ceramic Tile**	**White**	**6.4/60SF**
2261	A	Interior	Dressing Room 1	Wall	Plaster	Light Blue	0.00

City Of Santa Monica
Civic Center Auditorium
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2262	B	Interior	Dressing Room 1	Toilet	Porcelain	White	0.06
2263	A	Interior	Dressing Room 1	sink	Porcelain	White	0.01
2264	A	Interior	Dressing Room 1	Door	Wood	Blue	0.00
2265	A	Interior	Dressing Room 1	Door frame	Metal	Blue	0.30
2266	-	Interior	Dressing Room 1	Floor	8" Ceramic Tile	White	0.18
2267	-	Interior	Hallway	floor	8" Ceramic Tile	Beige	0.11
2268	C	Interior	Green Room	Door Frame	Metal	Orange	0.5
2269	B	Interior	Dressing Room Hallway	Stair Case	Metal	Tan	0.03
2270	A	Interior	Dressing Room	Shelf	Wood	Orange	0.00
2271	-	**Interior**	**Dressing Room**	**Floor**	**8" Ceramic Tile**	**Red**	**1.1/160SF**
2272	**A**	**Interior**	**Dressing Room**	**Shower Wall**	**4" Ceramic Tile**	**White**	**7.3/60SF**
2273	C	Interior	Dressing Room	Door	Wood	Orange	0.00
2274	C	Interior	Dressing Room	Door Frame	Metal	Orange	0.00
2275	B	Interior	Dressing Room	Wall	Plaster	Tan	0.01

City Of Santa Monica
Civic Center Auditorium
1855 Main Street
Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2276	A	Interior	Dressing Room	Sink	Porcelain	White	0.00
2277	D	Interior	Dressing Room	Toilet	Porcelain	White	0.02
2278	-	Interior	Dressing Room	Floor	8" Ceramic tile	White/Green	0.25
2279	**B**	**Interior**	**Dressing Room**	**Wall**	**4" Ceramic Tile**	**Tan**	**5.9/212SF**
2280	**A**	**Interior**	**Men Dressing Room**	**Wall**	**4" Ceramic Tile**	**Green**	**6.4/340SF**
2281	**A**	**Interior**	**Men Dressing Room**	**Urinal**	**Porcelain**	**White**	**6.4/4 Urinals**
2282	-	Interior	Second Floor East Dressing RM	Floor	8" Ceramic Tile	White/Black	0.00
2283	**D**	**Interior**	**Second Floor East Dressing RM**	**Shower Wall**	**4" Ceramic Tile**	**Tan**	**5.9/60SF**
2284	A	Interior	Second Floor East Dressing RM	Built in Desk	Wood	Black	0.14
2285	**C**	**Interior**	**Janitor Room**	**Sink**	**Porcelain**	**White**	**2.5**
2286	B	Interior	Second Floor East Dressing Room	Baseboard	4'x8' Ceramic tile	Black	0.01
2287	**A**	**Interior**	**2nd. Floor South Dressing Room**	**Wall**	**4" Ceramic Tile**	**Peach**	**5.0/260SF**
2288	**C**	**Interior**	**2nd. Floor South Dressing Room**	**Wall**	**4" Ceramic Tile**	**Tan**	**6.0/220SF**
2289	A	Interior	2nd. Floor South Dressing Room	Door	Wood	Black	0.00

XRF Lead-Based Paint Sampling Log

Client: City Of Santa Monica
Site: Civic Center Auditorium
Address: 1855 Main Street
Santa Monica, CA 90401

Client Project #:
BEC Project #: 12034087.10
Inspector/Sampler: Hector Gonzalez
Date Sampled: 4/13/2012

BAINBRIDGE
Environmental Consultants

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2305	-	Interior	3rd. Floor mechanical Room	Air handler No. 3	Metal	Gray	0.01
2306	-	Interior	3rd. Floor mechanical Room	Air Handler No. 4	Metal	Gray	0.01
2307	B	Exterior	East side	Wall	Concrete	White	0.00
2308	C	Exterior	North Side	Wall	Concrete	White	0.00
2309	**A**	**Interior**	**Basement Men R/R**	**Wall**	**4' Ceramic Tile**	**Green**	**5.0/260SF**
2310	A	Interior	Basement Men R/R	Door	Wood	Tan	0.07
2311	A	Interior	Basement Men R/R	Door Frame	Metal	Tan	0.30
2312	**B**	**Interior**	**Basement Janitor Room**	**Sink**	**Porcelain**	**White**	**2.6**
2313	**A**	**Interior**	**Basement Women R/R**	**Wall**	**4" Ceramic Tile**	**Peach**	**5.0/260SF**
2314	A	Interior	Basement Electric Room	Wall	Concrete	Yellow	0.01
2315	B	Interior	Basement Electric Room	Wall	Concrete	Yellow	0.01
2316	**A**	**Interior**	**Orchestra Pit Door**	**Double Door**	**Metal**	**Gray**	**10.1/180SF**
2317	-	CALIBRATION	--	--	--	RED	0.9

2670 North Main Street, Suite 320
Santa Ana, CA 92705

(714) 247-0024
Fax (714) 247-0025

City Of Santa Monica

Civic Center Auditorium

1855 Main Street

Santa Monica, CA 90401

XRF Lead-Based Paint Sampling Log

XLNo	Side	Building	Room	Source	Substrate	Color	Results/Quantity mg/kg (ppm)
2318	-	**CALIBRATION**	--	--	--	**RED**	**1.4**
2319	-	CALIBRATION	--	--	--	RED	0.7

2670 North Main Street, Suite 320
Santa Ana, CA 92705

(714) 247-0024
Fax (714) 247-0025

APPENDIX C

ASBESTOS AND LEAD INSPECTOR'S CERTIFICATES

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

Henry A Moreno
Name

Certification No. 03-3494

Expires on 12/17/12

This certificate was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code

State of California Department of Public Health

Lead-Related Construction Certificate | Certificate Type | Expiration Date

Inspector/Assessor 05/28/2012

Henry A. Moreno ID# 9970

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

Karlin Paul Cisco
Name

Certification No. 05-3911

Expires on 01/18/13

This certificate was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code

State of California Department of Public Health

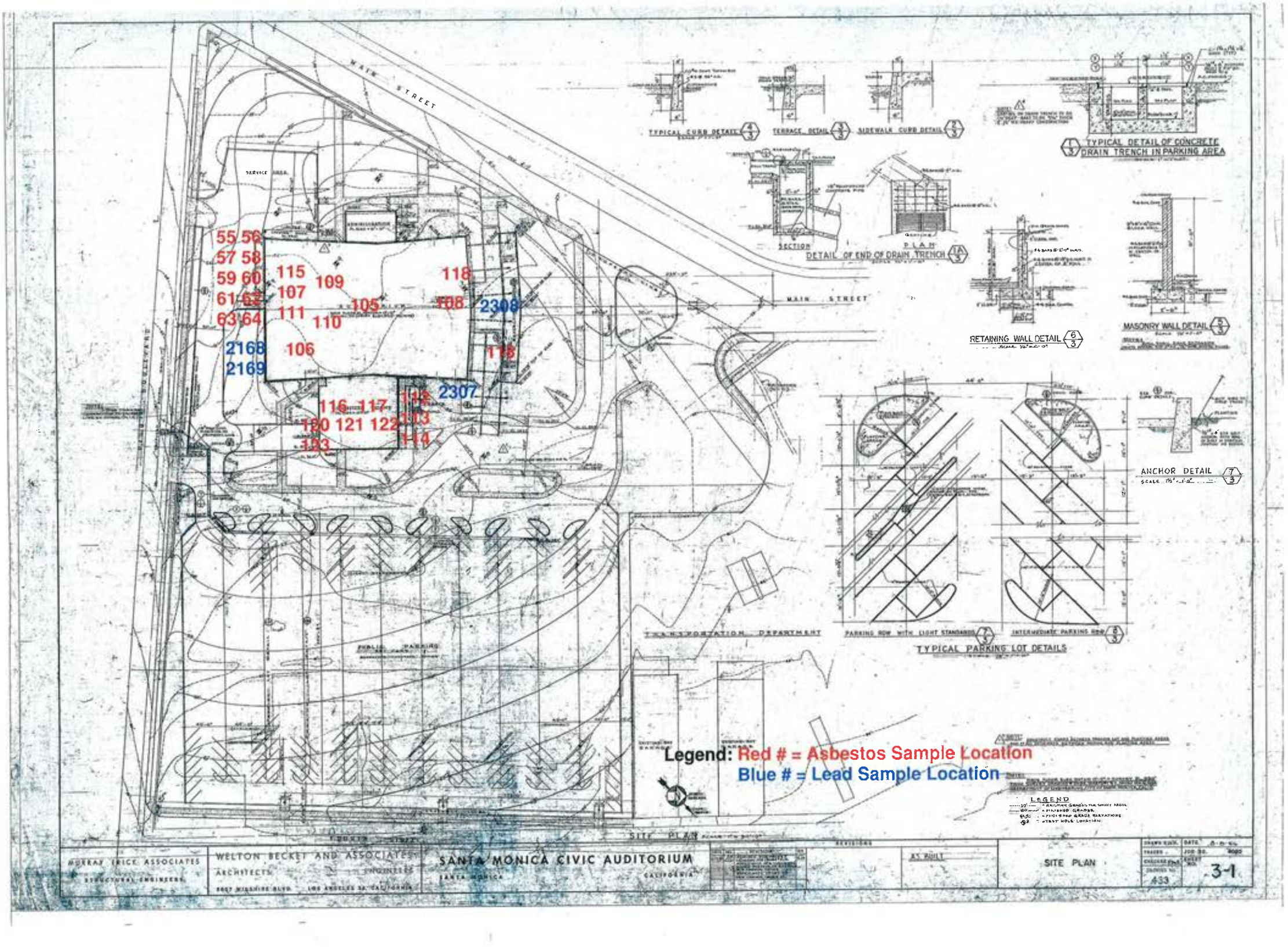
Lead-Related Construction Certificate | Certificate Type | Expiration Date

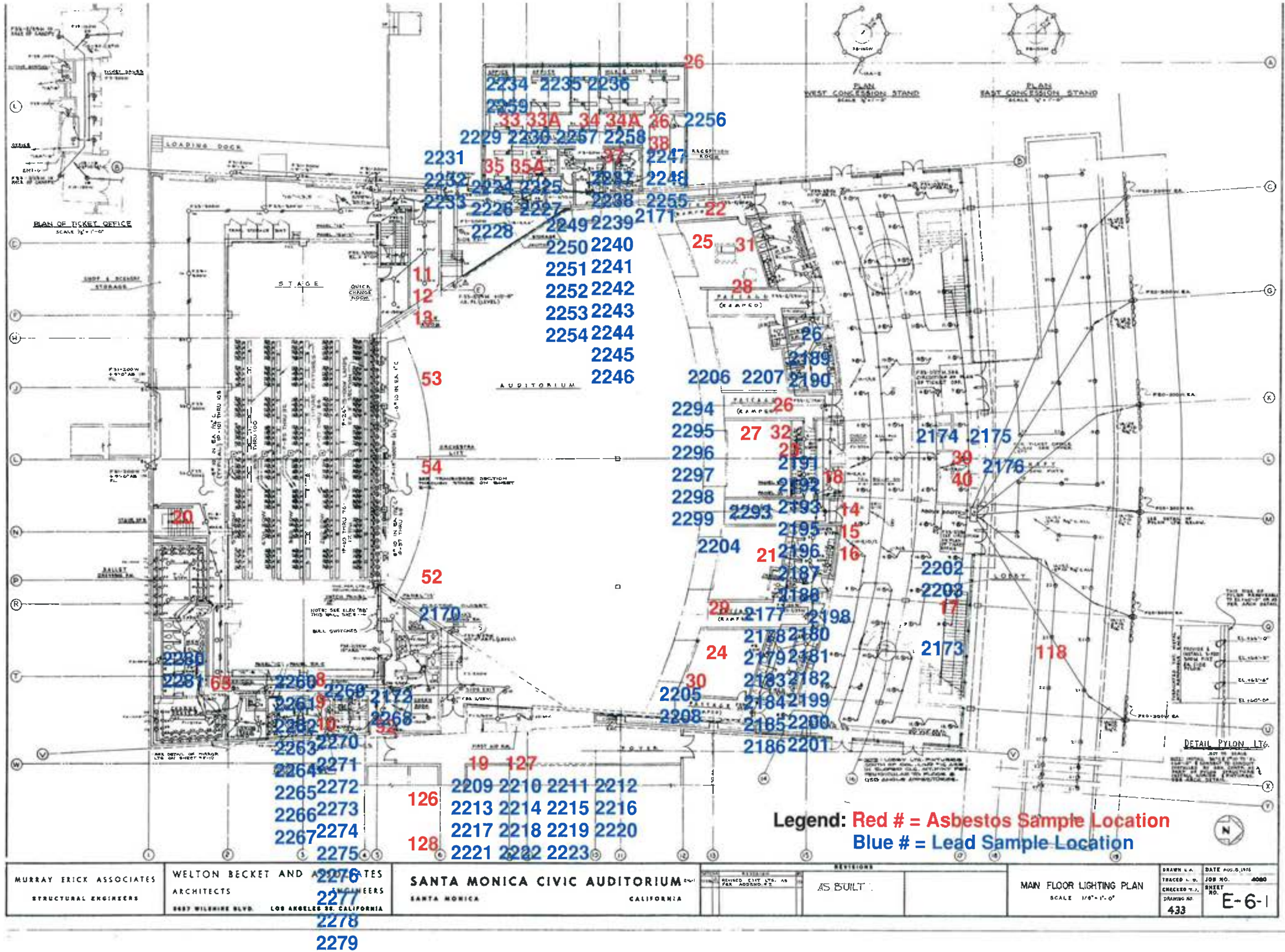
Inspector/Assessor 02/26/2013

Karlin P. Cisco ID# 18300

APPENDIX D

FLOOR PLANS


MAIN STREET
SERVICE AREA
55 56
57 58
59 60
61 62
63 64
115
107
111
109
110
105
106
118
108
2308
116
2168
2169
2307
116 117
120 121 122
113
114
103
TYPICAL CURB DETAIL 4/3
TERRACE DETAIL 5/3
SIDEWALK CURB DETAIL 6/3
TYPICAL DETAIL OF CONCRETE DRAIN TRENCH IN PARKING AREA 1/3
SECTION
PLAN
DETAIL OF END OF DRAIN TRENCH 1A/3
RETAINING WALL DETAIL 6/3
MASONRY WALL DETAIL 5/3
ANCHOR DETAIL 7/3
PARKING ROW WITH LIGHT STANDARDS 7/3
INTERMEDIATE PARKING ROW 8/3
TYPICAL PARKING LOT DETAILS
TRANSPORTATION DEPARTMENT
PUBLIC PARKING
SITE PLAN
LEGEND
Legend: Red # = Asbestos Sample Location
Blue # = Lead Sample Location
MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS
WELTON BECKET AND ASSOCIATES
ARCHITECTS
ENGINEERS
SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA
CALIFORNIA
REVISIONS
AS BUILT
SITE PLAN
433
3-1



MURRAY ERICK ASSOCIATES STRUCTURAL ENGINEERS	WELTON BECKET AND ASSOCIATES ARCHITECTS ENGINEERS 8687 WILSHIRE BLVD. LOS ANGELES 35, CALIFORNIA	SANTA MONICA CIVIC AUDITORIUM SANTA MONICA CALIFORNIA	REVISIONS REVISED CNIT LTS. AS PER ADDEND #2 AS BUILT	MAIN FLOOR LIGHTING PLAN SCALE 1/8"=1'-0"	DRAWN L.A. TRACED L. D. CHECKED T.J. DRAWING NO. 433 DATE AUG.5,1976 JOB NO. 4080 SHEET NO. E-6-1

WAINSCOT DETAIL 15/7

BASE DETAIL 16/7

BASE DETAIL 17/7

DUCT DETAIL 18/7

102 102A 103
108A 104
104A

7
86
74 75 76
68 69 70
41 49
84
79
2283
125 55 85
71 72 73
2284 2286
2287 2288
2289 2290
2291 2292

N

BASEMENT TOILETS 1/7

MAIN FLOOR TOILETS 2/7

SECOND FLOOR TOILETS 3/7

1A ELEVATION

1B ELEVATION

2A ELEVATION

2B ELEVATION

3A ELEVATION

3B ELEVATION

4A ELEVATION

4B ELEVATION

NOTE:
INSTALL METAL CLOSURES @ OPENINGS BETWEEN STALL SHOWERS.

LOBBY TOILETS 4/7

4C

LOBBY TOILETS 5/7

5C

COMMITTEE BLDG TOILETS 6/7

FIRE HOSE CABINET DETAILS 6/7

2A ELEVATION

2B ELEVATION

3A ELEVATION

3B ELEVATION

4A ELEVATION

4B ELEVATION

5A ELEVATION

PLAN - SURFACE MOUNTED 7/7

PLAN - RECESSED 7/7

TYPICAL ELEVATION

PLAN - RECESSED

MIRROR & SHELF DETAIL 9/7

FULL LENGTH MIRROR 10/7

DRESSING TABLE DETAILS 11/7

ELECTRIC WATER COOLER RECESS 12/7

ACCESS DOOR 13/7

SHELF DETAIL WITH MIRROR 14/7

SECTION

ELEVATION

PLAN

Legend: Red # = Asbestos Sample Location
Blue # = Lead Sample Location

MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
7600 WILSHIRE BLVD. LOS ANGELES 36, CALIFORNIA

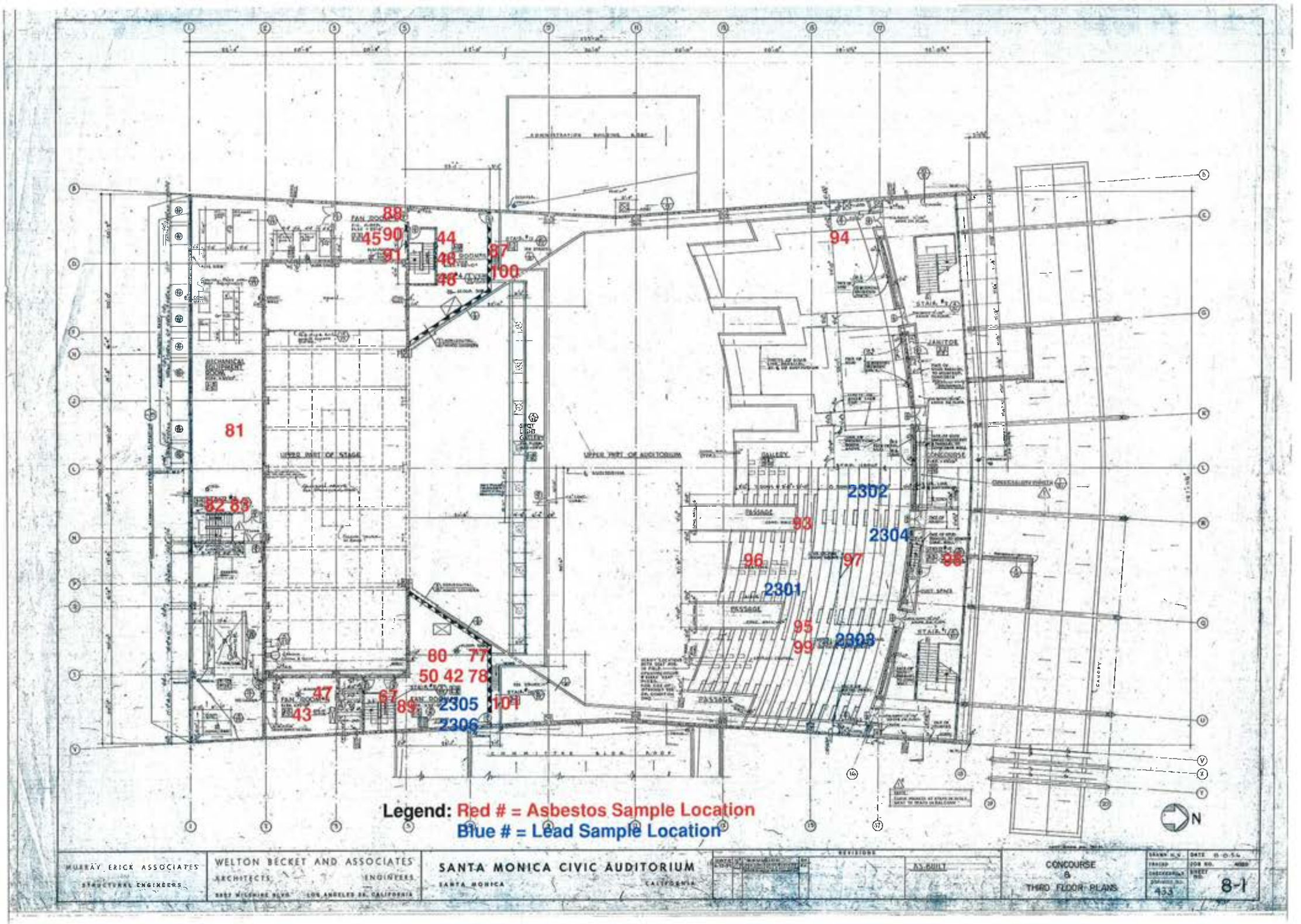
SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA / CALIFORNIA

REVISIONS

AS BUILT

SECOND FLOOR PLAN AND TOILET DETAILS

DATE 5-15-56
JOB NO. 4000
SHEET NO. 433
7-L



MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

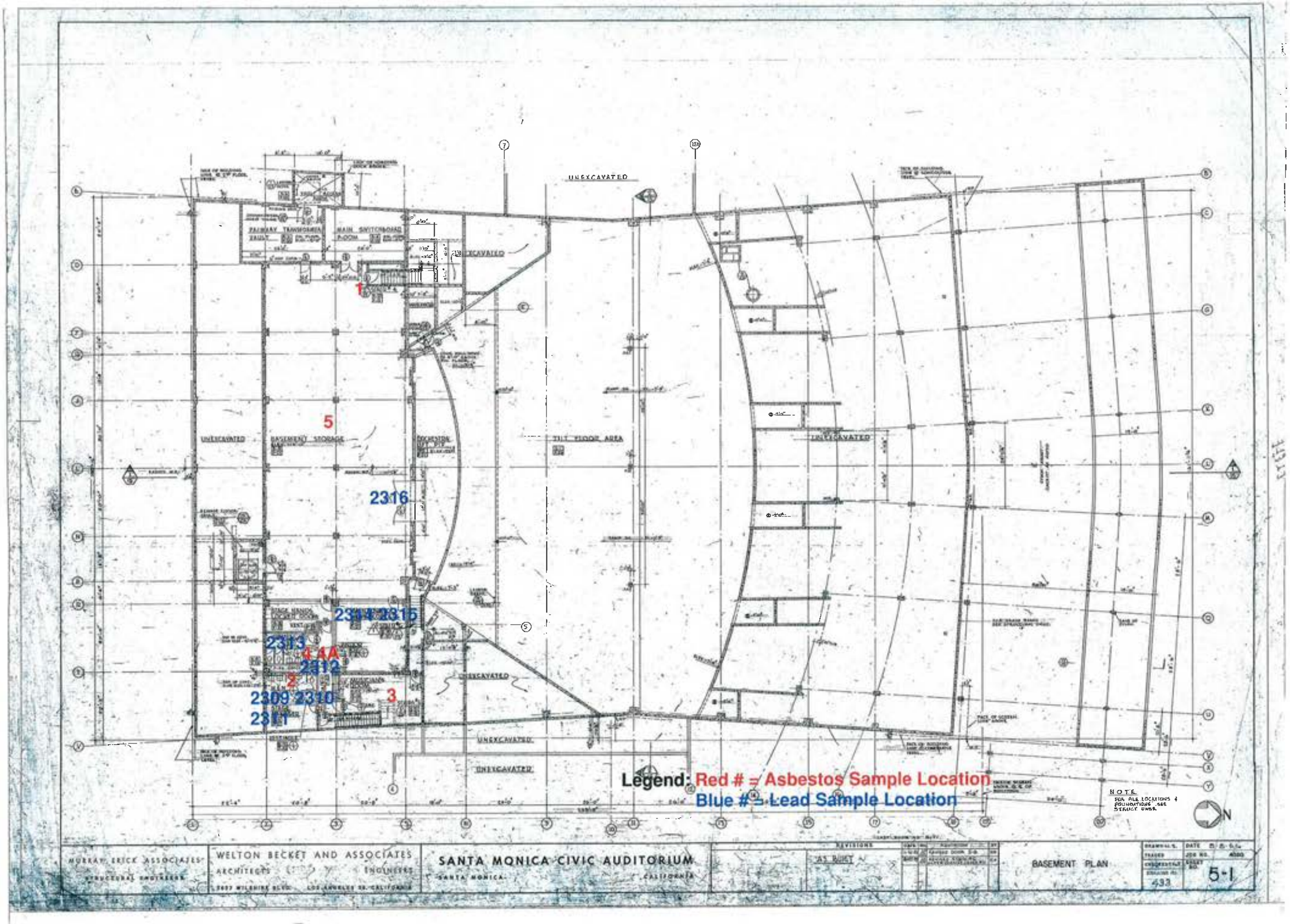
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
8887 WILSHIRE BLVD. LOS ANGELES 48, CALIFORNIA

SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA CALIFORNIA

REVISIONS
AS BUILT

CONCOURSE & THIRD FLOOR PLANS

DRAWN K.V. DATE 11-10-54
TRACED JOB NO. 4080
CHECKED BY SHEET NO. 433
8-1


UNEXCAVATED
PRIMARY TRANSFORMER VAULT
MAIN SWITCHBOARD ROOM
UNEXCAVATED
1
5
UNEXCAVATED
BASEMENT STORAGE
TILT FLOOR AREA
UNEXCAVATED
2316
2314 2315
2313
4 4A
2312
2
3
2309 2310
2311
UNEXCAVATED
UNEXCAVATED
Legend: Red # = Asbestos Sample Location
Blue # = Lead Sample Location
NOTE
FOR PILE LOCATIONS & FOUNDATIONS SEE STRUCT. DWGS.
N
MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS
WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA CALIFORNIA
REVISIONS
AS BUILT
BASEMENT PLAN
433
5-1

NV5

Delivering Solutions
Improving Lives

5.4
DSA COORDINATION

DSA

93

PRE-APPLICATION MEETING REQUEST LOS ANGELES REGIONAL OFFICE

This form must be completed to request a pre-application meeting with Division of the State Architect (DSA) Los Angeles.

- Pre-application meetings may be in-person, or virtual using Microsoft Teams or a combination thereof. Meeting invites will be issued by DSA to the District/Owner representative and Architect/Structural Engineer and may be forwarded as appropriate.
- The District/Owner representative is required to attend. The Structural Engineer is required to attend any meeting with structural questions. Meetings may be terminated and rescheduled if these individuals are not in attendance.
- Meetings are typically scheduled for one hour unless the size and complexity of the project requires additional time, up to two hours maximum. Meeting discussions will be limited to the scope of questions listed on this form and information provided at the time of the meeting. Questions should be focused and specific as possible.
- If necessary to re-schedule or cancel a meeting, please provide as much advance notice to the DSA Project Services supervisor as possible.
- Applicant is required to submit a draft of meeting notes within one week for DSA review and final concurrence. Include within the notes all relevant plans discussed at the meeting. Final meeting notes are to be included with the plan review submittal.

INSTRUCTIONS

1. Download this form in Adobe Acrobat.
2. Complete Fields 1–13.
3. Attach pdfs of site plan, floor plan and/or other relevant supporting documents for DSA staff preview and in preparation for the meeting using Adobe Acrobat attachment tools. Meetings may not be scheduled prior to receipt of supporting documents.
4. Submit the request by clicking on the “Submit Via Email” text button on the last page of this form. Form will automatically open an email addressed to the Project Services Supervisor. Follow-up directly with the supervisor if you have not received an acknowledgement or response within 2 business days.

CONTACT INFORMATION
1. Project Name: Santa Monica Civic Auditorium
2. **District/Owner:** Santa Monica Malibu Unified School District
a. District Contact: Carey Upton
b. District Work Phone: (310) 450-8338
c. District Email: cupton@smmusd.org
3. **Architectural Firm:** NAC Architecture
a. Architect Contact: Leticia Ochoa
b. Architect Work Phone: (323) 475-8026
c. Architect Work Email: lochoa@nacarchitecture.com
4. **Structural Engineering Firm:** KPFF Engineers
a. Engineer Contact: Aldrin Orue
b. Engineer Work Phone: (213) 310-8486
c. Engineer Work Email: Aldrin.Orue@kpff.com

PRE-APPLICATION MEETING REQUEST

MEETING INFORMATION

5. Number of Attendees Expected: 5

6. Meeting Dates and Times *(List 3 alternate dates and times available in the space provided.)*

a. Date: 4/12/23	Hours Available: Anytime starting at 9:30am or later
b. Date: 4/13/23	Hours Available: Anytime starting at 9:30am or later
c. Date: 4/14/23	Hours Available: Anytime starting at 9:30am or later

7. ☐ Check this box if you prefer a face-to-face meeting in DSA regional office instead of a virtual meeting.

PROJECT INFORMATION

8. School Name: Santa Monica High School
9. Street Address: 601 Pico Boulevard, Santa Monica, CA 90405
10. Estimated Construction Cost: TBD
11. Approximate Submittal Date: 8/1/24
12. Project Description:

The SMMUSD is evaluating whether the existing Santa Monica Civic Auditorium, constructed in 1958, could be converted to an athletic facility for use by the adjacent Santa Monica High School. NAC Architecture is studying the feasibility of this project.

NOTE: A Pre-application meeting IS NOT intended for preliminary plan review.

The intent is for DSA staff to provide answers and clarifications to specific questions regarding the project, DSA procedures, processes and/or code interpretations.

ITEMS FOR DISCUSSION

13. List specific questions for the following four categories in the space proved below. (*Supplemental form DSA 211 may be attached if additional space is required.)*

a. Structural

b. Fire and Life Safety

c. Accessibility

c1. Tilting Floor - The existing floor in the main space is a tilting floor that can alternate between a flat floor and a sloped floor. The floor has a slope of approximately 6.7% at its' fully sloped position. There are 6 vomitoria that provide access to the main space from the lobby, each of which contains a tilting ramp with an approximate slope of 5.3% at their fully sloped positions.

c1.1 Regarding the main space floor - review the positions of seating that could be made accessible at the back of the main space floor to satisfy the requirement for a variety of seating options. Further options for accessible seating could be provided at the top level of fixed seating at the Concourse level.

c1.2 Regarding the vomitoria spaces - confirm that removable guards/handrails could serve 1 or 2 of these tilting ramps when in their fully tilted positions to provide an accessible path to accessible seating. (existing ramp lengths are less than 30'-0").

d. DSA Processing

(Please note that this space has been used to list the second topic of questions for Accessibility.)

c2. Elevator - Review requirements for adding an elevator(s) to the building.

CBC 2022 11B-206.2.3.2 notes that the addition of an accessible means of vertical access (such as an elevator) is triggered whenever a new stair or escalator is constructed. This project would not involve the construction of a new stair or escalator.

CBC 2022 11B-206.2.3.2 Distance to Elevators - "In existing buildings that exceed 10,000 square feet on any floor and in which elevators are required by Section 11B-206.2.3, whenever a newly constructed means of vertical access is provided via stairs or an escalator, an accessible means of vertical access via ramp, elevator or lift shall be provided within 200 feet of travel of each new stair or escalator."

SUBMIT VIA EMAIL

MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
5657 WILSHIRE BLVD. LOS ANGELES 36, CALIFORNIA

SANTA MONICA CIVIC AUDITORIUM
SANTA MONICA CALIFORNIA

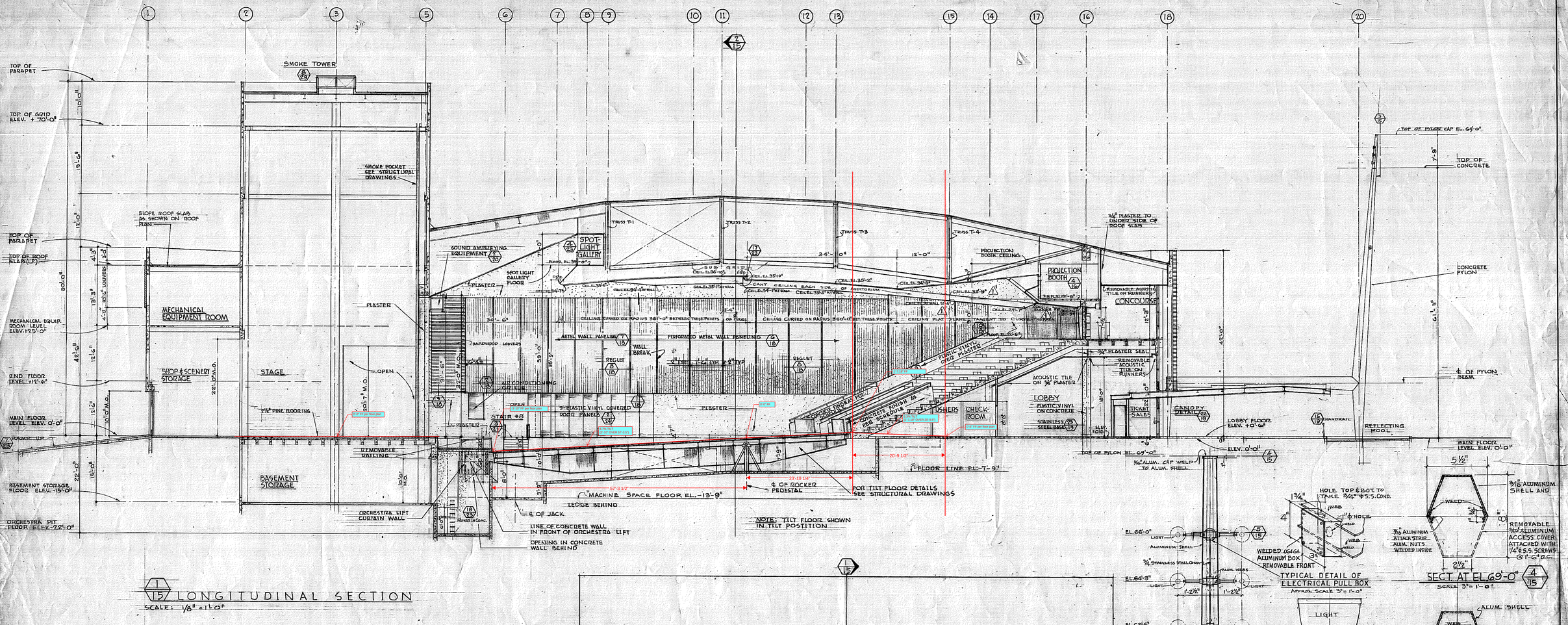
REVISIONS

DATE	NO.	REVISION	BY
4-23-59	1	ADDED NOTES PER CHANGE ORDER NO. 27, 30, & 42 ADDED 2-POSTER SHOWCASES PER CHANGE ORDER 23 ADDED NOTE FOR STAGE SLEEPER FILL PER FIELD CHG. #30	E.W.

AS BUILT

MAIN FLOOR PLAN

DRAWN N.S.	DATE 8-8-56
TRACED	JOB NO. 4020
CHECKED P. DeF.	SHEET NO. 6-1
DRAWING NO. 433	



MURRAY ERICK ASSOCIATES
STRUCTURAL ENGINEERS

WELTON BECKET AND ASSOCIATES
ARCHITECTS ENGINEERS
5657 WILSHIRE BLVD. LOS ANGELES 36, CALIFORNIA

SANTA MONICA CIVIC AUDITORIUM

SANTA MONICA CALIFORNIA

REVISIONS

DATE	NO.	REVISION	BY
6-15-59	1	REVISED CEILING ELEV. PER FIELD CHANGE NO. 24	E.W.

AS BUILT

LONGITUDINAL & TRANSVERSE SECTIONS

DRAWN V.B.	DATE 8-8-56
TRACED	JOB NO. 4020
CHECKED P.D.E.	SHEET NO. 15-1
DRAWING NO. 433	

NAC
ARCHITECTURE

DSA Pre-Intake Meeting Minutes

Project SMMUSD Santa Monica Civic Auditorium
NAC Project No. 161-23020
Meeting Date April 20, 2023

In Attendance
(CA) Carlos Araujo, DSA
(YC) Yuan Chen (Charles), DSA
(DH) Douglas Humphrey, DSA
(FK) Ferris Karim, DSA
(AB) Alan Braatvedt, SMMUSD (virtual)
(BC) Barbara Chiavelli, SMMUSD (virtual)
(SM) Steve Massetti, SMMUSD (virtual)
(LO) Leticia Ochoa, NAC Architecture (virtual)
(MP) Michael Pinto, NAC Architecture
(EW) Esmeralda Ward, NAC Architecture

Discussion Items
(Text in italics indicates the items originally listed on the DSA 93 form submitted to schedule this meeting.)

Overview
CA requests meeting minutes from NAC Architecture for this meeting within one business week.

NAC provides an overview of the project:
The Santa Monica Civic Auditorium is a 1958 cast-in-place concrete building designed by Welton Becket that is currently owned by the City of Santa Monica. NAC Architecture is working through a feasibility study for the SMMUSD to determine the feasibility of utilizing the Civic Auditorium as an athletics/performance building for use primarily by Santa Monica High School students and staff. The feasibility study will provide the district with the information needed to make decisions on how/if they will move forward in negotiations with the City of Santa Monica.

In 2001 the Civic Auditorium was designated as a City Landmark by the Landmarks Commission of the City of Santa Monica. The building has been unused since 2013 due to structural and accessibility deficiencies. A full seismic retrofit would be required to bring the building up to current code/Field Act compliance, as well as significant improvements to provide code-compliant accessible path of travel restroom facilities, etc. The building has a 'tilting floor' in the main auditorium space that has two positions – completely flat which puts the auditorium floor flush with the stage level, and tilted which puts the edge of the auditorium floor adjacent to the stage at 3' below the stage level at the center of the stage and 3'-10" below the stage level at the edges of the stage.

DSA 93 Item C1

Tilting Floor - The existing floor in the main space is a tilting floor that can alternate between a flat floor and a sloped floor. The floor has a slope of approximately 6.7% at its' fully sloped position. **(Note: Since the time the DSA 93 form was submitted additional information in original drawings was found by the team to indicate that the floor slopes 5.68% at its' fully sloped position, not 6.7% as previously thought.)** *There are 6 vomitoria that provide access to the main space from the lobby, each of which contains a tilting ramp with an approximate slope of 5.3% at their fully sloped positions.* **(Note: Since the time the DSA 93 form was submitted additional information in original drawings was found by the team to indicate that the vomitorium ramps slope up to 4.3% at its' fully sloped position, not 5.3% as previously thought.)**

c1.1 Regarding the main space floor - review the positions of seating that could be made accessible at the back of the main space floor to satisfy the requirement for a variety of seating options. Further options for accessible seating could be provided at the top level of fixed seating at the Concourse level.

c1.2 Regarding the vomitoria spaces - confirm that removable guards/handrails could serve 1 or 2 of these tilting ramps when in their fully tilted positions to provide an accessible path to accessible seating. (existing ramp lengths are less than 30'-0").

Discussion:

NAC's overall inquiry is to discuss the tilting floor and possible ways to preserve its functionality and historic status while still achieving an accessible solution.

At its tilted position the floor is approximately 5.68%. As this exceeds 5% the requirements of a ramp would be triggered (level landings, handrails, max. runs, etc.). These provisions will deem the floor unusable. NAC proposes a solution of limiting the floor's tilt to less than 5%. This would permit the floor to be considered a sloped walk, while still preserving a reasonable stage height. If accessible seating locations on this floor were required, they would need to be on level platforms (2% in all directions). CA sees this solution as a possibility. The process of level platforms being installed and uninstalled may deem this solution unfeasible, however. The group discusses whether accessible seating could be provided in the fixed seats only. CA notes that he would view the seating in the front and back sections as two separate requirements given that one is fixed and one is not. Since the back portion of the room provides fixed seats there is more of an obligation to provide a fully accessible solution there. This would require vertical dispersion of accessible seats, but CA anticipates a non-equal dispersion between the top and bottom could be acceptable (ex: 70% of required seats at the bottom of the fixed seats and 30% at the top). The team will look at potential solutions utilizing this approach.

The option of claiming a 'technical infeasibility' is discussed as a way to potentially alleviate some requirements. CA clarifies though that he would interpret a 'technical infeasibility' as something that cannot be amended without tearing the item/building down.

CA advises the team to look into the code exception that permits fixed seats to be used in lieu of handrails.

In summary, the option of keeping the tilting floor in operation is not off the table. More meetings with DSA-LA will be required to study proposed solutions.

DSA 93 Item C2

c2. Elevator - Review requirements for adding an elevator(s) to the building.

CBC 2022 ~~11B-206.2.3.2~~ **11B-206.2.3.1** *notes that the addition of an accessible means of vertical access (such as an elevator) is triggered whenever a new stair or escalator is constructed. This project would not involve the construction of a new stair or escalator.*

CBC 2022 11B-206.2.3.2 Distance to Elevators - "In existing buildings that exceed 10,000 square feet on any floor and in which elevators are required by Section 11B-206.2.3, whenever a newly constructed means of vertical access is provided via stairs or an escalator, an accessible means of vertical access via ramp, elevator or lift shall be provided within 200 feet of travel of each new stair or escalator."

Discussion:

NAC requests clarification on the requirements for a new elevator in the lobby in this project since the code language (CBC 2022) on this topic could be interpreted in some varying ways. 11B-206.2.3 requires at least one accessible route to connect each story and mezzanine in multistory buildings. 11B-206.2.3.1 requires the addition of an accessible means of vertical access (such as an elevator) to an existing building whenever a new stair or escalator is constructed, but this project would not require a new stair or escalator to be constructed in the lobby. 11B-20.6.2.3.2 requires a max. of 200' from a newly constructed stairs or escalator to a newly constructed elevator or ramp.

NAC requests clarification on whether the addition of an elevator (accessible means of vertical access) is required for this project at the lobby side of the building. The team believes the intent of the code is to require an elevator, however the language in 11B-206.2.3 could be interpreted to mean that an elevator is only required if a new stair or escalator were to be added. CA/DH respond that while the code language is confusing the intent of the code is to require an elevator in the lobby side of the building and DSA-LA would expect to see that.

Additional Items:

1. **Historical Provisions in the code:**
   CA recommends the team look into the provisions in the code made for historical features. SM notes that the building's landmark status is only a local designation, not a state or federal designation. CA references the team to 11B-202.5 in DSA's *2019 California Access Compliance Advisory Reference Manual* which clarifies that the CA "*Office of Historic Preservation delegates authority to cities and counties as "certified local governments" to apply National Register criteria for creating local lists of historic buildings and properties*" therefore it is considered a 'qualified historic building' as it relates to compliance with the CA Building Standards Code (Title 24).
2. **Portable Steps:**
   The building contains 'portable steps' that provide access to the fixed seating portion when the floor is in its' tilted position. A means to provide a compliant egress path at this condition needs to be studied and coordinated with DSA-LA FLS. CA points out that the code differentiates between stairs and 'tiered steps' in fixed seating areas.

3. **Claims:**
   CA inquires whether any accessibility claims were filed against the City of Santa Monica on this building, as that might help identify accessibility issues to address. SM responds that the SMMUSD isn't aware of any such claims.
4. **Restrooms:**
   FK inquires about the scope of work needed to provide accessible restrooms. NAC responds that a full renovation of existing restrooms is anticipated to make them accessible.
5. **Assistive Listening Systems:**
   FK inquires about assistive listening systems and anticipates that these requirements would be triggered by the project. NAC anticipates this also.

If there are any corrections to these minutes, please notify the Architect within [7] days of receipt.

Prepared by Esmeralda Ward

cc: attendees

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