



CALIFORNIA CONSTRUCTION AUTHORITY

31st DAA Ventura County Fairgrounds Physical Assessment

Location: 10 W Harbor Blvd, Ventura, CA 93001

CCA Project: 031-22-133

Assessment By: Stephen White

Date: December 21-22, 2022

California Construction Authority (CCA) was on-site to assess the immediate needs of the structures located on the 31st District Agriculture Association (DAA) Ventura County Fairgrounds.

Purpose:

The purpose of this Limited Facilities Condition Assessment was to observe and document readily visible deferred maintenance and building system components.

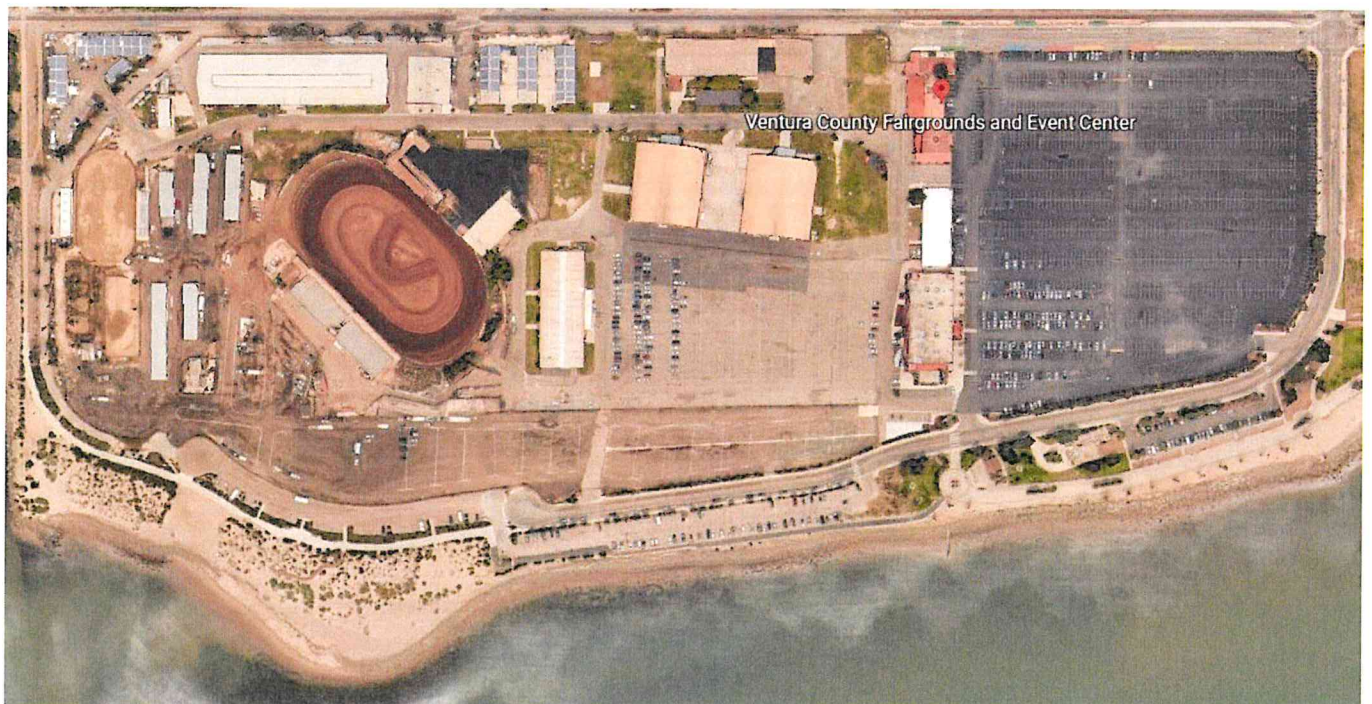
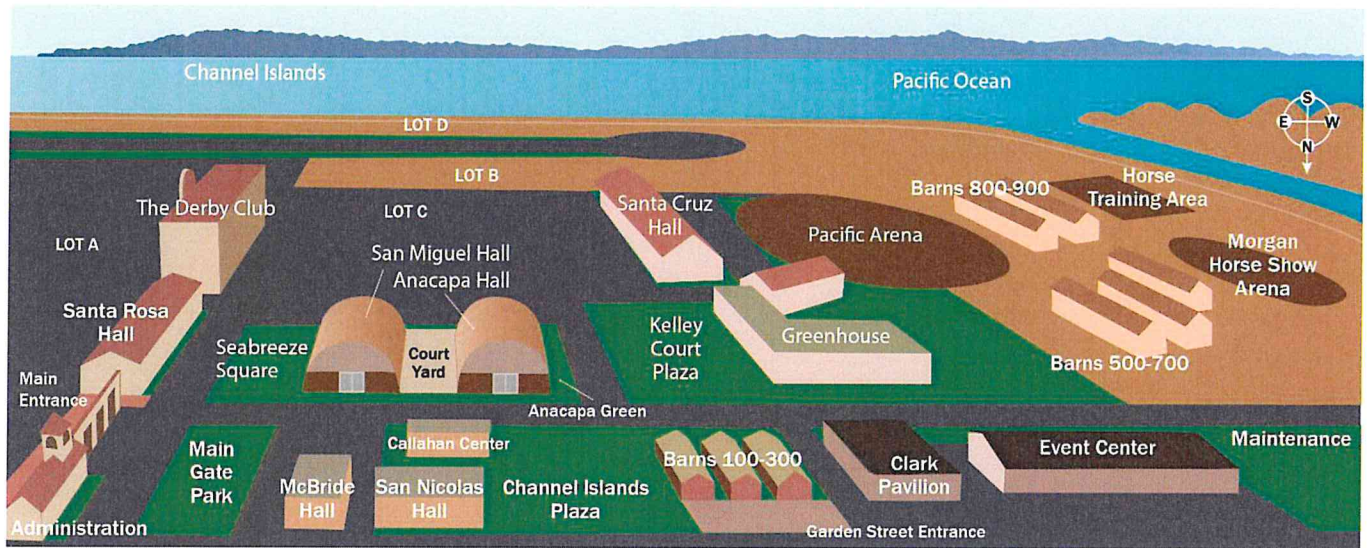
Scope:

This Report is based on a site visit in which the CCA performed a visual, non-intrusive, and non-destructive evaluation of various external and internal building and structure components. Representative samples of the major building were observed, and physical conditions evaluated. These systems include building structure, building exterior and interior areas, and visible electrical and plumbing systems. Photographs were taken to provide a record of the general conditions of the facilities, as well as the specific deficiencies observed. This report is not a building code, safety, regulatory or environmental compliance inspection.

This Report is based on the evaluator's judgment of the visible physical condition of the components. The conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by the actual age and deferred maintenance of the buildings or structures.

The Report does not identify minor, inexpensive repairs or maintenance items that are clearly part of the property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant costs, such as exterior painting, deferred maintenance, and repairs and replacements that normally involve major expenses or outside contracting.

**** Please note that all facility specifications regarding square footage and building materials were taken from CDFA's Ventura County Fair 31st DAA Physical Plant Report.**



Immediate Repairs:

Deficiencies requiring immediate repairs were observed and included:

IMMEDIATE REPAIRS AND/OR EVALUATION BY AN ENGINEER	
Ventura Raceway Grandstand Bleachers	Evaluation by an Engineer
Derby Club	Reroof
Outdoor Areas 1, 2, 3, and Courtyard	Electrical
Barns 500, 600, 700, 800, 900	Electrical

Facilities Surveyed:

- Administration Building
- Ticket Booth
- Outdoor Area 1
- Outdoor Area 2
- Outdoor Area 3
- Courtyard between Anacapa Hall and San Miguel Hall
- Anacapa Hall
- San Miguel Hall
- Barn 100
- Barn 200
- Barn 300
- Barn 500
- Barn 600
- Barn 700
- Barn 800
- Barn 900
- Derby Club
- Ventura Raceway Grandstand Arena
- Floriculture
- Training Arena
- Maintenance Building
- Morgan Horse Arena
- Santa Cruz Hall
- San Nicolas Hall
- McBride Hall
- Santa Rosa Hall

Term Definitions:

The following terms are used throughout the report and are defined as follows:

Excellent: New or like New

Good: Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair: Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.

Poor: Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable safe condition.

Buildings: Administration Offices and attached Main Entrance Ticket Booth

SF 1,560 26' x 60'

System		Description	Condition	Comments
Foundation		Reinforced concrete	Good	--
Structural		Wood Framing	Good	--
Exterior	Siding	wooden T&G panels	Fair	Routing repairs/reinvention over the next 3 to 5 years
		Stucco	Excellent	
	Walls	Gypsum Wallboard	Good	--
	Doors	Wood	Good	--
	Ceiling	Gypsum Wallboard	---	--
Ticket Booth	Doors	Metal	Fair	Routine maintenance painting needed
Roofing		Clay tile	Good	--
Interiors		--	---	--
	Interior wall	Gypsum Wallboard	---	--
	Doors	Metal doors	Fair	--
	Ceiling	Gypsum Wallboard	Fair	-- Reported minor leak
	Floor	Exposed concrete	Good	--
Plumbing		Not evaluated	---	--
HVAC		None	---	--
Electrical	Electrical	wall outs	Good	--

Comments:**Administration Office -**

The recommendation for the Administration Office is to continue routine maintenance and updates:

- Siding renovation over the next three years to include updating windows.
- Evaluate the exterior exposed electrical components life and safety protection by the licensed electrical contractor:
 - Outlet covering and exposed conduits
 - Box coverings
 - Electrical junction box electrical dead front covers

Ticket Booth -

The recommendation for the Ticket Booth is to continue routine maintenance and updates:

- Routine maintenance painting
- Routine repairs to damaged stucco
- Exterior electrical outlets, junction boxes, and conduits in need of repairs



1. Administration Building east elevation



2. Administration Building east elevation wooden siding



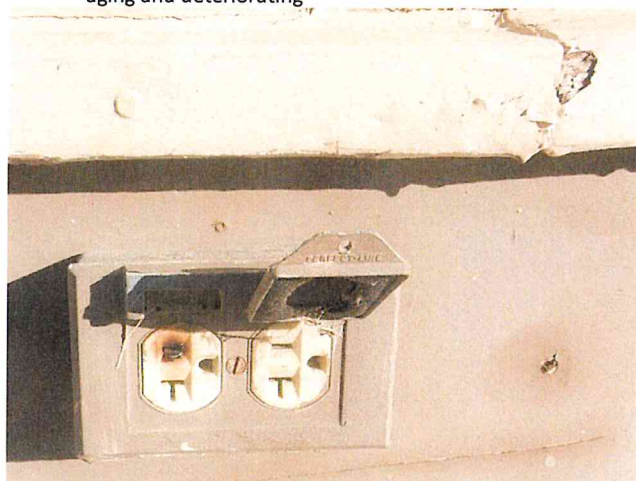
3. Administration Building west elevation wooden siding aging and deteriorating



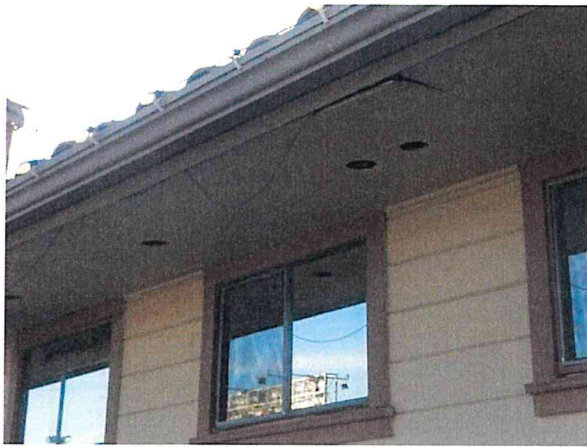
4. Administration Building west elevation wooden siding aging and deteriorating



5. Administration Building east elevation circuit breaker box needs a dead front cover, and the wire running behind the cabinet needs to be in conduit



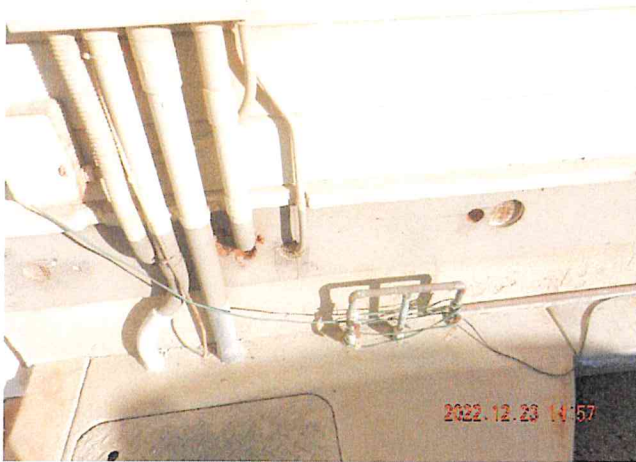
6. Administration Building indication of an electrical short and damaged wall outlet.



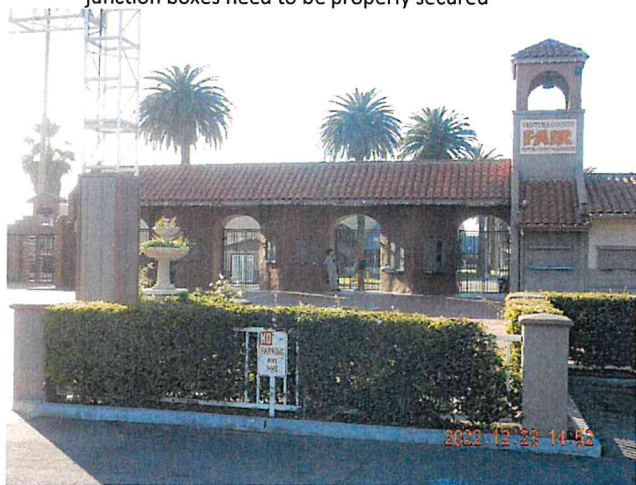
7. Administration Building eave soffit deterioration



8. Exterior conductor needs to be within a conduit, junction boxes need to be properly secured



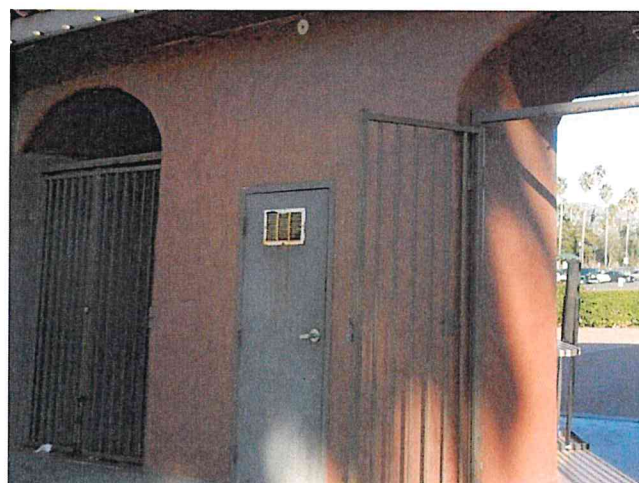
9. Administration Building wall penetrations need to be caulked, copper water piping needs to be protected



10. Ticket Booth



11. Ticket Booth gates to Fairgrounds



12. Ticket Booth doors need routine maintenance painting

Building: Santa Rosa Hall

SF 9,660 60'X61'

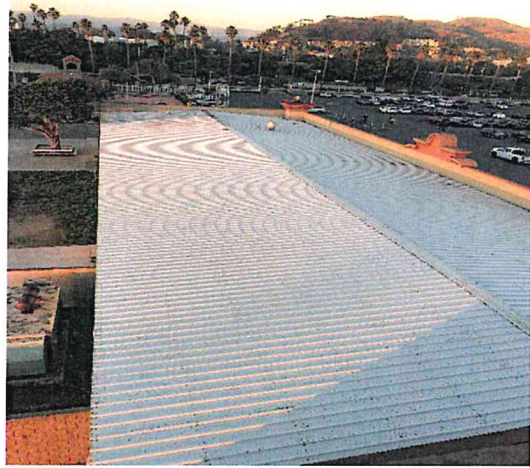
System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Steel Framing	Good	--
Exterior	Walls	Stucco	Good	--
		Corrugated Steel	Fair	
	Doors	Metal	Good	--
	Ceiling	Ceiling	Fair	--
Roofing		Corrugate metal	Fair	Evaluate for reinvention two to five years
Interiors	Doors	Metal doors	Good	--
	Ceiling	acoustic ceiling tiles	Fair	Routine maintenance repairs
	Floor	Floor Cover	Good	--
Plumbing		Not evaluated	---	--
HVAC		HVAC	Fair	--
Electrical	Electrical	--	Good	--

Comments:

- Further evaluation of the roof is needed to determine estimated useful life for renovation within the next one to two years.
- Moisture-stained ceiling tiles noted; facility maintenance staff reported roof leaks.



1. Santa Rosa Hall main entry

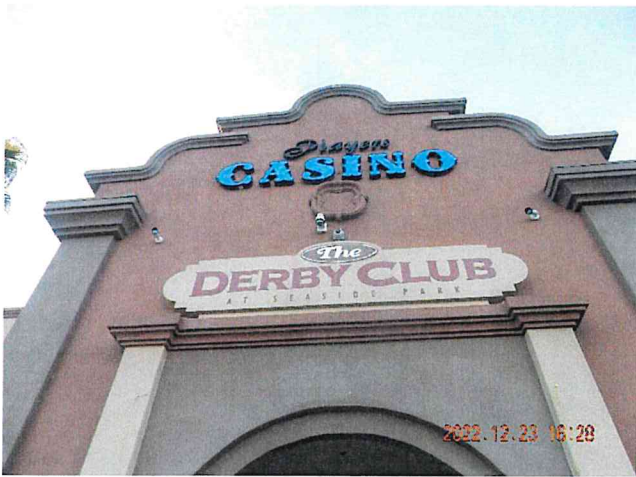


2. Metal roof



3. Metal roof

Building: Derby Club				
SF	40,000	200'x100', 2-story		
System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Steel Framing	Good	--
Exterior	Walls	Stocco	Good	--
	Doors	Metal doors	Good	--
Roof		Rolled Asphalt	Poor	Evaluation for replacement
Interiors		Interior choices	Good	--
	Open area	Gypsum Wallboard	Good	--
	Doors	Metal doors	---	--
	Finishes	Gypsum Wallboard	Good	--
	Ceiling	acoustic ceiling tiles	---	--
	Floor covering	Carpet	Fair	--
Plumbing		Not evaluated	---	--
HVAC		HVAC	Good	Routine Maintenance
Electrical	wall outs	--	Good	--
			---	--
Comments:				
<ul style="list-style-type: none"> • Observation found the walls and interior to be in good, well-maintained condition. During the site walk, minor moisture staining was observed on the ceiling on the first and second floors. The manager reported that the prior leaks that occurred from the plumbing and roof had been repaired. • Inspection of the roof found a rolled asphalt composition membrane to be brittle, showing indications of aging, deterioration and prior patchwork. The rolled asphalt composition at the end of its estimated useful life expectancy. • There are several abandoned HVAC units that remain on the roof that need to be removed. 				



1. Derby Club



2. Derby Club east wall elevation



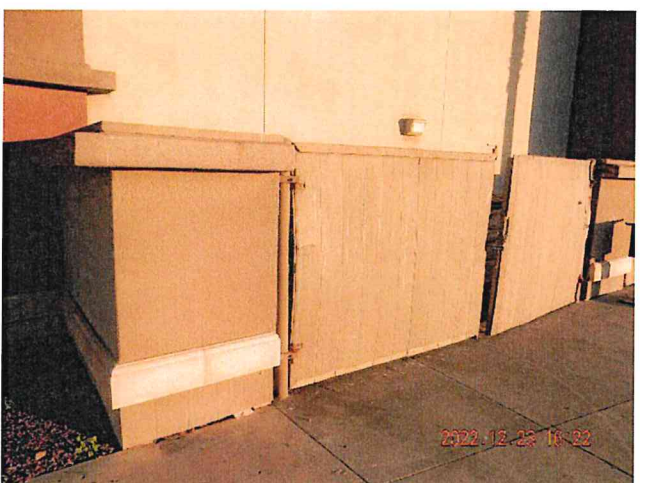
3. Derby Club west wall elevation



4. Derby Club west wall elevation exit stair



5. Derby Club north wall elevation



6. Derby Club trash enclosure on west wall elevation



7. Derby Club aged roof drain and scupper, noted recent patches



8. Derby Club roof mechanical aging and /or abandoned components



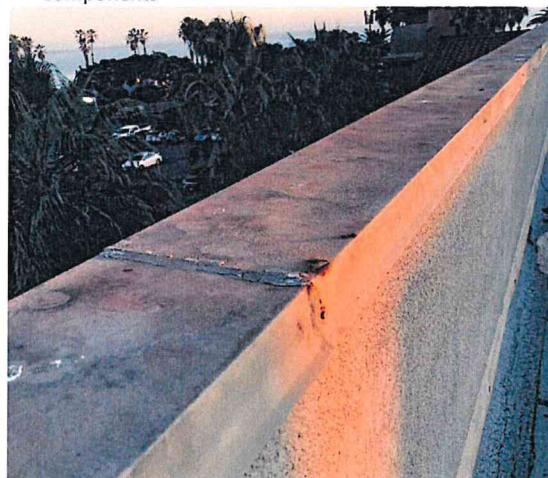
9. Derby Club roof mechanical aging and/or abandoned components



10. Derby Club roof mechanical aging and/or abandoned components



11. Derby Club roof mechanical aging and/or abandoned components



12. Derby Club roof coping aging

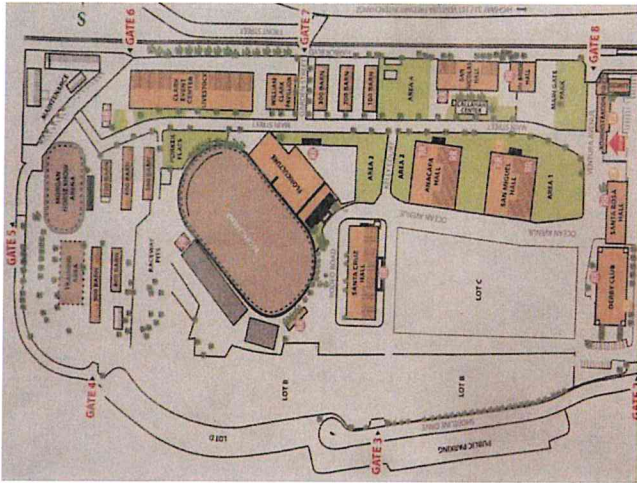
Building: San Miguel Hall

SF 24,600' 164'x150'

System		Description	Condition	Comments
Foundation		Concrete	Good	--
			---	--
Structural		Steel Quonset Hut	Good	--
Exterior	Walls	Corrugate steel	Poor	Evaluation for repairs needed Renovation or repairs within 2 years
North Vestibule	Entry	Wooden	Poor	Replacement Needed
	Doors	Metal doors	Good	--
East Vestibule	Entry	Wooden Frame	Fair	Evaluation for repairs needed
West Vestibule	Entry	Wooden Frame	Poor	Evaluation for repairs needed
Interiors		--	---	--
	Open area	Open to structure	Good	further evaluation for repairs
	Doors	Wood doors	Good	--
	Ceiling	acoustic ceiling tiles	Fair	further evaluation for repairs
	Floor	exposed concrete finish	---	--
Plumbing		Not evaluated	---	--
HVAC		None	N/A	--
Electrical	Electrical	wall outs cover plate	Fair	safety repairs need

Comments:

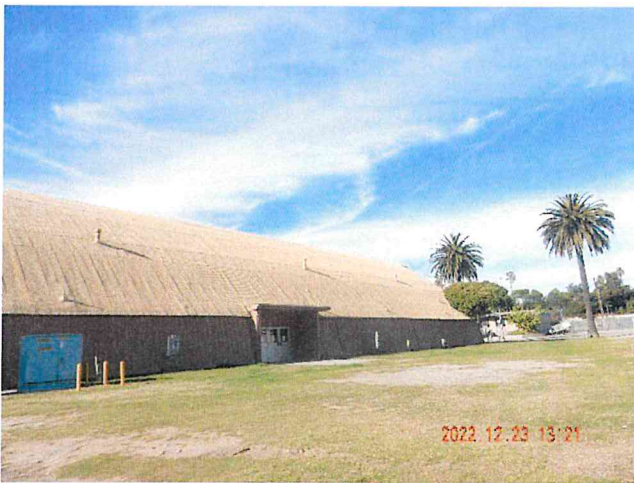
- The Quonset hut corrugated steel skin applied foam is deteriorating and no longer offers protection to the steel skin.
- Roofing system: Immediate evaluation needed restoration repairs or replacement of the roofing system cover; to maintain or prolong the structure's remaining useful life.
- The north main entry vestibule structural elements are compromised with corrosion and deteriorated. The vestibule covering poses a risk of failure in the event of seismic activity. Further evaluation by an engineer is warranted for consideration of restoration or demolition. Recommend demolition for public safety.
- The west and east vestibule portals to the interior need evaluation for repairs to continue their useful life within the next two years.



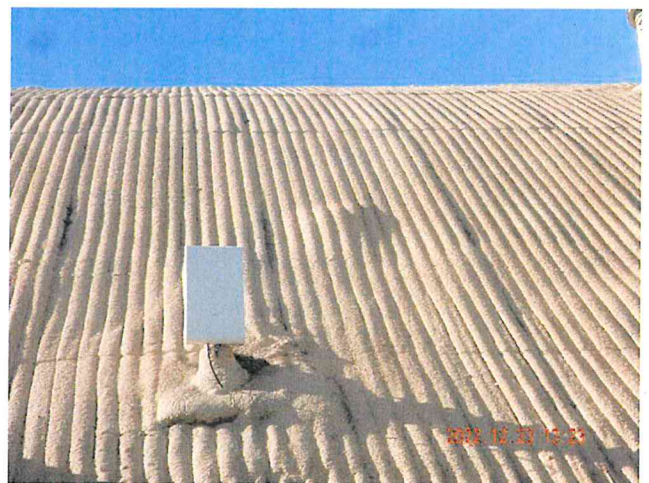
1. San Miguel Hall south elevation



2. San Miguel Hall east elevation



3. San Miguel Hall east elevation



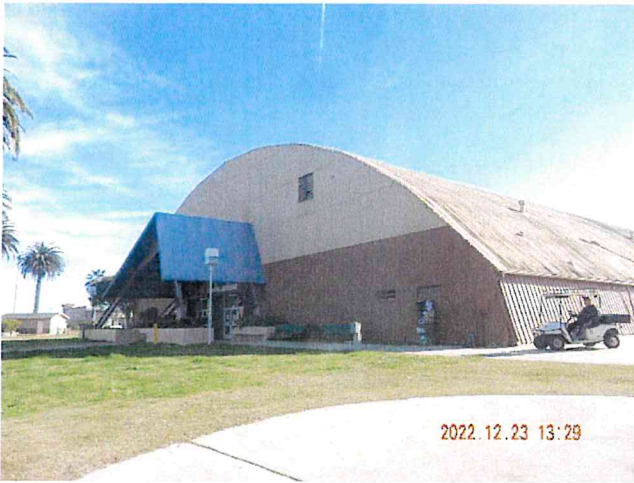
4. San Miguel Hall east roof elevation roof materials blistered and torn



5. San Miguel Hall east entry



6. San Miguel Hall east entry damage and roof deterioration.



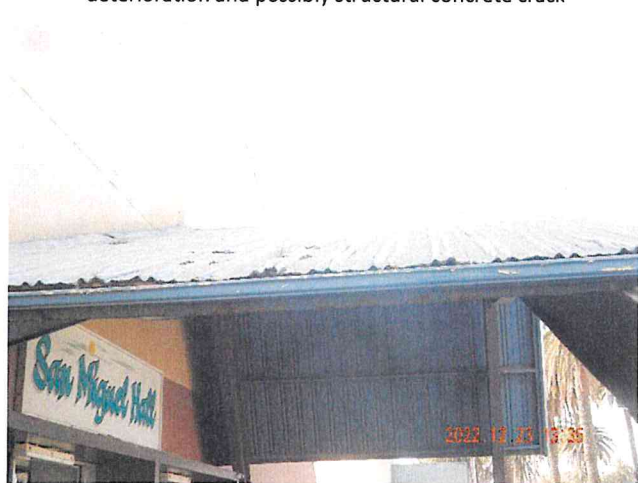
7. San Miguel Hall canopy at northwest corner wall elevation note roof and walls deterioration



8. San Miguel Hall canopy at north entry weld deterioration and possibly structural concrete crack



9. San Miguel Hall canopy at the north entry roofing material deteriorated



10. San Miguel Hall canopy at the north entry roofing material deteriorated



11. San Miguel Hall canopy at the north entry roofing material deteriorated



12. San Miguel Hall west wall elevation electrical damage



13. San Miguel Hall interior



14. San Miguel Hall ceiling staining and damage



15. San Miguel Hall ceiling and wall staining and damage



16. San Miguel Hall longitudinal runway



17. San Miguel Hall foundation plate corroded



18. San Miguel Hall longitudinal runway

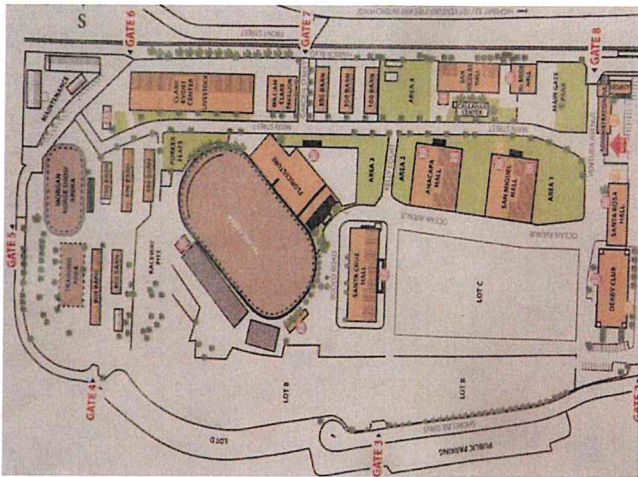
Building: Anacapa Hall

SF 24,600' 164'x150'

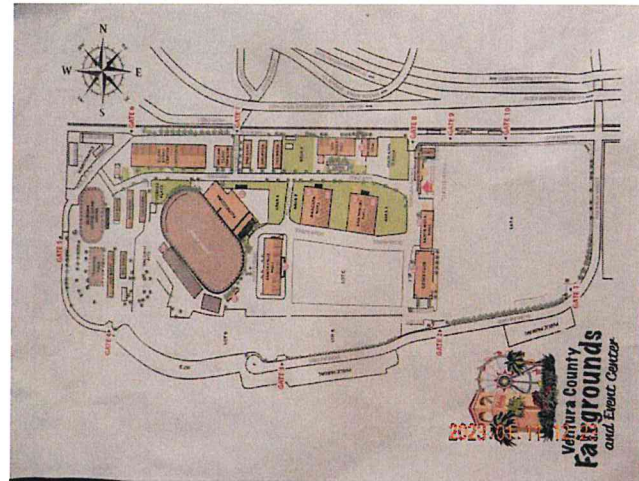
System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Steel Quonset Hut	Good	--
Exterior		---	---	--
	Walls	Corrugate steel	Poor	Evaluation for repairs needed Renovation within 2 years
N Vestibule	Entry	Steel	Poor	Replacement Needed
	Doors	Metal doors	Good	--
E Vestibule	Entry	Wooden Frame	Fair	Evaluation for repairs needed
W Vestibule	Entry	Wooden Frame	Fair	Evaluation for repairs needed
Interiors		--	---	--
	Interior wall	Open to structure	Good	Routine maintenance needed
	Doors	Wood doors	Good	--
	Finishes	--	---	--
	Ceiling	acoustic ceiling tiles	Fair	further evaluation for repairs
	Floor	exposed concrete finish	Good	--
Plumbing		Not evaluated	---	--
HVAC		Radiant heater suspended	Good	Routine Maintenance
Electrical	Electrical	wall outs Covering	Good	Routine maintenance Repairs need
		junction boxes	Good	--
		exposed conduit	Good	--
		wall outs	Good	--

Comments:

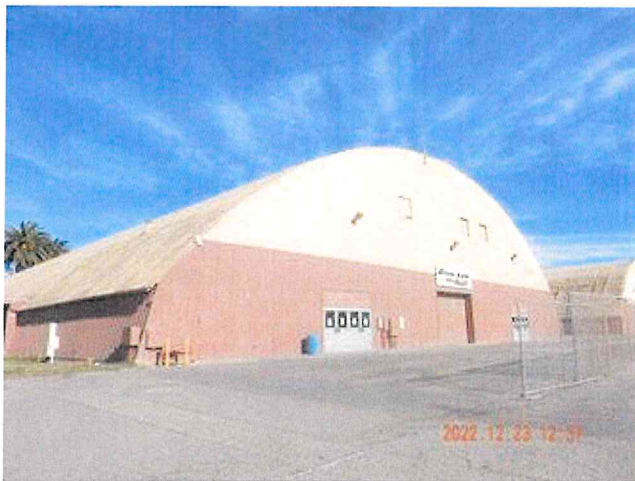
- The Quonset hut corrugated steel skin applied foam is deteriorating and no longer offers protection to the steel skin.
- Roofing system: Immediate evaluation needed restoration repairs or replacement of the roofing system cover; to maintain or prolong the structure's remaining useful life.
- The north main entry vestibule structural elements are compromised with corrosion and deteriorated. The vestibule covering poses a risk of failure in the event of seismic activity. Further evaluation by an engineer is warranted for consideration of restoration or demolition. Recommend demolition for public safety.
- The west and east vestibule portals to the interior need evaluation for repairs to continue their useful life within the next two years.



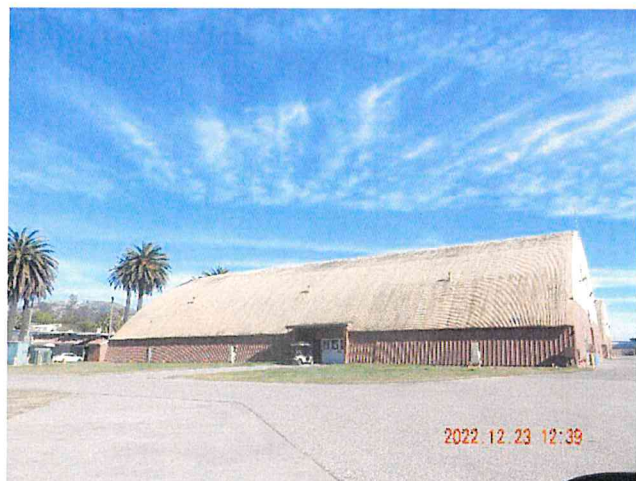
1. Anacapa Hall



2. Anacapa Hall south elevation



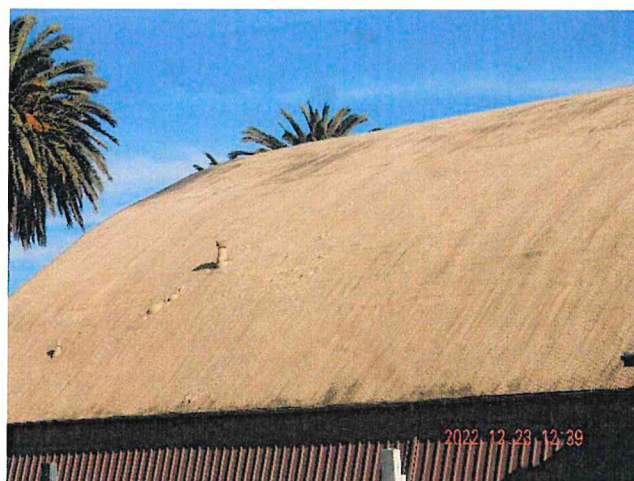
3. Anacapa Hall southwest corner elevation



4. Anacapa Hall west elevation roof deterioration



5. Anacapa Hall west elevation roof deterioration



6. Anacapa Hall west elevation roof deterioration



7. Anacapa Hall north elevation



8. Anacapa Hall north elevation covered entry



9. Anacapa Hall north elevation canopy beam structural deterioration



10. Anacapa Hall north elevation canopy beam structural connection delamination deterioration



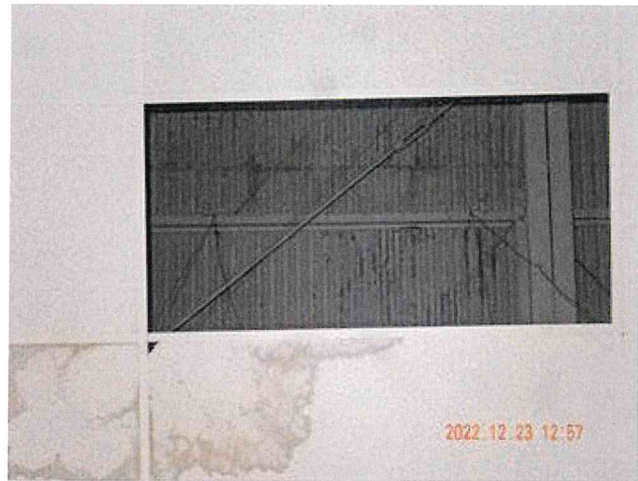
11. Anacapa Hall southeast corner elevation roof deterioration



12. Anacapa Hall west elevation entryway deterioration



13. Anacapa Hall interior: the ceiling tile are missing and/or moisture staining



14. Anacapa Hall metal dome roof decking, moisture stained



15. Anacapa Hall metal dome roof framing and decking, moisture stained



16. Anacapa Hall framing at foundation grade



17. Anacapa Hall metal dome roof framing



18. Anacapa Hall, moisture damaged at area space heater

Building: McBride Hall				
SF 5,616 72'x78'				
System		Description	Condition	Comments
Foundation		Reinforced concrete	Good	--
			---	--
Structural		Concrete Masonry Units (CMU)	Good	--
Exterior Closure		CMU	Good	--
	Walls	CMU	---	--
	Doors	Metal	---	--
	Ceiling	acoustic ceiling tiles	Fair	Repairs need
Roofing	unable to access during the visit		Fair	Further evaluation of roof need for assessment
Interiors	Interior not accessed		---	--
	Interior wall	Gypsum Wallboard	---	--
	Doors		---	--
	Finishes		---	--
	Ceiling		---	--
	Floor		---	--
Plumbing		Not evaluated	---	--
HVAC		Not evaluated	---	--
Electrical	Electrical		Good	--
Electrical			---	--
Comment: <ul style="list-style-type: none"> Further evaluation of the roofing system is needed to determine the estimated useful life and corrective action repairs or replacement. 				

Building: San Nicolas Hall

SF 14,608 72'x194'

System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Structure Framing Choose	---	--
Exterior	Walls	Gypsum Wallboard	---	--
	Doors	Doors	---	--
	Ceiling	Ceiling	---	--
Roofing		Roof	---	Further assessment needed
Interiors			---	--
	Interior wall	Open to structure	Good	--
	Doors	Metal doors	Good	--
	Finishes	Open tp structure	Good	--
	Ceiling	Open to structure	Good	--
	Floor	exposed concrete	Good	--
Plumbing		Not evaluated	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	wall outs	Fair	Recommend further evaluation for safety

Comments:

- San Nicolaus Hall was found to be in reasonably well-maintained condition.
- The roof was not inspected. Recommend evaluation for roof estimated useful life.
- Noted moisture stains on ceiling, and the occupant reported minor roof leaks.

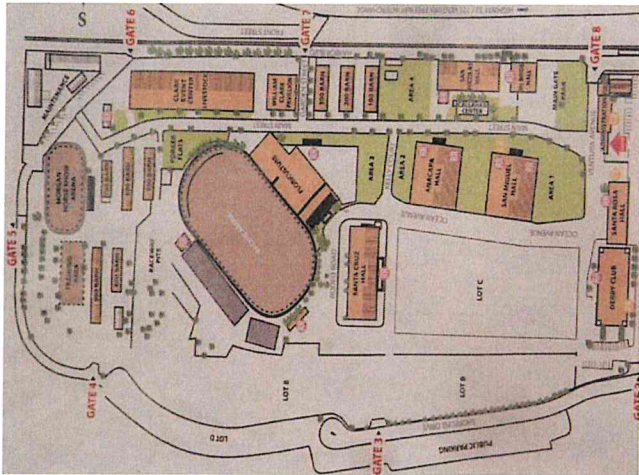
Buildings: **Barns 100, 200, and 300**

SF Varies

System		Description	Condition	Comments
Foundation		Concrete	Fair	Repairs need
Structural		Steel Framing	Fair	Evaluation warranted
Exterior	Walls	Corrugate steel	---	Repairs and renovation
	walls	wood	Fair	Repairs and renovation
	Walls	Open to structure	Fair	
	Doors	Metal	Fair	--
	Ceiling	open air	Poor	--
Roofing		Corrugate metal	Fair	Further evaluation
Interiors	Interior wall	Wooden	Fair	--
	Doors	Doors	Fair	--
	Ceiling	open to structure	Fair	--
	Floor	exposed concrete	Fair	Repairs need
HVAC		None	---	--
Electrical		wall outs	Fair	Recommend further evaluation for safety
Electrical		exposed conductors	Fair	Repairs need

Comments:

- Observation of the steel framed barns found corrosion and deterioration in need of corrosion mitigation (sandblasting and paint) of components within the open-air elements.
- The metal roof system found deteriorating components. Recommend evaluating within two to five years for significant repairs or renovation.
- The exterior wood siding needs maintenance repair and component replacement.
- The visible electrical system needs evaluation for immediate electrical repairs and/or renovation.
- Further evaluation of the buildings is warranted. The electrical system and components were not thoroughly evaluated and warrant further investigation.



1. Barns 100, 200, and 300



2. Barn 100 south elevation



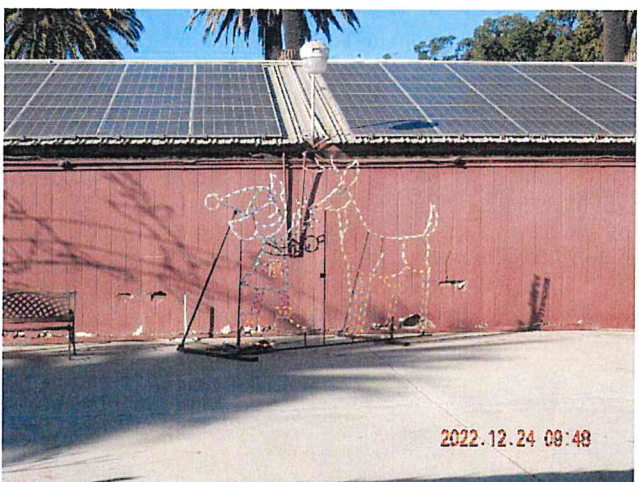
3. Barns 100, 200, and 300 typical unmaintained wooden siding



4. Barns 100, 200, and 300 typical roof framing corrosion



5. Barns 100, 200, and 300 example of metal roof corrosion



6. Barns 100, 200, and 300 example of unmaintained siding

Buildings: Maintenance Buildings and Storage Building

SF 6,000 40'x150'
4,400 40'x110'

System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Steel Framing	Good	--
Exterior	Walls	Corrugate metal	Good	--
	Doors	Metal	Good	--
	Ceiling	Open top structure	Good	--
Roofing		Corrugate metal	Fair	Further assessment needed
Interiors			---	--
	Interior wall	Open to structure	---	--
	Doors	Metal doors	---	--
	Finishes	Gypsum Wallboard	---	--
	Ceiling	Open to structure	Good	--
	Floor	exposed concrete	Good	--
Plumbing		Not evaluated	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	wall outs	Good	--

Comments:

- The two maintenance buildings were found to be in reasonably maintained condition. Observed ceiling moisture stains and the occupant reported minor roof leaks.
- Roof warrants further evaluation for the remaining useful life.



1. Main Maintenance building



2. Maintenance building moisture staining

Building/Area: Morgan Horse Arena

SF ---

System		Description	Condition	Comments
Bleacher Foundation		Concrete	Good	--
Structural		Steel Framing	---	--
Fencing		Wooden	Poor	further evaluation for repairs
Plumbing		Choose an item.	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	wall outs	N/A	Recommend further evaluation for safety
Electrical			---	--

Comments:

- Deferred maintenance in need of increased maintenance repairs and/or renovation or replacement.
- The Arena railing needs repairs or evaluation for replacement.
- The electrical system serving the Arena needs further evaluation for repairs and/or renovation.



1. Morgan Horse Arena



2. Morgan Horse Arena fencing needs repairs and/or renovation



3. Morgan Horse Arena lighting

Building: Ventura Raceway Grandstands

SF 15,000 60'x250'

System		Description	Condition	Comments
Foundation		Concrete	---	--
Structural		Steel Framing	Poor	further evaluation for repairs
Exterior Closure		---	---	--
	Walls	Corrugated steel	Fair	--
Electrical	Electrical	junction boxes	Poor	Recommend further evaluation for safety

Comments:

The Grandstands is constructed of a rigid steel frame system with bolted and welded steel flanged connections supported on isolated and perimeter concrete foundation systems. The Grandstands bleachers offer 16 rows of elevated wooden bench seating and backrests bolted to the rigid frame stringers. The elevated walking surfaces and steps aiseways are constructed of aluminum planks supported by rigid frame stringers and connected by welded and bolted flanges.

A visual inspection of the Grandstands infrastructure found a significant amount of corrosion, aluminum metal fatigue, and dry rot throughout the supporting structures.

- Evaluation by an engineer is warranted. A significant amount of corroded, worn, and aged components and connections has rendered the Grandstands hazardous and unsafe condition for public usage. Observation of corrosion-generated holes within the structural elements and throughout the supporting elements and delaminating structural elements warrant further evaluation by an engineer.
- Recommend further evaluation of the Grandstands concession booths regarding the noted moisture damage.
- An in-depth evaluation of the Grandstands electrical system is warranted for safety, due to observed corroded/deteriorated junction boxes and outlets face surfaces.



1. Ventura Raceway Grandstands northeast elevation



2. Ventura Raceway Grandstands southwest elevation



3. Ventura Raceway Grandstands walkway



4. Ventura Raceway Grandstands bleachers worn



5. Bleacher's wooden seating deteriorated



6. Bleacher's wooden seating deteriorated.



7. Grandstands upper connection plated indication of delamination



8. Under the Grandstands



9. Bleacher walkway supports corroded



10. Bleacher walkway supports corroded



11. Bleacher walkway supports corroded



12. Bleacher seating supports corroded



13. Under the Grandstands electrical box corroded



14. Under the Grandstands electrical box corroded



15. Possibility that column is not anchored to the foundation



16. Beam spliced: Typical bleacher walkway support corroded



17. Grandstands southeast end wall



18. Grandstands northwest foundation



19. Under Grandstands bleacher support show indication of significant corrosion



20. Under Grandstands bleacher support show indication of significant corrosion at the connection



21. Under Grandstands bleacher support show indication of significant corrosion at the connection



22. Under Grandstands bleacher support shows indication of corrosion at the connection



23. Under Grandstands bleacher support shows indication of corrosion at the connection



24. Grandstands exterior metal siding noted some corrosion.

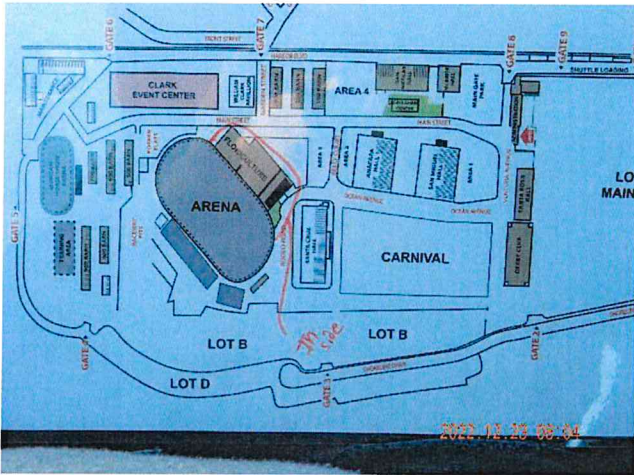
Buildings:**Floriculture and Storage**

SF 11,920 60'x180' / 16'x 20' / 10'x80'

System		Description	Condition	Comments
Foundation		Concrete	Fair	--
			---	--
Structural		Steel Framing	Fair	Further evaluation of renovation
		CMU	Good	--
Exterior			---	
	Walls	wooden T&G panels	Poor	Further evaluation of renovation
	Doors	Metal	Fair	--
	Ceiling	open to structure	Poor	--
			---	--
Roofing		Corrugate metal	Poor	Replacement warranted
Interiors			---	--
	Interior wall	Open to structure	Poor	--
	Doors	Metal doors	Fair	--
	Ceiling	Open to structure	Poor	None
	Floor	Floor Cover	---	--
Plumbing		Not evaluated	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	Overall electrical	Poor	System evaluation warranted

Comments:

- The condition of rigid steel frame that was accessible, appeared to be in good condition.
- The metal roof has multiple significant penetrations and appears to be beyond repair and needs replacement.
- The exterior wooden wall siding has significant dilapidation throughout the wall and appears beyond repair and needs replacement. (The interior nonbearing walls were not readily accessible to view for evaluation).
- The exterior electrical components that were accessible, had multiple broken switch boxes and aging circuit breaker cabinets.
- Installed exterior conduit was found to be rated for interior use only. Evaluation for immediate electrical repairs and/or renovation recommended for life and safety.



1. Floriculture location and gated outdoor area



2. Floriculture southeast wall elevation and gate to the northeast open area



3. Floriculture open area fence separate separating Area 3



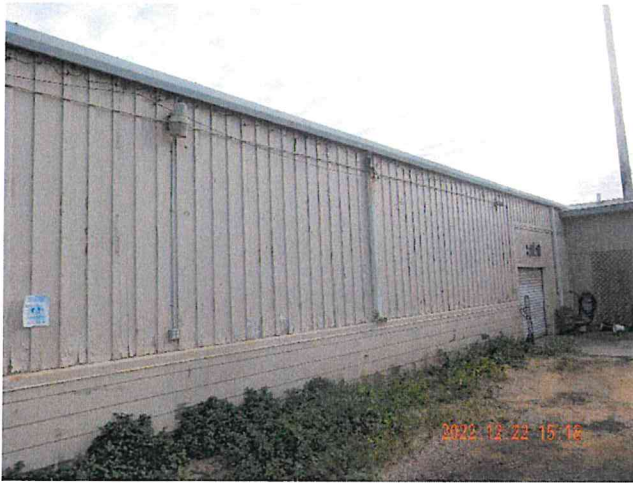
4. Floriculture southeast wall elevation typical wood siding deterioration



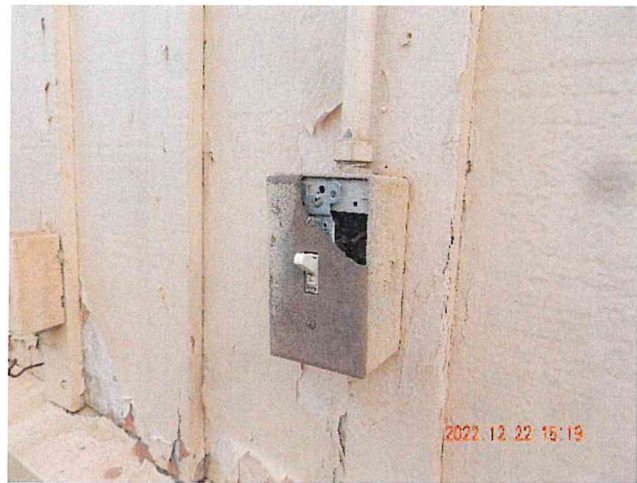
5. Floriculture southeast wall elevation cover at the main entry with typical wooden siding deterioration



6. Floriculture southeast building main entry



7. Floriculture northeast wall elevation



8. Floriculture northeast wall elevation electrical switch cover



9. Floriculture northeast wall elevation rain gutter deterioration



10. Floriculture interior facing the northeast wall elevation hole in roof



11. Floriculture interior north wall elevation roof and wall penetrations



12. Floriculture structural steel ridged frame



13. Floriculture southwest wall bordering the Raceway



14. Floriculture southwest wall bordering the Raceway



15. Floriculture exterior cabinet aging, no cover, and nonproper conduit (adjacent to the Raceway)



16. Floriculture provided with copper and Pex pipe



17. Floriculture interior electrical cabinet and above wall switches



18. Lighting below roof penetration

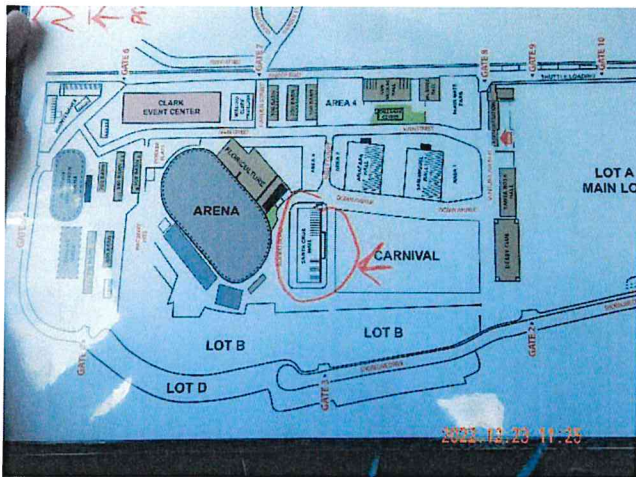
Building: Santa Cruz Hall

SF 32,420 246'x90' / 80'x16'

System		Description	Condition	Comments
Foundation		Concrete	Good	--
Structural		Structure Framing Choose	Good	--
Exterior	Walls	CMU, Corrugated steel and stucco	Fair	Repairs need
	Doors	Doors	---	--
	Ceiling	Ceiling	---	--
			---	--
Roofing		Roof	---	Further evaluation of roof need for assessment
Interiors			---	--
	Interior wall	Gypsum Wallboard	---	--
	Doors	Doors	---	--
	Finishes	Gypsum Wallboard	---	--
	Ceiling	acoustic ceiling tiles	---	--
	Floor	Floor Cover	---	--
Plumbing		Not evaluated	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	wall outs	Good	--

Comments:

- The Hall appears to be currently undergoing a main electrical update.
- The ceiling tiles are severely moisture stained throughout the Hall which might indicate roof leaks.
- The wall components have damaged CMU blocks and exposed rebar at several locations and
- The metal siding material has multiple penetrations throughout the building that need repair.
- The structural steel framing members appear to be in good condition except for anchor bolts in several locations that appear to have some thread depth and corrosion issues. These warrant further evaluation by engineering for seismic consideration.
- The Hall's space heating system appears to be outdated and warrants further evaluation for functionality and safety.



1. Santa Cruz Hall location



2. Santa Cruz Hall east wall elevation



3. Santa Cruz Hall southeast wall elevation damage CMU



4. Santa Cruz Hall southeast corner wall elevation



5. Santa Cruz Hall south wall elevation



6. Interior ceiling moisture staining, damaged and/or missing ceiling tiles



7. Interior ceiling moisture staining, damaged and/or missing ceiling tiles



8. Santa Cruz Hall west wall elevation moisture damaged entry



9. Interior ceiling moisture staining, damaged and/or missing ceiling tiles



10. Interior damaged CMU with exposed rebar.



11. Anchor bolts with tread depth and corrosion issues



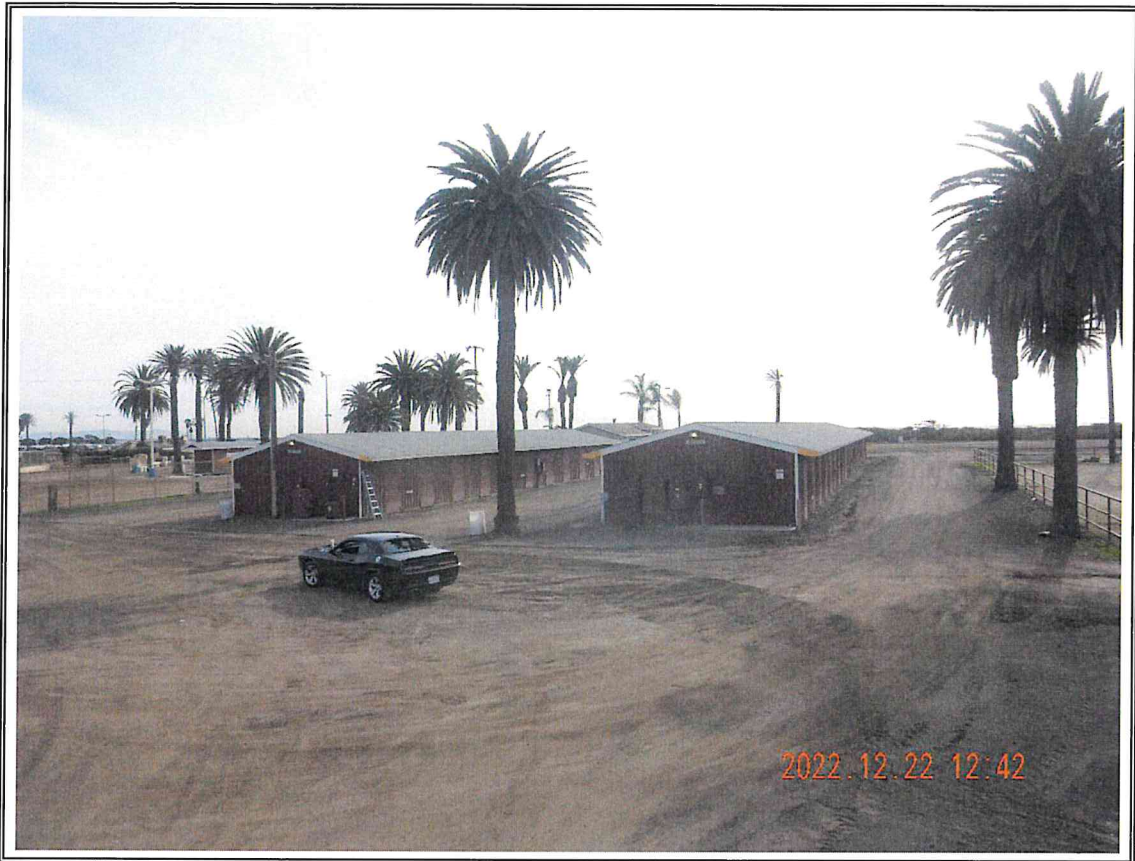
12. Santa Cruz Hall damaged CMU pilaster.

Buildings: **Barns 500, 600, 700, 800, 900**

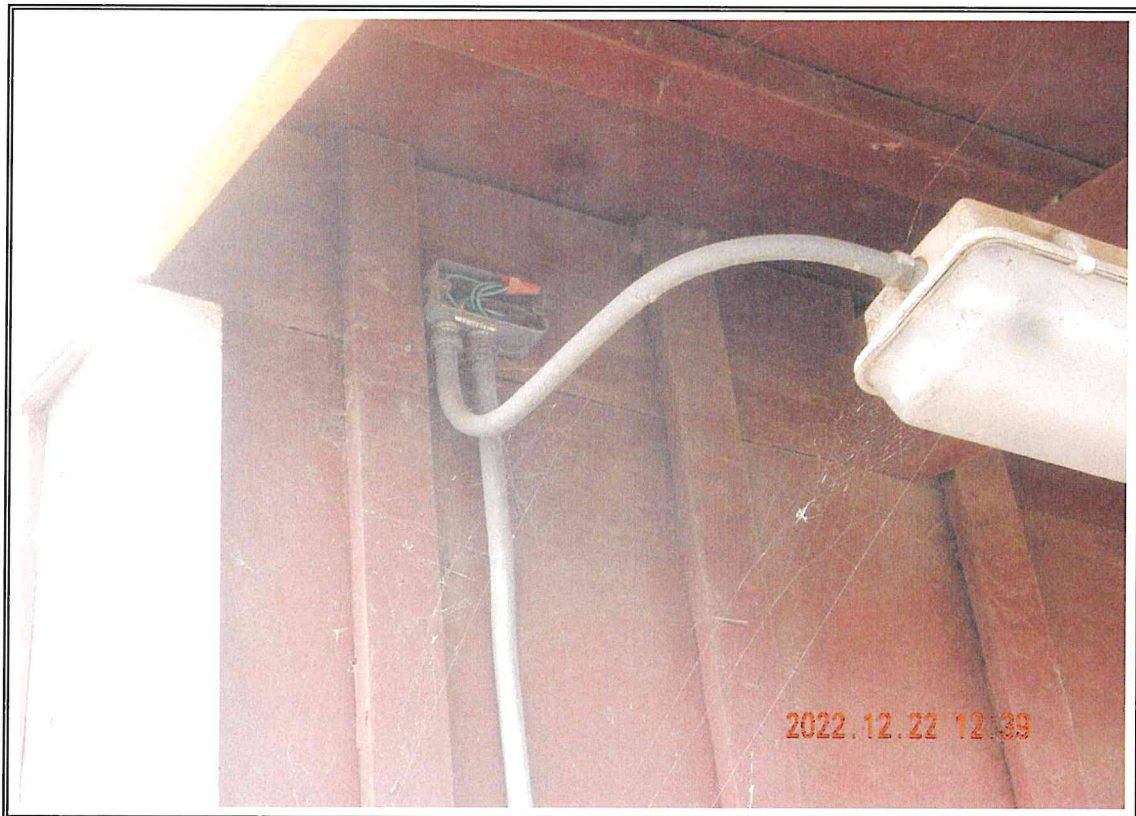
System		Description	Condition	Comments
Foundation		Concrete	Fair	Repairs need
Structural		Wood Framing	Fair	--
Exterior		---	---	--
	Walls	Wooden siding	Poor	Evaluation of repairs
	Doors	Wood	Fair	Repairs need
	Ceiling	Open to Structure	---	--
Roofing		Shingle asphalt composition	Fair	further evaluation for repairs
Interiors			---	--
	Interior wall	Open to structure	---	--
	Doors	Wood doors	---	--
	Finishes		---	--
	Ceiling	Open to structure	---	--
	Floor	Earth	---	--
Plumbing		Not evaluated	---	--
HVAC		Not Evaluated	---	--
Electrical	Electrical	wall outs	Poor	Unsafe safety condition

Comments:

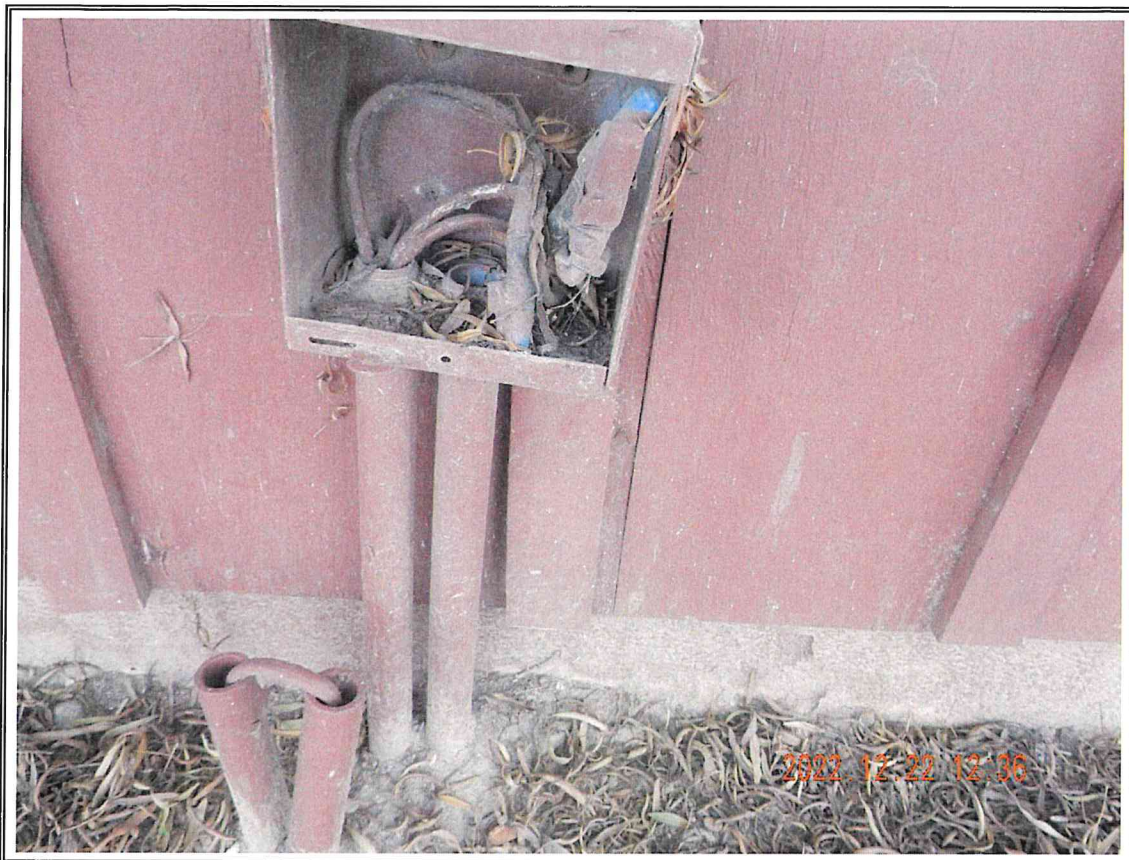
- The exterior electrical systems throughout the Barns are in immediate need of evaluation of electrical repairs and/or renovation. The exterior electrical components that were observed (outlets, conduits, and light fixtures) need to be restored to a safe condition.
- The Barns' roofs need further evaluation for repairs and/or renovation over the next one to five years. Several roofs are in need of immediate repair.
- The Barns' exterior siding and doors need repair. Evaluation for repairs and/or renovation is warranted.



1. Barns 500-900



2. Typical electrical repairs needed



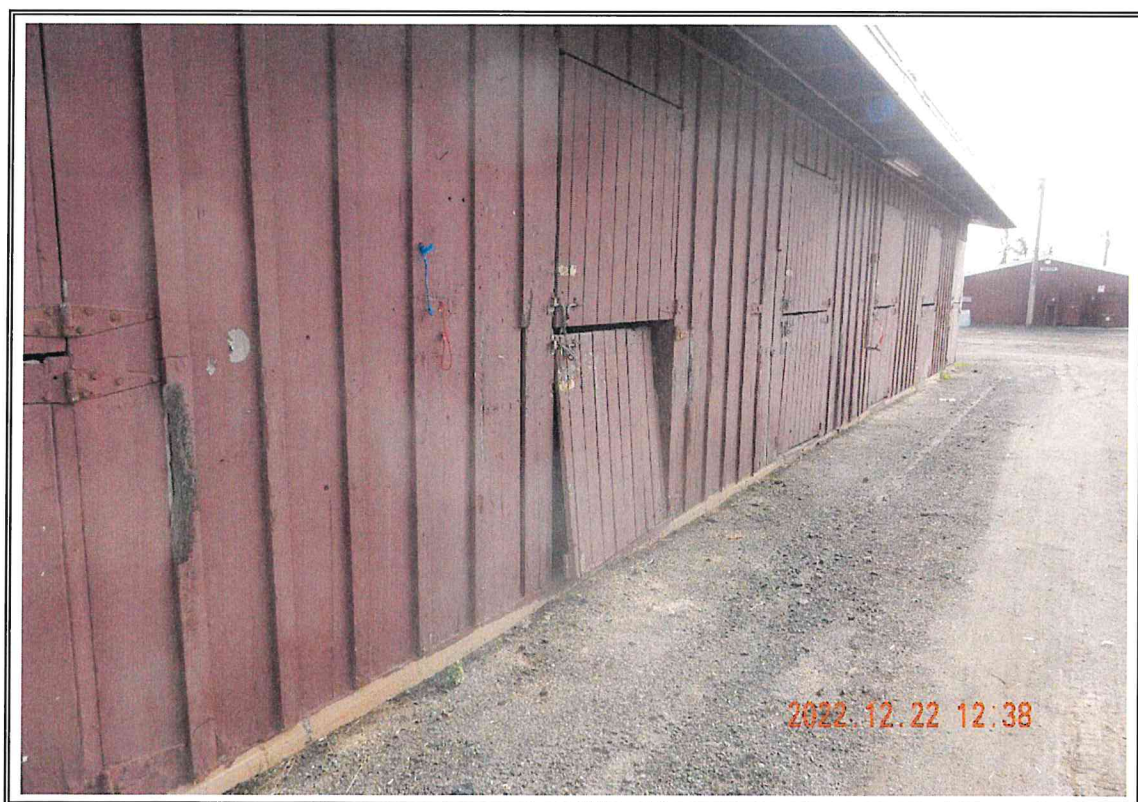
3. Typical electrical repairs needed



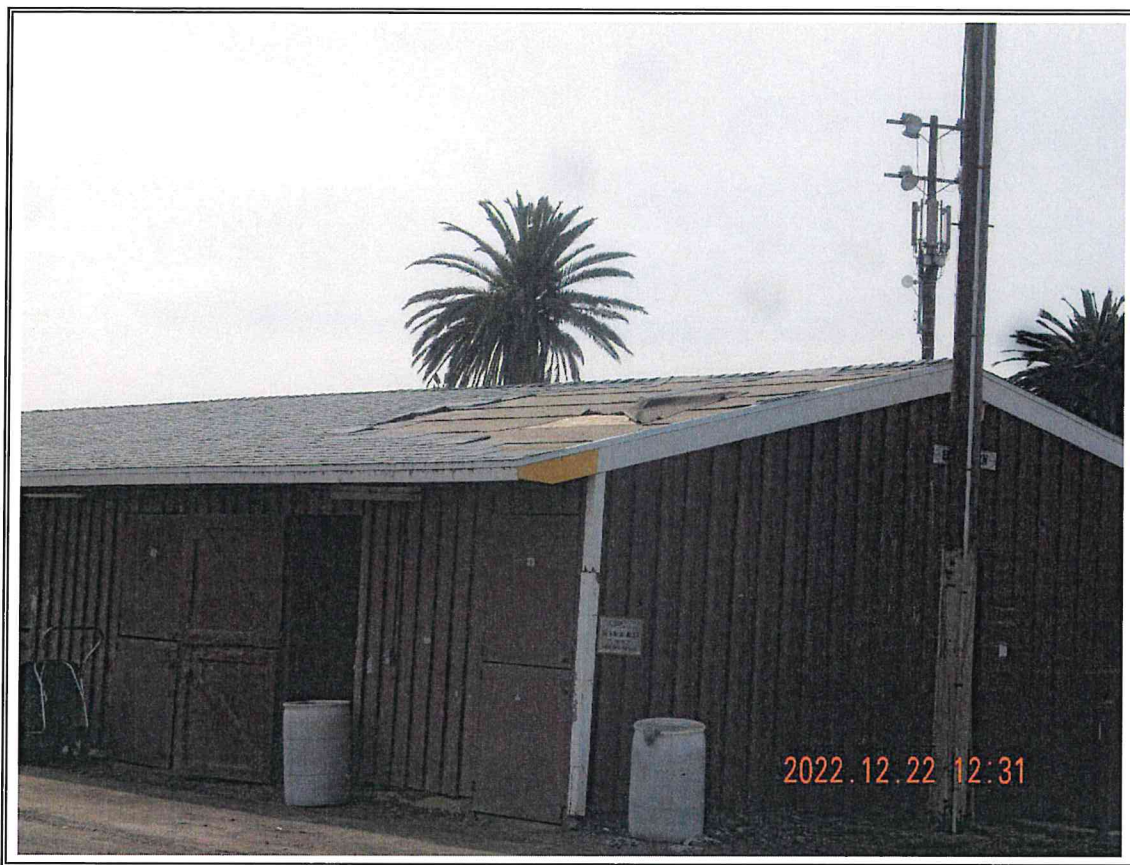
4. Typical electrical repairs needed



5. Typical siding repairs needed



6. Door and siding repairs needed



7. Roof repairs and/or renovation needed

Areas: Outdoor Areas 1, 2 and 3, and Courtyard between San Miguel Hall and Anacapa Hall

SF --- Open area RV parking and vender station.

System	Description		Condition	Comments
Plumbing	Potable water		Fair	evaluation repairs/restoration
Plumbing	Sewer		Fair	Warrants evaluation for restoration
Electrical	Electrical	Immediate evaluation for electrical safety repairs		

Comments:

The Outdoor Areas feature level grass for vendors and recreational vehicle parking with hookups for 120 Volt / 20 and 30 Amp outlets, potable water, and sewage hookups.

Electrical:

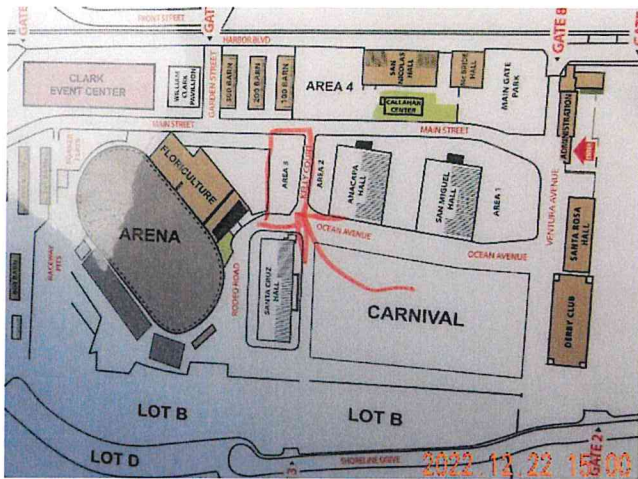
- The electrical cabinets and outlet boxes show significant indications of corrosion and missing safety components in all locations.

RV Sewage hookups:

- Unable to determine the condition of the underground sewer system. Most of the sewer hookups were missing caps that should be in place when not in use.
- The outlet and junction boxes are in need of evaluation for immediate electrical safety repairs and/or renovation throughout the areas for unsafe condition.

Plumbing:

- The potable water piping was primarily galvanized, but shows indications of aged and corroded components. It is anticipated that increased continuing issues will occur with the aging pipe system.
- System evaluation warranted for repairs and/or renovation within the next one to five years



1. Area 3



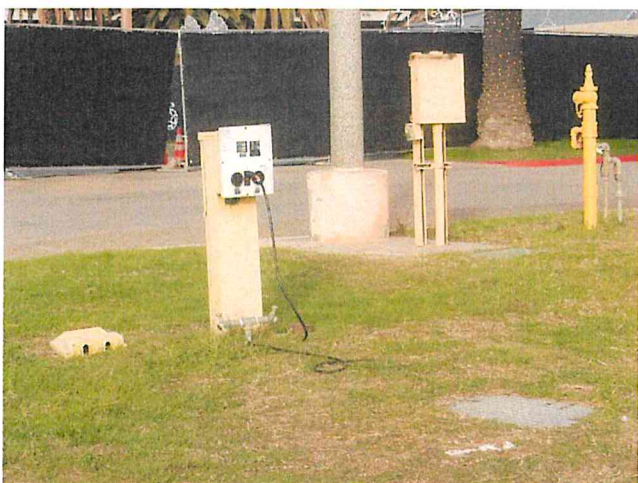
2. Area 3 adjacent to Kelly Court



3. Area 3 adjacent to Main Street



4. Area 3: electrical cabinets and outlets need continuing corrosion maintenance and repairs, and replacement



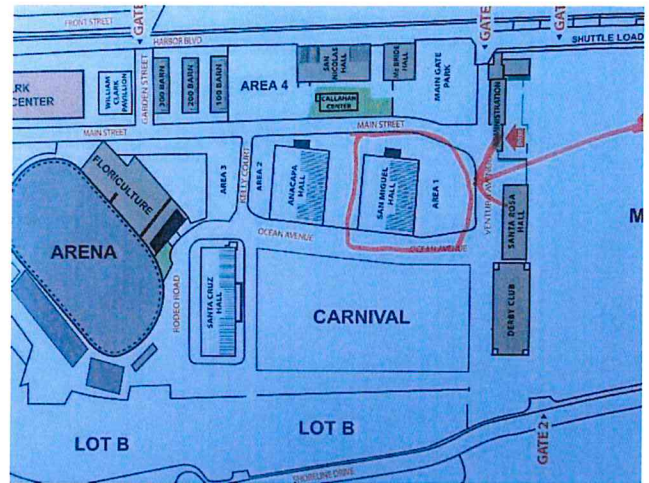
5. Area 3: typical aging and damaged electrical and underground galvanized plumbing



6. Area 2: typical aging electrical



7. Area 1: typical aging electrical and plumbing



8. Area 1 location map



9. Area 1: typical aging and damaged electrical



10. Area 1: typical aging and damaged electrical



11. Area 1: typical aging galvanized plumbing



12. Area 1: typical grounds maintenance needed (tree resting on the adjacent San Miguel Hall roof)

Area: Training Arena

SF ---

System	Description	Condition	Comments
Structural	Perimeter Steel fencing	Poor	Replacement
		---	--

Comments:

- The Training Arena's metal components (railing) are severely corroded and in need of significant repairs and component replacement. Evaluation of repair or replacement is warranted.
- The condition of the corroded railing poses a safety concern if/when individuals climb or sit on the railing.



1. Training Arena



2. Corroded railing



3. Corroded railing