

CAMBRIA COMMUNITY
SERVICES DISTRICT



Cambria Community Healthcare District
2535 Main Street, Cambria, CA

Facility Condition Assessment & Report



ORRY NOTTINGHAM, P.E., CAP, INC.

Report by:

Orry Nottingham PE CAP Inc.

Commissioning Authority & Professional Engineer

November 8, 2021

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INTRODUCTION

On November 8, 2021 a facilities assessment was conducted at circa 1960's Cambria Community Healthcare District buildings located at 2535 Main Street, Cambria, CA. The purpose of the assessment was regarding facilities condition, design, and estimated service life for electrical power, lighting, mechanical heating, cooling, ventilation, plumbing, low voltage, technologies, and associated infrastructure. The findings are presented below.

The assessment was led by Orry Nottingham, PE CAP Inc. having over a 50 million conditioned square feet of building facilities assessments for ASHRAE Guideline-0 Performance Quality, Level-2 Energy Audits, and Title-24 Energy Standard site evaluations.

Attendees included Rob Nash Project Director, Vanir Construction Management, Inc., Robert A. Lode PE, and Mike McDonough MSHS/NRP Administrator, Cambria Community Healthcare District (District) and District staff. The site visit began at 10AM and was completed by approximately 2PM on November 8, 2021.

DISCUSSION

The assessment criteria and considerations included observed performance, age, expected service life, indoor air quality, health and safety observations regarding ASHRAE 61 Standards for Indoor Air Quality (IAQ) Occupant Minimum Requirements for safety, health and comfort, and Title-24 Energy Performance Standards, Cal-OSHA, Federal ADA standards, NEC Electrical Code of Regulations for power, lighting, low voltage systems, electrical fault protection, reliability, and ARC Flash Standards for labels and certification. Findings observe a hybrid mix of obsolete design and conditions.

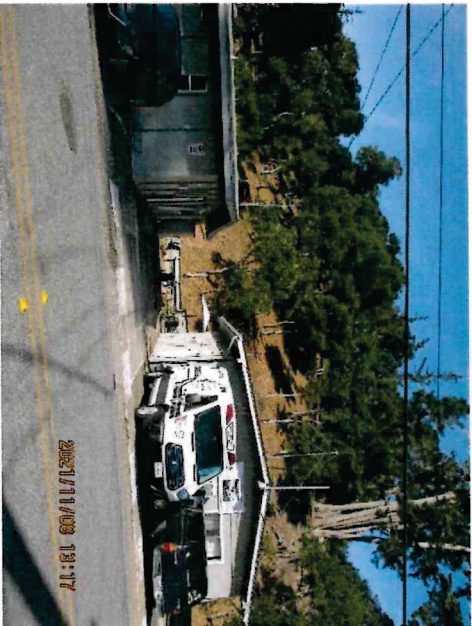


Photo 1. View from Main Street Vehicle Garage

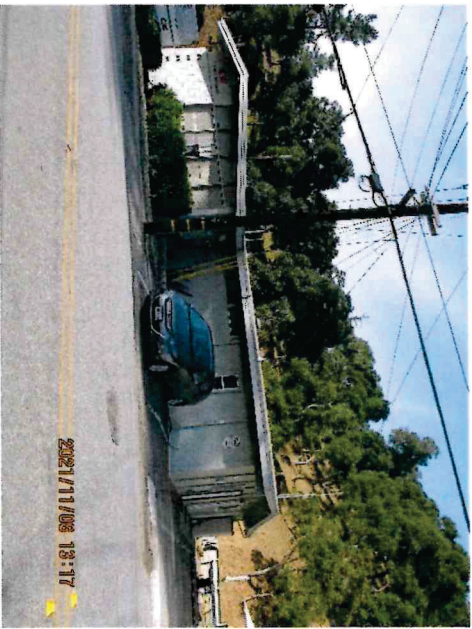


Photo 2. View from Main Street to Operations

Overall, building systems including power and lighting, mechanical heating, ventilation, air-conditioning systems, communications, fire/life/safety systems, and associated infrastructure, occupant health environment – all are found woefully deficient, and well beyond any useful remaining life. Observed occupied area conditions to be deplorable.

Example building elements included equipment mechanical systems, heating, air conditioning, ventilation, gas-fired heater, plumbing, power and lighting systems. Utility service includes Pacific Gas and Electric (PG&E) power and gas, and Cambria Water Department for domestic water and wastewater services.

The assessment findings are summarized below.

- (1) Buildings have served their useful life, and are beyond repair. Repairs would not be cost effective. The building fails to comply with ASHRAE Minimum Indoor Air Quality (IAQ), and/or National Electric Code (NEC)... to name a few.
- (2) Recommend vacate premises as soon as possible for building occupants safety and health considerations.
- (3) Recommend demolition as soon as possible to mitigate exposed risk of harm from hazardous conditions and potential future liability exposure.

(4) Recommend for any future PG&E service connection to replace (E) four service laterals with a single new underground primary service.

Interior of the building was observed by site walk-thru to observe building heating, air conditioning, ventilation, domestic water, hot water heater, plumbing fixtures, power, lighting, and telecommunications infrastructure. The assessment criteria included indoor air quality (IAQ) best industry practice for ASHRAE Standards 62 and 55 minimum indoor air quality requirements for occupant's safety and health.

Numerous OSHA and ADA violations were observed, which will not be addressed in this report due to quantity and severity of issues observed throughout, non-compliance conditions and associated risks observed.

The front lobby includes a single portable water source evaporative cooler, which attempts to provide a whole building cooling and ventilation that is woefully inadequate. Essentially, no operating heating, cooling, and/or ventilation results in poor indoor air quality, which is observed inadequate and non-compliant.



Photo 3. View from Parking Lot to Lobby



Photo 4. View from Parking Lot to Office

From this view can be seen the four PG&E electric service laterals (upper right), and water service meter and backflow preventer (lower right), and a gas service pipe and regulator (far back lower SE corner of building).

As you can see in above Photo 1. View from Main Street Vehicle Garage building, a rather steep hill can be seen in the photo (upper left NW corner) which is above the condemned Vehicle Garage building.

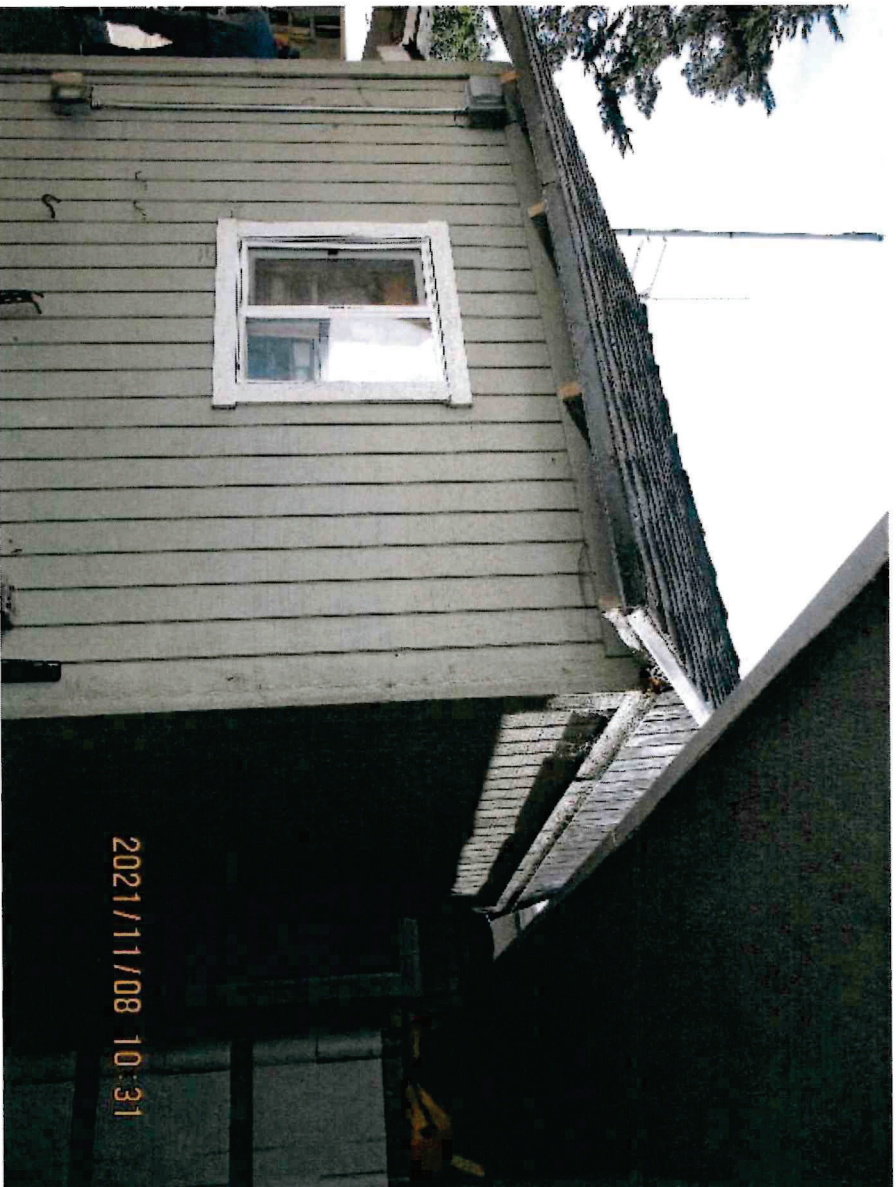


Photo 4.1. View of abandoned condemned Vehicle Garage due to conditions and proximity to the steep hill above the garage.



Photo 5. PG&E Laterals for four (4) Services



Photo 6. PG&E Electric Service Pole

Power lines shown above demonstrate insufficient power reliability and quality versus best practice public utility power service underground. Recommend existing 120/240Volt Single Phase, 3-Wire power be demolished. Suggest new underground laterals, transformer and switchgear rated 480/277 Volt, 3-Phase, 4-wire system.

The Cambria Community Healthcare District provides a critical public fire-life-safety type service mission, and recommend PG&E utility likewise, should demonstrate a best practice to mitigate risk of interruption in service, replace the hodge-podge existing observed obsolete power pole, transformer and multiple connected loads.

Recommend PG&E provide upgrade of future service with a compliant 12-15KV, 3-phase delta power system, and transformer service with Main Switchgear rated 1200Amp, 480/277Volt, 3-phase, 4-wire power system. This recommendation applies to any new project planned for this site to replace the existing obsolete building and facilities.

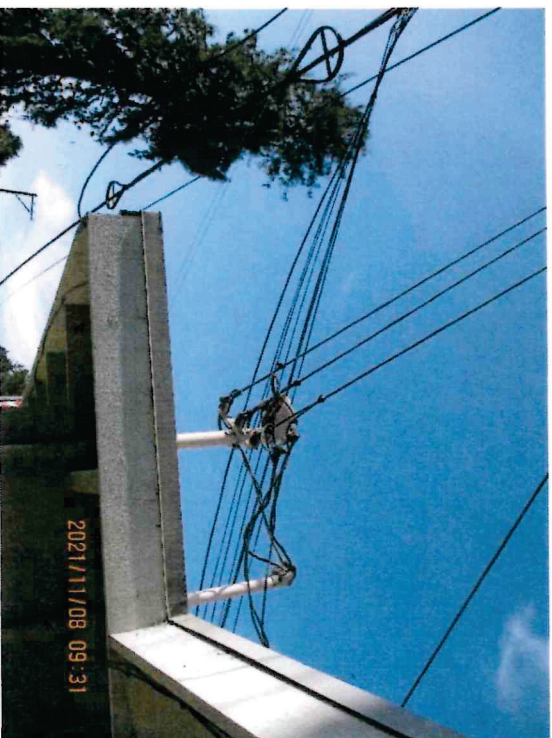


Photo 6.1 Utility Electric Service Pig-tails and Hodge-podge wiring

NEC Section 230.2 guidelines define service to a single service entrance connection.



Photo 7. PG&E Services #1, 2, and 3



Photo 7.1. PG&E Service #4

Multiple service laterals are observed noncompliant with National Electric Code (NEC) Article 250 Grounding and Bonding, and ARC-flash protection. Observe no grounding electrode conductors for building secondary power distribution panels.



Photo 8. Multiple PG&E Meters (1 of 4 meters)

Multiple meters, inadequate panelboards, suspect over current protection, grounding and sizing of conductors, breaker set points, interrupting fault current ratings. Power distribution equipment overall is obsolete and non-repairable. Low voltage wiring is deficient including grounding, routing, labeling, circuit identification, and connections are observed holistically non-compliant and at risk of cross connections throughout.

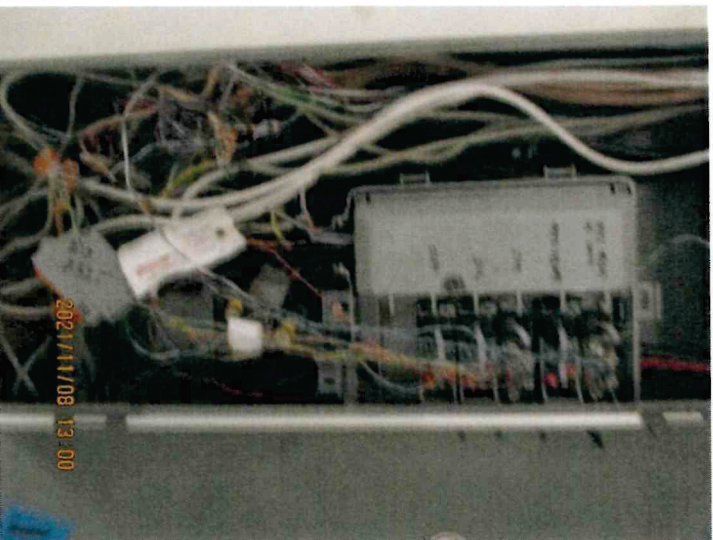


Photo 9. Wire Gutter Panel – Low Voltage Wiring **View 10. Power Distribution Panelboard**



Photo 11. Power Distribution Panelboard #2

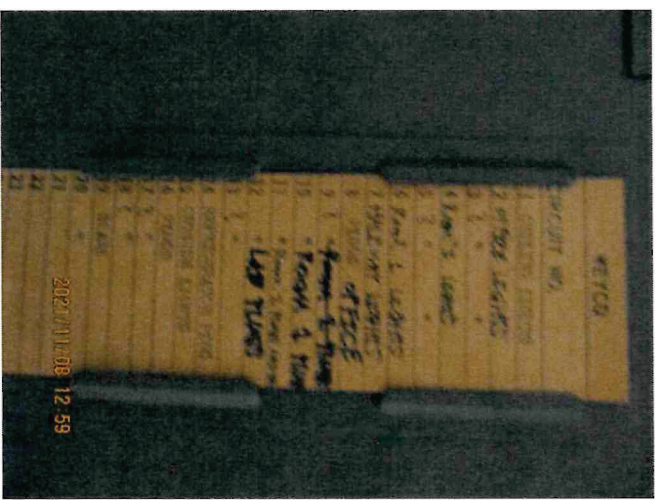


Photo 12. Panel Directory (Typical)



Photo 13. PG&E Gas Service Entrance



Photo 14. Gas Meter

In Photo's 13, and 14, the gas service is inadequate, such as pipe route, protection, regulator type, size, and function. Pipe is routed on outside of building, no turnoff valves, no safety devices, and no identification.

Gas was used to serve a gas hot water heater, which appears to be disconnected, and replaced by electric water heater located in the building. The old gas connected remains as observed with potential risk of a gas leak.



Photo 15. Gas Service Regulator

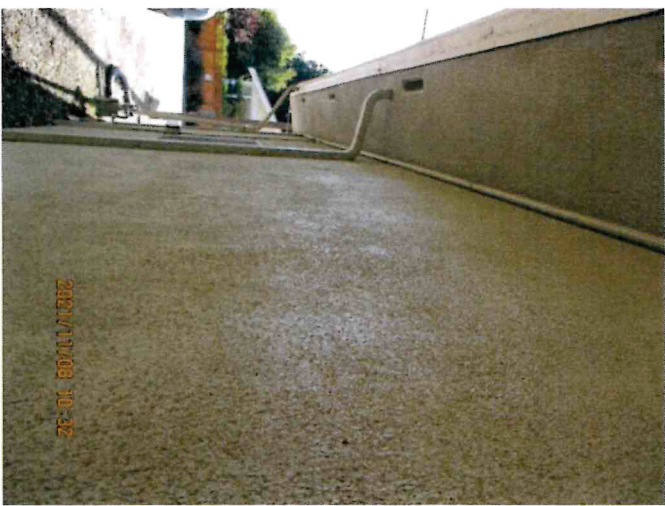


Photo 16. Gas Line Installed below Roof overhang



Photo 17. Gas Line Runs on side of building to DWH



Photo 18. (N) EWH Replaced old gas DWH



Photo 19. Non-compliant Gas connection



Photo 20. Unidentified Gas Line



Photo 21. Domestic Water Backflow Preventer



Photo 22. Domestic Water Meter

Water Service connection include water meter and backflow preventer located at the parking lot to west of the building lobby. No evidence of regular backflow testing and certification is observed.

Recommend a water quality testing and report for the domestic water service. A water softening treatment system may have been noticed during the brief spot checks of building domestic water plumbing fixtures at the building break room and toilet rooms. Evidence of mice intrusion was also observed.



Photo 23. Example Building Interior Hallway



Photo 24. Steel Wool Placed Under Door

Communications wiring in Photo 23, is observed installed at the upper corner of the Hallway. This location for cable installation was due to reported hazardous material present above ceiling in plenum area, which was reported to be non-accessible due to hazardous materials present above the ceiling.

The steel wool is observed under the door in Photo 24, which was reported placed there, which helps to keep the mice away from intrusion as mice will not eat the steel wool material, which is reported as an on-going issue.



Photo 25. A Portable Evaporative Cooler – One for the Whole Building

In Photo 25, a single evaporative cooler is observed at the Lobby area, which purpose is to provide cooling fresh air throughout the building... one such unit is insufficient to provide the whole building indoor air and climate control throughout occupied areas. At hallways and the Lab area, little to no air flow was observed.



Photo 26. Evaporative Cooler at Lobby Entrance



Photo 27. Non-compliant Toilet facilities - no exhaust, no ventilation, and ADA non-compliant.



Photo 28. Emergency lighting. HAXMAT materials above



Photo 29. Non-compliant branch circuits and outlets

Observe branch power distribution and emergency lighting is inadequate and non-repairable throughout. Any new scope of work or repairs to mitigate observed issues – would be considered a waste of resources. Wiring issues and overall circuitry and points of connection are obsolete, past any service life cycle, and non-repairable.



Photo 30. Non-compliant Exterior Convenience Outlet

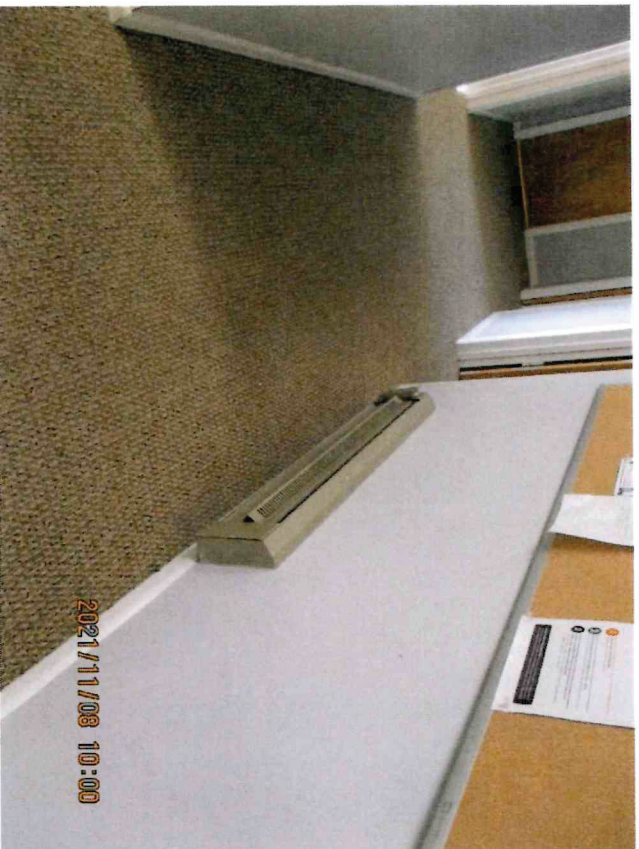


Photo 31. Example of Interior Non-operable Wall-mount Baseboard Heaters

In Photo 31, an obsolete baseboard radiator is observed. No building heating is provided. Occupants bring their own portable heaters to occupied spaces as needed. Numerous breaker interruptions occur routinely.



Photo 32. Cambria Community Healthcare District Services Facility

In Photo 32, the front office lobby is observed to right of the *Tin-Man* with temporary portable evaporative air-conditioner protruding out the window facing Main Street. No building central air-conditioning, or building heating is provided. Occupants bring portable heaters, when needed. There is no central ventilation.

SUMMARY OF OBSERVATIONS AND RECOMMENDATIONS

1. ASHRAE Standard 62 specifies minimum ventilation rates and other requirements to provide suitable air quality acceptable for human occupation. The whole building air supply is observed to fail meeting basic IAQ requirements on more features and metrics including no ventilation system is presently found.
 - Operative temperature controls, sequence, and set points to meet IAQ temperature and minimum air flow per occupant — noncompliant. No such capability observed.

- Percent fresh outside air flow, CFMs quantity per occupant, velocity, static pressures all fail to meet the minimum requirements; no amount of repairs will fix this set of conditions.
 - Air Balancing, such as added roof top AHUs, or MAUs with modulating economizer for stable balanced fresh; not feasible due to building design, layout, and structure.
 - Resistance to Mold Growth is uncontrolled. Observe conditions already at risk to human health and safe indoor air environment. No amount of repairs will mitigate risk of mold growth.
2. NEC Article 250 specifies minimum requirements for electric power systems including bonding and grounding from the premises service entrance throughout the power distribution, protection, fault interrupting current, grounding and bonding.
- The building power distribution wiring includes multiple service entrances rated at 120/240Volt 3-phase, 3-wire and associated non-compliant power distribution panels. No amount of repairs will address the variety of conditions.
 - The whole building power system fails to meet the most basic requirements. Hot, neutral and grounding and bonding issues - Service entrance to connected loads. No amount of repairs will resolve the variety of code violations and deficiencies.
 - Suggest PG&E Utility to investigate and remove pole mounted single phase service laterals... an unacceptable public safety condition - Recommend fast track resolution as soon as possible.
3. Fire-Life-Safety equipment and capability observed issues are listed below, for example.
- Emergency lighting system – no observed emergency lighting, except a portable device.

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- Automatic fire alarm and communications – no observed compliant FACP and system.
- Backup emergency power systems – no observed site emergency backup power.

Attachments:

- Assessment Data Collection Worksheet of November 8, 2021

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End of report.

Assessment Data Collection Worksheet

No. of Stories: Single
Year Built: Circa 1960's

Project: Cambria Community Healthcare Facility

Site: Ambulance Facility

Address: 2535 Main Street

Facility: Four small buildings (all obsolete)

Driver: B = Beyond Expected Service Life

Priority: 1 = Critical

NSF:
D = Damaged
3 = Does Not Meet Code/Standards

M = Missing
4 = Necessary

N = No Action Required
5 = Recommended

GF:

GF:

GF:

GF:

Group	Level III	Element Description	Life	Last Reno	Next Reno	Distress	Priority	Photos	Notes
D20 Plumbing	D2010	Plumbing Fixtures:	0	1960's	N/A	B	3		Plumbing appliances, piping, fixtures obsolete throughout.
		W/C - Floor / Wall Mounted	0	1960's	N/A	B	3		Obsolete materials and installation.
		Urinals - Floor / Wall Mounted	0	1960's	N/A	B	3		Obsolete materials and installation.
		Sinks - Porcelain / Stainless	0	1960's	N/A	B	3		Obsolete materials and installation.
		Tub and/or Shower	0	1960's	N/A	B	3		None - N/A.
		Flush Valves / Fixtures	0	1960's	N/A	B	3		Suspect condition to be reliable. Observed obsolete
		Domestic Water Distribution	0	1960's	N/A	B	3		Domestic water quality distribution is suspect throughout.
		Copper / Galvanized / PVC	0	1960's	N/A	B	3		Suspect condition as unreliable. Observed obsolete
		Cast Iron / Other	0	1960's	N/A	B	3		Suspect condition as unreliable. Observed obsolete
		Sanitary Waste distribution:	0	1960's	N/A	B	3		System observed beyond useful life. Suspect throughout.
D20 Plumbing	D2030	Cast Iron / Copper / PVC	0	1960's	N/A	B	3		Suspect condition as unreliable. Observed obsolete
		Rain Water Drainage:	0	N/A	N/A			None observed	
		Cast Iron	0	N/A	N/A			None observed	
		Steel / Aluminum	0	N/A	N/A			None observed	
		PVC	0	N/A	0	0	0		None observed
		Other Plumbing Systems:	0	N/A	N/A			Plumbing in general - piping & fixtures obsolete throughout	
		Electric water heater	0	1960's	N/A	B	3		Replacement electric water heater recently installed.
		Gas connection - obsolete	0	1960's	N/A	B	3		Obsolete gas fired water heater not-in-service.
		Energy Supply - Electric & Gas	0	None	N/A	B	3		PG&E Electric & Gas metered services - all obsolete.
		Heat Generating System:	0	None	N/A				None - N/A.
D30 HVAC	D3040	Boilers / Furnaces:	0	None	None			None - N/A.	
		Ceiling Generating Systems:	0	None	None			None - N/A.	
		Chillers - Air / Water Cooled	0	None	None			None - N/A.	
		Cooling Towers/Water/Trough	0	None	None			None - N/A.	
		Distribution Systems:	0	None	None			None - N/A.	
		Air Handler Unit	0	None	None			None - N/A.	
		Ductwork: (None found)	0	None	None			None - N/A.	
		Metal	0	None	None			None - N/A.	
		Flexible	0	None	None			None - N/A.	
		Insulation:	0	None	None			None - N/A.	
D30 HVAC	D3040	External Insulation	0	None	None			None - N/A.	
		Internal Insulation	0	None	None			None - N/A.	
		Terminal & Package Units:	0	None	None			None - N/A.	
		Roof Top Package Units	0	None	None			None - N/A.	
		PTAC / CRAC Units	0	None	None			None - N/A.	
		Fan Coil / VAV Units	0	None	None			None - N/A.	
		Heat Pumps	0	None	None			None - N/A.	
		Split System DX Units	0	None	None			None - N/A.	
		HVAC Controls: EM / DDC	0	None	None			None - N/A.	
		Smelter System	0	None	None			No observed FACP or sprinkler system	
D40 Fire Protection	D4010	Standpipes	0	None	None			No observed operational standpipe, or hydrant.	
		Electrical Services/Distribution:	0	1960's	N/A	B	3		Four PG&E service laterals - all obsolete.
		Pad / Pole Wind Transformers	0	None	None			No pad mount switchgear.	
		Switchboard/MCC	0	None	None			No main or MCC switchboards	
		Distribution Wiring	0	1960's	N/A	B	3		Hybrid mix of subpanels, wire gutters, and suspect wiring.
		Branch Wiring/Panels	0	N/A	N/A	B	3		Hybrid of conductors, panels, and suspect wiring.
		Lighting	0	1960's	N/A	B	3		Hybrid mix of fixtures, obsolete, and suspect wiring.
		Comm/Security/Fire Alarm	0	None	None			2-way radio, Security CCTV installed. No observed FACP.	
		Other Electrical Systems	0	None	None			Observed obsolete low voltage wiring, no identification.	
		Other Equipment:	0	None	None			None - N/A.	
E10 Equipment	E1090	Range/Stove	0	None	None			No observed central food service facilities.	
		Refrigerator	0	None	None			No observed central food service facilities.	
		Dishwasher	0	None	None			No observed central food service facilities.	
		Fixed Casework:	0	None	None			Not observed.	
		Shelving	0	None	None			Not observed.	
		Cabinets	0	None	None			Not observed.	
		Counters / Countertops	0	None	None			Not observed.	
		Parking Lots/Driveways:	0	2	None			Parking facilities observed functional, average condition	
		Driveways	0	7	None			Direct entry / exit adjacent to Main Street	
		Parking Lots	0	7	None			Direct entry / exit adjacent to Main Street	
G20 Site Improvements	G2030	Pedestrian Pavings:	0	7	None			Marked spaces and pathways acceptable.	
		Sidewalks	0	7	None			Rough pathway between buildings and Main Street	
		Walkways	0	7	None			Rough pathway between buildings and Main Street	
		Fencing:	0	None	None			Not observed for this report	
		Chain Link	0	None	None			N/A	
		Brick	0	None	None			N/A	
		Metal	0	None	None			N/A	
		Wood	0	None	None			N/A	
		Landscaping	0	None	None			N/A	
		Water Supply	0	1960's	N/A	B	3		Observe circa 1960's facilities obsolete - non-repairable.
G30 Site Mechanical Utilities	G3040	Sanitary Sewer	0	1960's	N/A	B	3		Observe circa 1960's facilities obsolete - non-repairable.
		Storm Sewer	0	1960's	N/A	B	3		N/A
		Heating Distribution	0	None	None			None	
		Cooling Distribution	0	None	None			None	
		Fuel Distribution	0	None	None			None	
		Other Site Utilities	0	None	None			Observe circa 1960's facilities obsolete - non-repairable.	
		Electrical Distribution	0	1960's	N/A	B	3		Multiple panelboards, obsolete, NEC non-compliant.
		Site Lighting	0	1960's	N/A	B	3		Exterior light pole, NEC non-compliant, obsolete fixture
		Site Comm & Security	0	1960's	N/A	B	3		Security intrusion monitoring observed as-is installed
		Other Electrical Utilities	0	1960's	N/A	B	3		Four service laterals - obsolete, one per each building.
G90 Other Site Construction	G9010	Service and Pedestrian	0	None	None			ADA access constrained throughout facility	
		Other Site Systems &	0	1960's	N/A	B	3		