SIERRA SANDS UNIFIED SCHOOL DISTRICT

Board of Education
Special Concurrent Meeting

OCTOBER 17, 2019
Ridgecrest City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555
www.ssusd.org

We, the members of the Board of Education of the Sierra Sands Unified School District, are committed to providing the highest quality education in a safe environment to all K-12 students. We believe the school shares with the family, church, and community the responsibility for developing life-long learners who are responsible, productive

A G E N D A

CALL TO ORDER AND PLEDGE TO THE FLAG 7:00 P.M.

Amy Castillo-Covert
Bill Farris
Tim Johnson
Kurt Rockwell, President
Michael Scott, Vice President/Clerk

Dave Ostash, Ed.D., Superintendent

MOMENT OF SILENCE

1. ADOPTION OF AGENDA
The board will provide time during the discussion of each agenda item for members of the public to comment.

10. CONSTRUCTION ADMINISTRATION

10.2 Approval for Coldwell Banker to Enter into an Agreement with Sisk Enterprises for Earthquake Repairs at Sierra Vista Education Center Units 1305-1317

11. BUSINESS ADMINISTRATION

11.2 Approval of Address Change for Sierra Sands Unified School District Adult School

14. ADJOURNMENT

10. CONSTRUCTION ADMINISTRATION

10.2 Approval for Coldwell Banker to Enter into an Agreement with Sisk Enterprises for Earthquake Repairs at Sierra Vista Education Center Units 1305-1317

BACKGROUND INFORMATION: The district suffered damage to its facilities as a result of two earthquakes in July 2019. One such facility was the Sierra Vista Education Center. Initial assessments of the commercial side of the property indicated that there were no structural damages to the property. However, over the following month, the eastern wall connecting the rental units to Building 1301 (Albertsons) began to pull away, and the attached roof collapsed into unit 1305. This caused a "shifting" of units 1305-1317, which resulted in them being "red tagged" by the city on August 21. The property manager for the commercial property, Coldwell Banker, contracted with Anacapa Engineering and Design for additional structural assessment and requirements for repairs necessary to allow tenants to re-occupy the units.

CURRENT CONSIDERATIONS: The report makes the following recommendations:

1) Move east wall back into place and re-attach roof using the design included in the report (required);
2) Retrofit entire perimeter wall to roof using design included in the report (required);
3) Remove lattice, beam, and parapet connecting the 2 commercial and district buildings (suggested).

Coldwell Banker obtained a quote from Sisk Enterprises for necessary repairs to the building.

FINANCIAL IMPLICATIONS: The quote for this work is $65,000. It is anticipated that 75% of this funding will be reimbursed by the California Office of Emergency Services (Cal OES). The remaining 25% will come from the general fund.

SUPERINTENDENT'S RECOMMENDATION: It is the superintendent's recommendation that the district provide approval to Coldwell Banker to enter into an agreement with Sisk Enterprises to perform the necessary repairs to units 1305-1317 in order to allow tenants to re-occupy the spaces.

Sisk Enterprises

ESTIMATE

1966 West Burns Ave.
Ridgecrest, CA 93555

Bill To

Coldwell Banker
710 N. China Lake Blvd.
Ridgecrest, CA. 93555

Estimate # 347

Estimate Date 10/11/2019

DESCRIPTION	AMOUNT
Earthquake Repairs 1305-1317 N Norma ST.	0.00
1.Lift roof on east wall back into place. Move wall back into place and re-connect as per engineers Detail A&B 2. Remove a 12" strip of drywall entire perimeter to allow blocking to be installed. 3. Install blocking and reinstall drywall. retro fit entire perimeter as per details A & B. 4.Repair exterior stucco as needed and paint to match. 5.Remove all lattes and beams connecting buildings. 6.install pipe supports for data line between buildings 7.Repair roof along edge where roof collapsed.	65,000.00
TOTAL	**$65,000.00**

Terms & Conditions

Price does not include permits, inspections, engineering or plans

ANACAPA
ENGINEERING AND DESIGN, INC.

Client:	Amary Youso
Project Name:	Coldwell Banker – Ridgecrest
AED Project No:	19084
Revision:	A
Date:	August 28, 2019

STRUCTURAL OBSERVATION REPORT

Site visit for structural observation was made on: 08-21-19

Present at the site were: Ramon S. Sanchez (Structural Engineer)
Sisk Enterprises (General Contractor)

BACKGROUND

Anacapa Engineering and Design, Inc. was contacted to perform a structural observation following some earthquake activity in the Ridgecrest area. Anacapa Engineering and Design, Inc. performed a structural observation at the commercial building located at 1305, 1307, 1309, 1311, 1313, 1315, 1317 N. Norma St, Ridgecrest, CA 93555.

NOTE

Please note that this site visit only represents a periodical visit by the engineer. This site visit is intended to only observe the roof framing, walls, and main structural components of the existing building. The observation performed is a visual examination intended to notify the client if framing members appear damaged from the recent seismic events. No calculations or analysis of the structure has been performed at this time. Note that this site visit is for general conformance and not a review for dimensions, specific details, member sizes or member locations, and quality of work. In the check for general conformance, the items mentioned above may be checked and are not exempt from the structural observation. This structural observation is not considered a detailed special inspection of the entire structure. The intent of the structural observation is only for general overview of the major structural components as mentioned below and are limited only to what was observed at the time of the site visits. Other seismic events or conditions might occur that are outside of the scope of this report. It is the responsibility of the owner or the general contractor to bring to the attention of an engineer any new conditions or conditions not covered in this report that appear inadequate.

Also, note that this report only covers structural integrity concerns to the existing buildings. It does not cover other disciplines, such as general access, mechanical systems, electrical systems, fire suppression, etc.

OBJECTIVE

To determine the extent of structural damage the building sustained from recent earthquakes and provide recommendations for next steps.

FINDINGS

There has been one site visit performed at this site. The initial site visit was performed on August 21, 2019. At that time, the engineer was able to observe the eastern wall which has pulled away from the main building, the eastern portion of the roof partially collapsed. Also, there were some cracks in the stucco at the front walls, back walls and patios of the building. The structural damage and cracks appeared to be significant enough to require further investigation to determine the extent to which the building structural system was compromised. During this initial site visit the engineer requested that some demo work be performed in order to better observe the integrity of the building structural components. (See the attached photos A through P in the appendix of this report)

Initial site visit - Structural Observation

1. Facade has numerous cracks; some have been repaired and some have not. (See photos I-L)
2. Inter-connecting breezeways beams have shifted and show signs of dry rot. (See photo H)
3. Cracks in the stucco at the rear of the building. (See photo M)
4. Eastern wall pulled away from main building and partially collapsed the roof. (See photos N-Q)
5. Front covered walkway framing members and connections show signs of movement. (See photos R-T)

RECOMENDATIONS

In order to better assess the connections and structural integrity of the building, Anacapa Engineering and Design, Inc. recommends that the listed items below be followed and that a second site visit be performed.

Anacapa Engineering and Design, Inc. recommends the following:

1. Building Façade - Contractor to expose framing behind façade for more in depth investigation during second site visit.
2. Inter-connecting breezeways - Contractor to remove and replace in-kind all rotted beams, joist, ledgers, etc.
3. Rear Walls - Contractor to expose framing behind stucco for more in depth investigation during second site visit.
4. Leaning wall and collapsed roof – Contractor to remove some of the ceiling to better expose the connections at the beams to wall connections. This should be established at a couple locations with in the building. Contractor should also expose other locations if possible, like at interior columns, interior separation walls between suites, etc. This would help in the assessment of the existing structure.
5. Contractor to inspect and verify adequate bearing in connections.
    a. If inadequate, framing member and connections to be replaced in-kind.

CONCLUSION

After the initial site visit and review of the conditions of the existing structure it is our conclusion that the existing structure appears to be significantly impacted and should remain vacant until further assessments can be performed.

CLOSING

We appreciate the opportunity to be of service. If you have any questions regarding this report, please contact me at your convenience.

Sincerely,

Ramon S. Sanchez, SE, PE
Chief Engineer - Structural
ramon.sanchez@anacapa.com
661-342-0121

Appendix A – Photos

Photo A- 1305 N. Norma St

Photo B - 1307 N. Norma St

Photo C - 1309 N. Norma St

Photo D - 1311 N. Norma St

Photo E- 1313 N. Norma St

Photo F - 1315 N. Norma St

Photo G - 1317 N. Norma St

Photo H - Inter-connecting breezeway

Photo I- Crack on facade

Photo J - Crack on facade

Photo K - Crack on facade

Photo L -Beam shifted

Photo M- Crack at back wall

Photo N - Eastern wall leaning away from building

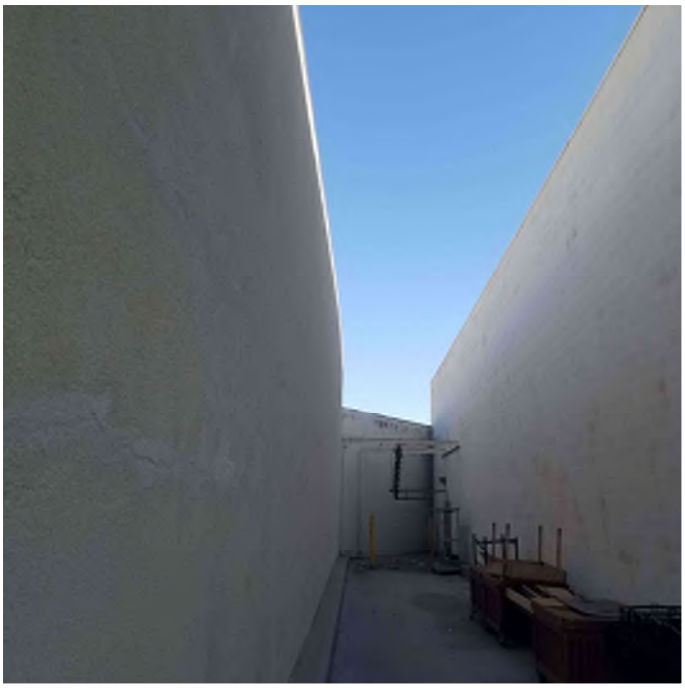


Photo O - Ceiling partially collapsed

Photo P - Roof partially collapsed inside of the leaning wall

Photo Q - Roof detached from exterior wall

Photo R - Walkway cover beams pulling away from beam buckets

Photo S - Walkway cover

Photo T -Walkway cover beams

ANACAPA
ENGINEERING AND DESIGN, INC.

Client:	Amary Youso
Project Name:	Coldwell Banker – Ridgecrest
AED Project No:	19084
Revision:	A
Date:	October 3, 2019

SECOND STRUCTURAL OBSERVATION REPORT

Site visit for structural observation was made on: 09-18-19

Present at the site were: Ramon S. Sanchez (Structural Engineer)
Sisk Enterprises (General Contractor)

BACKGROUND

Anacapa Engineering and Design, Inc. was contacted to perform a structural observation following some earthquake activity in the Ridgecrest area. Anacapa Engineering and Design, Inc. performed a structural observation at the commercial building located at 1305, 1307, 1309, 1311, 1313, 1315, 1317 N. Norma St, Ridgecrest, CA 93555 on August 21, 2019. From that site visit it was recommended to do another site visit after some demolition to expose some certain parts of the structure for a more in-depth inspection and review.

NOTE

Please note that this site visit only represents a periodical visit by the engineer. This site visit is intended to only observe the roof framing, walls, and main structural components of the existing building. The observation performed is a visual examination intended to notify the client if framing members appear damaged from the recent seismic events. No calculations or analysis of the structure has been performed at this time. Note that this site visit is for general conformance and not a review for dimensions, specific details, member sizes or member locations, and quality of work. In the check for general conformance, the items mentioned above may be checked and are not exempt from the structural observation. This structural observation is not considered a detailed special inspection of the entire structure. The intent of the structural observation is only for general overview of the major structural components as mentioned below and are limited only to what was observed at the time of the site visits. Other seismic events or conditions might occur that are outside of the scope of this report. It is the responsibility of the owner or the general contractor to bring to the attention of an engineer any new conditions or conditions not covered in this report that appear inadequate.

Also, note that this report only covers structural integrity concerns to the existing buildings. It does not cover other disciplines, such as general access, mechanical systems, electrical systems, fire suppression, etc.

OBJECTIVE

To determine the extent of structural damage the building sustained from recent earthquakes and provide recommendations for next steps.

FINDINGS

There has been two site visits performed at this site. The initial site visit was performed on August 21, 2019 and the second site visit was on September 18, 2019. At the time of the first visit the engineer was able to observe the eastern wall which has pulled away from the main building, the eastern portion of the roof partially collapsed. Also, there were some cracks in the stucco at the front walls, back walls and patios of the building. The structural damage and cracks appeared to be significant enough to require further investigation to determine the extent to which the building structural system was compromised. During this initial site visit the engineer requested that some demo work be performed in order to better observe the integrity of the building structural components. (See the photos attached in the first report).

During the second site visit a more in-depth review of the building façade, the inter-connecting breezeways, the rear walls, and the leaning wall and collapsed roof (at a couple locations) was conducted.

Below, we have provided two sets of recommendations. Some of the recommendations mentioned below are "suggestions". These are not required but are recommended to improve the seismic stability of the building if a future seismic event were to occur in this area. The recommendations mentioned below as "required" will need to be completed before re-entry is approved.

RECOMENDATIONS

1. Building Façade: There are a number of issues with the building façade.
    a. Suggestion: Add a post beneath the roof beam where the beam has slightly pulled away from the wall. See photos 1 & 2. Connection details will need to be provided by a licensed engineer.
    b. Suggestion: Replace the beam in-kind our use a glu-lam. See photo 3 & 4. On right side of photo the end support need a new post. Use lag bolts to fasten new post to existing post. On the Left side of photo position new beam to rest on top of existing post. Connection details will need to be provided by a licensed engineer.
    c. Suggestion: The building façade has substantial amount of storefront. Almost the entire length of the front of the building is storefront, which results in very little rigidity or strength for lateral stability. We suggest that in-fills be installed at some of the existing windows to create shear panels for added lateral support. Connection details will need to be provided by a licensed engineer.
2. Back Wall.
    a. The exterior damage to the back wall appears cosmetic. Likely due to vertical over span of the 2"x4" Studs. Replace stucco as needed.
3. Ledger.
    a. Requirement: A portion of the roof/ceiling along the eastern wall has pulled away from the exterior wall. See photos 5 thru 8. It appears that the nails holding the joist have pulled out of the wall. The roof framing should be lifted back in place and temporarily supported. The wall should then be moved back in place and the roof framing reconnected to the wall. The re-connection should be in accordance with Details A & B.
    b. Requirement: The entire perimeter wall to roof framing connection should be retrofitted as indicated on Details A & B.
4. Interior Non-bearing Walls.
    a. Suggestion: The interior non-bearing walls appear to be over spanned in the vertical direction. Additional studs and bracing should be added to strengthen the lateral load capability of the walls. Details will need to be provided by a licensed engineer.

5. Breeze Way.
    a. Suggestion: Remove all structural items that connect the three building. See Photos 9 thru 13. This would include removing the lattes, beams, and parapet. Demolition details should be prepared by a licensed engineer.

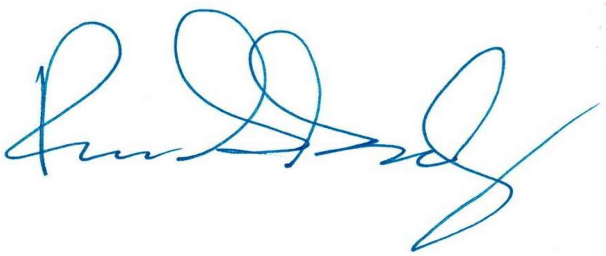
CONCLUSION

It is our conclusion that the existing structures have been significantly impacted by the recent earthquakes. The buildings should remain vacant until items 3a and 3b. noted above have been completed. Once completed the building should be re-inspected by the city inspector for approval of re-entry.

CLOSING

We appreciate the opportunity to be of service. If you have any questions regarding this report, please contact me at your convenience.

Sincerely,



Ramon S. Sanchez, SE, PE
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Appendix A – Photos

Photo 1

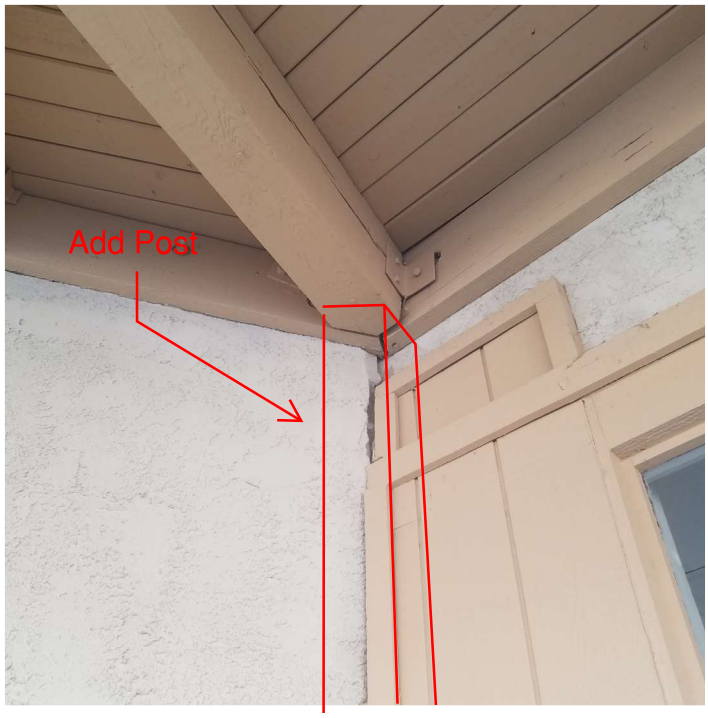

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

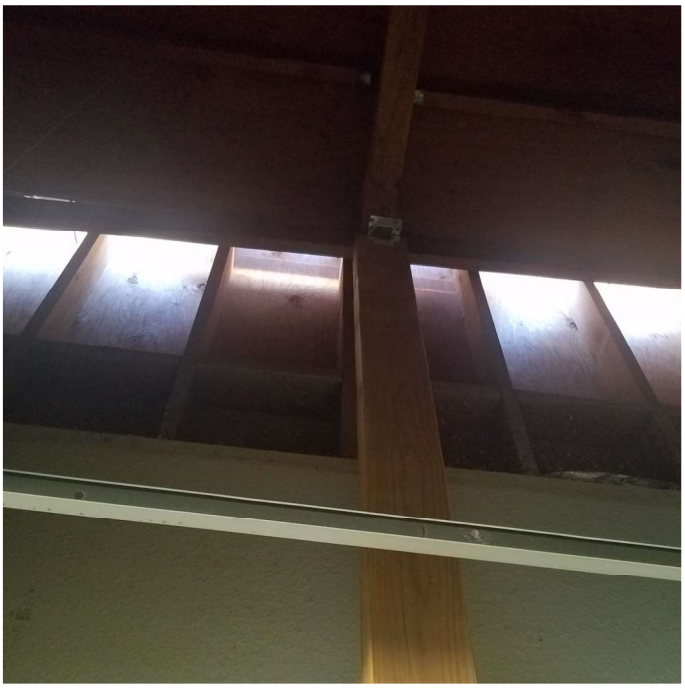

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12


Photo 13
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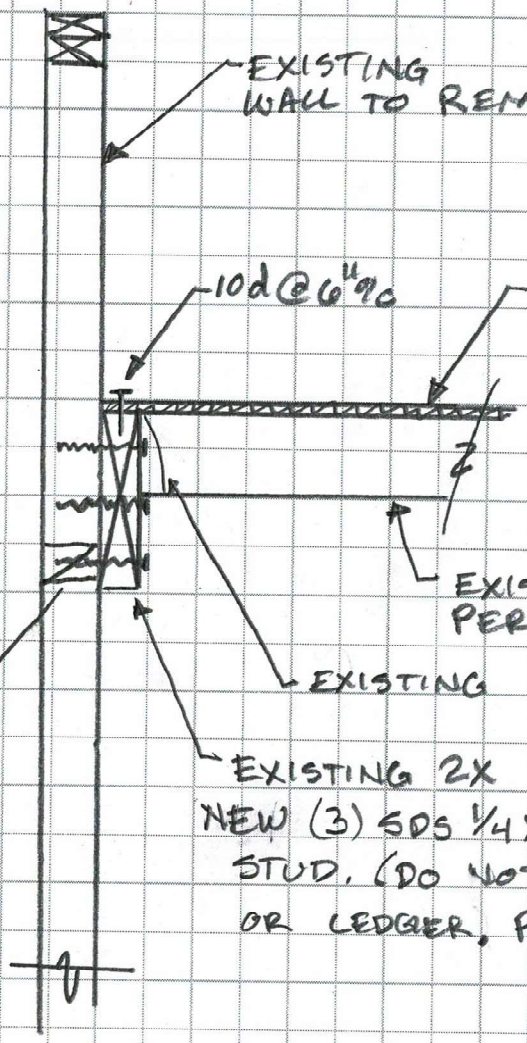
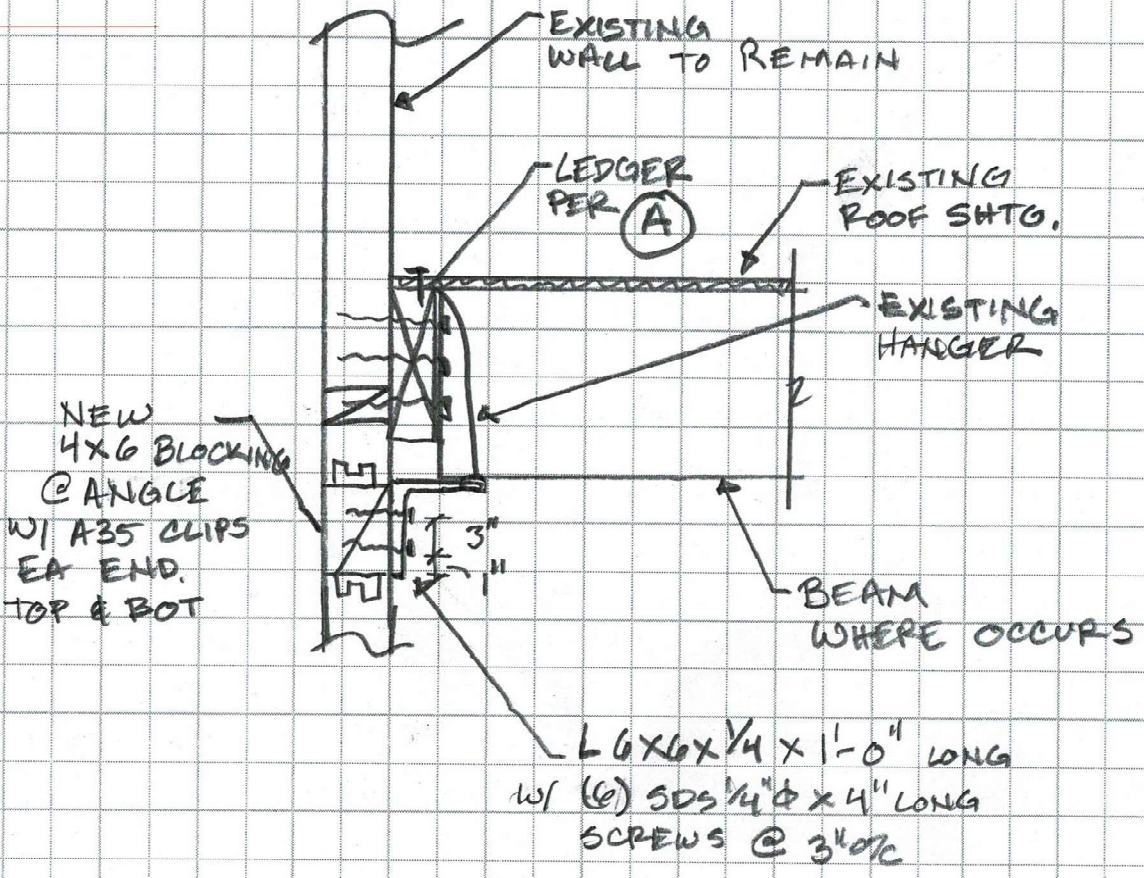


A LEDGER CONNECTION

NOTE: DETAIL INTENDED TO RETROFIT EXISTING LEDGER. NO LATERAL ANALYSIS HAS BEEN PERFORMED



(B) BEAM TO LEDGER

11. BUSINESS ADMINISTRATION

11.1 Approval of Address Change for Sierra Sands Unified School District Adult School

BACKGROUND INFORMATION: After a series of earthquakes occurring on July 4 and 5, 2019, the district began emergency repairs of district facilities. Once repairs were underway, it became clear that there were risks to the district's ability to get Richmond Elementary School repaired in time for an August school start. On July 22, 2019, a decision was made to redirect recovery efforts to the Vieweg Adult School campus to serve as a temporary site for the Richmond student body and staff until such time as Richmond Elementary School can be used again. In order to accommodate the movement of Richmond Elementary School to the Vieweg campus, it was necessary to move the Sierra Sands Unified School District (SSUSD) Adult School to an alternate location at the Mesquite Continuation High School campus until such time as the Vieweg campus is available again.

CURRENT CONSIDERATIONS: The California Department of Education (CDE) makes allowances for schools to change their physical address on a temporary or permanent basis. In order to do so, a district must submit changes to the County-District-School (CDS) database, and submit a board header to the district Board of Education advising them of the change. The purpose of this board item is to inform the board of the district's intent to temporarily change the address associated with the SSUSD Adult School to: 140 W. Drummond Ave., Ridgecrest, CA, which is the address of Mesquite Continuation High School.

FINANCIAL IMPLICATIONS: There are no financial implications associated with this action.

SUPERINTENDENT'S RECOMMENDATION: It is the superintendent's recommendation that the board approve the change of the SSUSD Adult School's physical address to: 140 W. Drummond Ave., Ridgecrest, CA until such time as the Vieweg campus is available again.