



FACILITIES UPDATE

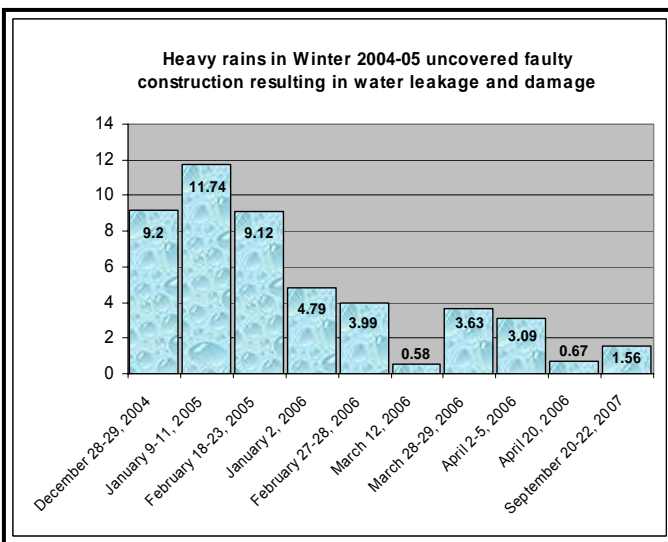
A periodic report to the community about the impact of building remediation at Crescenta Valley High School

December 3, 2007

Work to begin on repairing and correcting water damage

District deals with construction defects in new buildings at CVHS

Using Measure K funding and other resources, the school district finished construction in 2002 on the 1000, 5000, 6000 and 7000 buildings at Crescenta Valley High School. However, after Southern California experienced heavy rainfall in the Winter of 2004-05, evidence of water leakage began to appear in these new facilities.



It soon became apparent that water intrusion had caused similar damage to parts of classrooms and workrooms in all four of the new buildings. District employees, and later trained water damage experts, began to thoroughly examine the new facilities for signs of structural and design problems. They tore into walls and other parts of the buildings to gauge the extent of the damage. A series of tests were conducted to measure the presence of airborne contaminants such as mold.

Analysis of building damage is on-going

The typical damage that has been uncovered so far includes:

- ✓ Window and roof leaks
- ✓ Gaps between frames and structures
- ✓ Insufficient fire resistive protection
- ✓ Cracking and improperly installed plaster walls
- ✓ Improperly designed and constructed roof
- ✓ Improperly designed and constructed electrical wiring
- ✓ Growth of mold/mildew in ceiling and wall cavities

The district used professional firms specializing in water damage re-construction to supervise and implement the remediation projects. Affected areas were cleaned using antimicrobial treatments and damaged portions of windows, walls, floors and ceilings were repaired or replaced. Testing was done to ensure that indoor air quality met all industry health and safety standards before staff and students reoccupied the rooms.

District pursues litigation against design firm and contractors seeking financial restitution

The district has convened a legal team to pursue lawsuits against the design and construction companies to secure financial restitution. The preliminary estimated cost for repairing the buildings is \$6-8 million. The district is now in mediation with the construction companies. If there isn't a successful outcome in these talks the issue may have to go to trial.

However, the school district is not waiting for resolution of the lawsuits before starting to repair the construction defects. Beginning in 2008, the district and a new team of comprised of contractors and environmental professionals with expertise in water damage repair will begin a phased overhaul of the affected buildings. Classes in a particular building under repair will be temporarily relocated to portable classrooms that will be installed on the campus. The exact schedule for these phases is being finalized.

Discovering Building Defects at Crescenta Valley High School

(Winter 2004-2005, ongoing)

Widespread Water Intrusion and Building Damage Discovered

(March 2005, ongoing)

Construction Anomalies and Damage Assessed by Attorneys and Architectural and Building Construction Experts

(June 2005)

Legal Notices Filed with Parties

(February 2006, ongoing)

Suits Filed against Contractors, Construction Managers, and Architects

(August 27, 2007)

Observations, Water Testing, and Investigations Completed and a Summary Report Generated