

ATTACHMENT 1

DUE DILIGENCE REPORT 2118 MILVIA STREET

The Peralta Community College District ("District") is seeking to acquire and renovate an existing office building, located at 2118 Milvia Street, Berkeley, California ("Proposed Site") to provide additional educational facilities to serve the District's existing student population ("Project"). To fulfill the District's obligations under California Education Code section 81033 prior to acquisition of the Milvia Street property, the District completed geologic, soil and gas, and limited hazardous materials studies. A brief summary of each of these studies is provided below. In summary, District staff has determined there are no major issues that would prohibit the use of the Property for the intended purpose of supporting educational opportunities for District students.

Geologic Hazards Evaluation Report

This report presented the results of the geologic hazards evaluation, which was conducted by Terraphase Engineering Inc. ("Terraphase") for the Proposed Site. The purpose of the evaluation was to identify major geotechnical, geological and seismic hazards that could potentially preclude the proposed school siting or make future development on the Site economically unfeasible. Terraphase performed a range of services to complete the geologic hazard evaluation, including reviewing geologic hazards data, conducting a site inspection, and preparing a report of pertinent findings with respect to seismic, geologic, and engineering findings.

Based on its geologic hazards evaluation, Terraphase concluded that the Proposed Site is not located near special earthquake fault zones, and therefore surface rupture from earthquakes should not be expected. Terraphase also determined that the Site is not located within a 100-year flood zone. Finally, Terraphase determined that, based on testing, naturally occurring asbestos does not present a significant hazard.

Based on all testing and findings, Terraphase determined that the Proposed Site is suitable for the proposed development. District staff have documented Terraphase's findings and plan to incorporate any recommendations into the construction and renovation phase of the Project.

Soil and Gas Testing Report

Terraphase also conducted a Soil Gas Survey in conformance with Mitigation Measure HAZ-1 identified in the District's Initial Study, which was conducted in accordance with the requirements of the California Environmental Quality Act ("CEQA"). The Soil Gas Survey concluded it is unlikely that there are significant quantities of volatile compounds under the

Proposed Site. Based on this conclusion, the proposed mitigation has also been removed from the Final Mitigated Negative Declaration.

Limited Hazardous Materials Survey Report

This report presented the findings of a limited hazardous materials pre-renovation survey conducted by a California asbestos and lead professional with RGA Environmental, Inc. ("RGA"). The purpose of the survey was to inspect and collect samples of the proposed Site to determine if any hazardous materials, such as lead-containing paint or asbestos, exist on the Proposed Site. As expected with a building of this age, asbestos and lead-containing paint were found in certain areas of the Proposed Site. Such areas have been noted, and the appropriate abatement will occur during construction and renovation phase of the Project.

Additional Reviews

In addition to the completion and review of the above-referenced reports, District staff also conducted an on-site inspection of the Proposed Site, a review of documents related to the Proposed Site provided by the Seller and a boundary survey to confirm the legal description for the Proposed Site is correct. Again, such additional reviews did not raise any issues that would lead to a recommendation to not move forward with the purchase of the Proposed Site.

Total Cost of Ownership and Operational Expenditures

Please see attached report.