FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
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Riverside, California 92507
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FACILITY CONDITION ASSESSMENT

OF

HARBOUR VIEW ELEMENTARY
4343 PICKWICK CIRCLE
HUNTINGTON BEACH. CALIFORNIA 92647

PREPARED BY:
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119317.16R000-004.017

DATE OF REPORT:
May 31, 2016

ONSITE DATE:
May 4, 2015

Immediate Repairs Report
Harbour View Elementary
5/31/2016

Location Name	Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Harbour View Elementary	3.1	Original West Section of Building	439448	ADA, Restroom, Full Reconfiguration, Renovate	4	EA	$15,180.00	$60,720	**$60,720**
Harbour View Elementary	5.2	Playground area	439446	Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	56822	SF	$0.38	$21,621	**$21,621**
Harbour View Elementary	6.3	Portable Classroom on East Side of Building	439429	Roof, Asphalt Shingle, Replace	7000	SF	$3.42	$23,944	**$23,944**
Harbour View Elementary	7.1	Located West Section of Original School.	437035	Fan Coil Unit, Hydronic, 2,401 to 3,200 CFM, Replace	31	EA	$5,597.27	$173,515	**$173,515**
Harbour View Elementary	7.1	Portables	437154	Heat Pump, 3.5 to 5 Ton, Replace	5	EA	$8,928.22	$44,641	**$44,641**
Harbour View Elementary	7.1	Pelican Rooftop	440611	Package Unit, 21 to 25 Ton, Replace	1	EA	$44,377.70	$44,378	**$44,378**
Harbour View Elementary	7.1	Remote Management	437144	Building Automation System (HVAC Controls), Upgrade	68597	SF	$3.85	$264,098	**$264,098**
Harbour View Elementary	7.2		440649	Water Heater, Instant Hot, Electric, Replace	2	EA	$1,907.74	$3,815	**$3,815**
Harbour View Elementary	7.2	West Section Mecanical closet	439451	Water Heater, Instant Hot, Electric, Replace	1	EA	$1,907.74	$1,908	**$1,908**
Immediate Repairs Total									**$638,640**

* Location Factor included in totals.

Replacement Reserves Report

Harbour View Elementary

5/31/2016

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
3.1	Original West Section of Building	439448	Z108X ADA, Restroom, Full Reconfiguration, Renovate	0	0	* 0	4	EA	$15,180.00	$60,720	$60,720																				**$60,720**
5.2	Playground area	439446	G2047 Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	5	5	* 0	56822	SF	$0.38	$21,621	$21,621					$21,621					$21,621					$21,621					**$86,483**
6.3	Portable Classroom on East Side of Building	439429	B3011 Roof, Asphalt Shingle, Replace	20	20	* 0	7000	SF	$3.42	$23,944	$23,944																				**$23,944**
6.3	Main roof	439430	B3011 Roof, Built-Up, Replace	20	13	* 7	60598	SF	$12.96	$785,435		$785,435																			**$785,435**
7.1	Outside Mechanical Area	437034	D3021 Boiler, Gas, 26 to 50 MBH, Replace	25	16	* 9	1	EA	$10,821.00	$10,821										$10,821											**$10,821**
7.1	Outdoor Mechanical Area	437028	D3031 Chiller, Air-Cooled, 81 to 90 Ton, Replace	25	16	* 9	1	EA	$133,882.94	$133,883										$133,883											**$133,883**
7.1	East Roof On 2004 Phase	437152	D3032 Condensing Unit/Heat Pump, Split System, 3.5 Ton, Replace	15	11	* 4	16	EA	$4,129.27	$66,068					$66,068														$66,068		**$132,137**
7.1	East Section	439961	D3041 Air Handler, Interior, 801 to 1,300 CFM, Replace	20	11	* 9	16	EA	$6,339.63	$101,434										$101,434											**$101,434**
7.1	Located West Section of Original School.	437035	D3041 Fan Coil Unit, Hydronic, 2,401 to 3,200 CFM, Replace	15	15	* 0	31	EA	$5,597.27	$173,515	$173,515															$173,515					**$347,031**
7.1	Portables	437154	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	* 0	5	EA	$8,928.22	$44,641	$44,641															$44,641					**$89,282**
7.1	Pelican Hall	439428	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	* 0	1	EA	$8,928.22	$8,928											$8,928										**$8,928**
7.1	Portable -Rm 35	437158	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	5	* 10	1	EA	$8,928.22	$8,928											$8,928										**$8,928**
7.1	Pelican Rooftop	440611	D3052 Package Unit, 21 to 25 Ton, Replace	15	15	* 0	1	EA	$44,377.70	$44,378	$44,378															$44,378					**$88,755**
7.1	Remote Management	437144	D3068 Building Automation System (HVAC Controls), Upgrade	20	16	* 4	68597	SF	$3.85	$264,098	$264,098																				**$264,098**
7.2	Harbour View Elementary	440649	D2023 Water Heater, Instant Hot, Electric, Replace	15	15	* 0	2	EA	$1,907.74	$3,815	$3,815															$3,815					**$7,631**
7.2	West Section Mecanical closet	439451	D2023 Water Heater, Instant Hot, Electric, Replace	15	15	* 0	1	EA	$1,907.74	$1,908	$1,908															$1,908					**$3,815**
8.1	Classrooms	439432	C3025 Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	10	* 0	48000	SF	$6.96	$334,219				$334,219									$334,219								**$668,438**
8.1	Hallways in West Section	439431	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	20	* 0	4000	SF	$3.11	$12,444										$12,444											**$12,444**
8.3	Food Prep Area	440225	E1093 Food Warmer, Replace	15	8	* 7	1	EA	$1,551.91	$1,552								$1,552													**$1,552**
8.3	Food Prep Area	440224	E1093 Refrigerator, Commercial Kitchen, Replace	15	8	* 7	2	EA	$1,406.90	$2,814								$2,814													**$2,814**
8.3	Exterior Enclosure	440226	E1093 Freezer/Cooler, Commercial, Walk-In, Replace	15	8	* 7	1	EA	$22,317.14	$22,317								$22,317													**$22,317**
Totals, Unescalated											**$638,640**	**$785,435**	**$0**	**$334,219**	**$66,068**	**$21,621**	**$0**	**$26,683**	**$0**	**$258,582**	**$39,477**	**$0**	**$0**	**$334,219**	**$0**	**$289,878**	**$0**	**$0**	**$0**	**$66,068**	**$2,860,891**
Location Factor (1.00)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)											**$638,640**	**$808,998**	**$0**	**$365,210**	**$74,361**	**$25,064**	**$0**	**$32,817**	**$0**	**$337,391**	**$53,054**	**$0**	**$0**	**$490,812**	**$0**	**$451,621**	**$0**	**$0**	**$0**	**$115,851**	**$3,393,819**

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	4343 Pickwick Circle, Huntington Beach, California 92647
Year Constructed/Renovated:	1968 Phase I - Pelican Hall, Phase 2 - 2004, Portables 1997
Current Occupants:	Students
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance & Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Elementary School
Site Area:	19.54 acres
Building Area:	36,996 SF
Number of Buildings:	9
Number of Stories:	1
Parking Type and Number of Spaces:	36 spaces in open lots,
Building Construction:	Brick , Wood framing
Roof Construction:	Flat roofs with built-up membrane
Exterior Finishes:	Brick, Stucco
Heating, Ventilation and Air Conditioning:	Chill water with fan coil units, Split HP, Roof Top Package Units with Zone Dampers – Main, Pelican Hall Heat pump – Portables
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	05/03/2016
On-Site Point of Contact (POC):	Noah Valadez
Assessment and Report Prepared by:	SJN Senior Project Manager
Reviewed by:	George Luce Technical Report Reviewer gluce@emgcorp.com 800.733.0660 x6161

Systemic Condition Summary			
Site	Excellent	HVAC	Fair
Structure	Excellent	Plumbing	Good
Roof	Good	Electrical	Good
Vertical Envelope	Excellent	Elevators	--
Interiors	Fair	Fire	Excellent

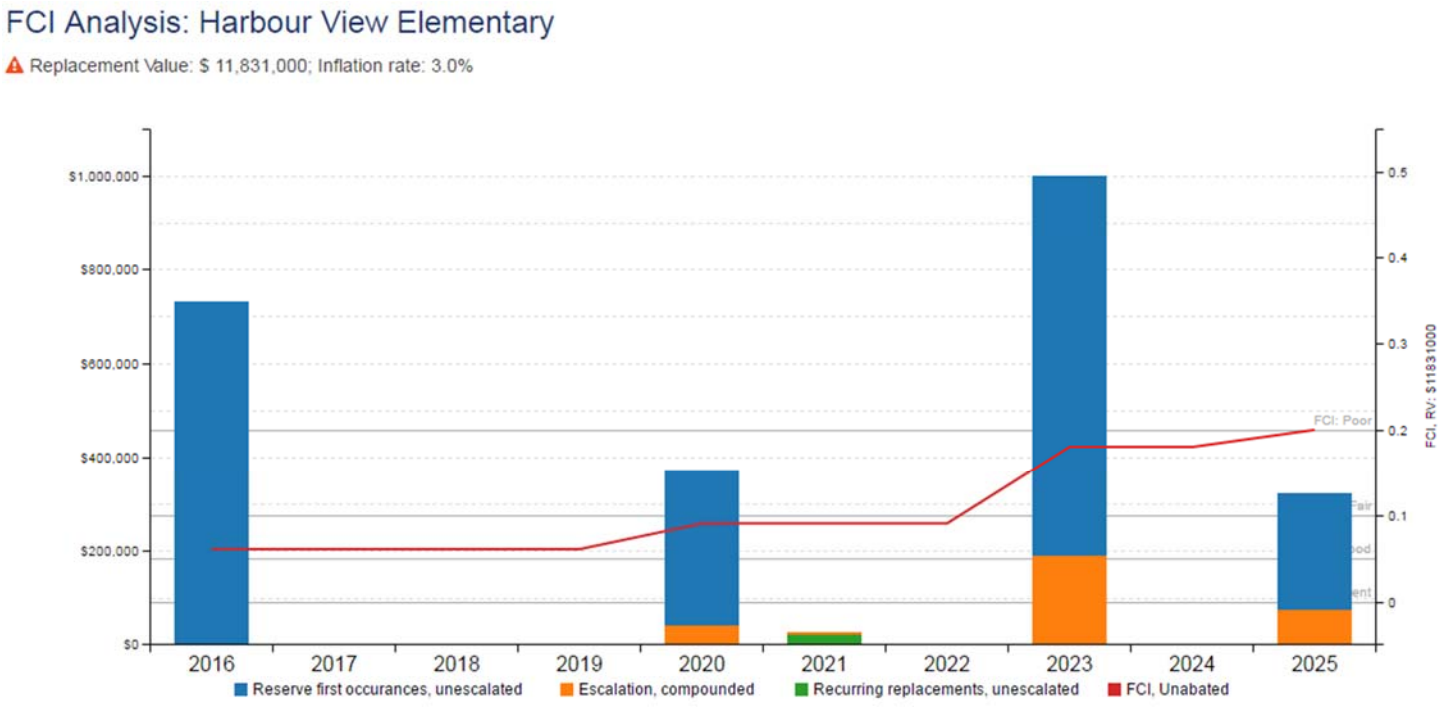
The following bullet points highlight the most significant short term and modernization recommendations:

- Replacement of rooftop package units
- Replace Chill Water System
- Upgrade 4 Restrooms to include ADA Standards
- DDC HVAC balancing and control system upgrade
- Modernization of electrical system, replace original 1968 Switch Gear Enclosures , branch reportedly upgraded in 2002/4
- Upgrade Heat Pumps in Portables

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in excellent overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of interior/exterior painting, asphalt pavement seal coating, and roof finish replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. FACILITY CONDITION INDEX (FCI)



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	5.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	13.9%	Poor
Current Replacement Value (CRV)	$11,831,000	
Year **0** (Current Year) - Immediate Repairs (IR)	$590,447	
Years **1-10** – Replacement Reserves (RR)	$1,643,841	
TOTAL Capital Needs	**$2,234,288**	

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Replace Rooftop Package Units
- Add Digital Control (DDC) System
- Replace Portable Heat Pumps
- Replace Roof on Portable

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables in the appendices.

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of suspected fungal growth, conditions conducive to such growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

1.4. OPINIONS OF PROBABLE COST

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-15 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. METHODOLOGY

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. IMMEDIATE REPAIRS

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. REPLACEMENT RESERVES

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. PURPOSE AND SCOPE

2.1. PURPOSE

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition, and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, CBC and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

PRIORITIZATION SCHEME:

One of EMG's data-sorting exercises and deliverables of fundamental value is to evaluate and rank the recommendations and needs of the facility via a logical and well-developed prioritization scheme. The factors under consideration and built into the evaluation criteria include Plan Type (the "why"), Uniformat/building component type or system (the "what"), and condition/RUL (the "when"). The facility type or importance is also factored into the overall portfolio if relevant information is provided and applicable. EMG utilizes the following prioritization scheme:

Priority 1	=	**Immediate/Critical Items:** Require immediate action to either (a) correct a safety hazard or (b) address the most important building performance or integrity issues or failures.
Priority 2	=	**Potentially Critical Items:** Include (a) those safety/liability, component performance or building integrity issues of slightly less importance not captured in Priority 1 and/or (b) issues that if left unchecked could escalate into Immediate/Critical items. Accessibility and 'stabilized' environmental issues are also typically included in this subset.
Priority 3	=	**Necessary/Recommended Items:** Items of concern that generally either require attention or are suggested as improvements within the near term to: (a) improve usability, marketability, or efficiency; (b) reduce operational costs; (c) prevent or mitigate disruptions to normal operations; (d) modernize the facility; (e) adapt the facility to better meet occupant needs; and/or (f) should be addressed when the facility undergoes a significant renovation.
Priority 4	=	**Anticipated Lifecycle Replacements:** Renewal items which are generally associated with building components performing acceptably at the present time but will likely require replacement or other future attention within the timeframe under consideration.

2.2. SCOPE

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.

- Provide a general statement of the Subject property's compliance with the Americans with Disability Act (ADA). Compliance with Title 24 California Building Code, Chapter 11B and other California Building Code chapters referenced in Chapter 11B, was not surveyed. This report does not constitute a full accessibility survey, but identifies exposure to selected ADA accessibility issues and the need for further accessibility review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungus, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

2.3. PERSONNEL INTERVIEWED

The management and maintenance staff, building engineers, and some key contractors were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation.

Name And Title	Organization	Phone Number
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Noah Valadez Building Maintenance Lead	Ocean View School District	714.349.1882
Mike Hoeker HVAC Maintenance Lead	Ocean View School District	714.642.3258

The FCA was performed with the assistance of Noah Valadez,and Mike Hoeker, Ocean View School District, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 25 years.

2.4. DOCUMENTATION REVIEWED

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- Modernization construction documents by BCA Architects, dated February 2, 2009.
- Summary of recent capital improvements.

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the Client's representative prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. WEATHER CONDITIONS

On the day of the site visit May 26, 2016 the weather was clear, with temperatures in the 60s (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1 ADA ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) applies to State and local government entities. Title II Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs, and activities provided by state and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of state and local governments, regardless of Federal financial assistance. All state and local government facilities must be maintained and operated in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). In addition, in the state of California, compliance with the California Building Code (CBC) Chapter 11 *Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Publicly Funded Housing* is required.

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full Accessibiity Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Standards for Accessible Design, and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance.
The facility does//does not appear to be accessible with respect to with Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act.

A full Accessibility Compliance Survey may reveal additional aspects of the property that are not in compliance.

3.2 MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Nathan Larsen of the California Division of State Architect (DSA), there are no outstanding building code violations on file. The DSA does not have an annual inspection program. They only inspect new construction, work that requires DSA approval, and citizen complaints. .

According to Shannon Sanders of the Huntington Beach Fire Department, there are no outstanding fire code violations on file. The most recent inspection was conducted by the Fire Department on October 6, 2015. The Fire Department inspects the property on an annual basis.

According to the Flood Insurance Rate Map, 06059C231J, published by the Federal Emergency Management Agency (FEMA) and dated December 3, 2009, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone

4, defined as an area of high probability of damaging ground motion.

According to the Wind Zone Map, published by the Federal Emergency Management Agency (FEMA), the property is located in Zone I and is not located in a Hurricane-Susceptible Region or Special Wind Region.

4. EXISTING BUILDING ASSESSMENT

4.1. SPACE TYPES

All 36,996 square feet of the building are owned by the Ocean View Unified School District, and occupied by Harbour View Elementary School. The spaces are mostly, classrooms, multi-purpose rooms, cafetorium, supporting restrooms, and administrative offices, mechanical and other utility spaces.

The site has four (6) portable classrooms delivered in 1997. All portable classrooms have a flat asphalt shingle roof. All buildings are wood frame construction, wood panel exterior walls, aluminum windows, and solid wood doors.

Anticipated Lifecycle Replacements:

- Portable classrooms

Actions/Comments:

- No significant actions are identified at the present time other than the heat pumps noted in the Replacement reserve reports

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The entire school was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Huntington Beach	Good
Storm sewer	City of Huntington Beach	Good
Domestic water	City of Huntington Beach	Good
Electric service	Southern California Edison	Good
Natural gas service	Southern California Gas	Good

Actions/Comments:

- According to the Client's representative, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. PARKING, PAVING, AND SIDEWALKS

Item	Description
Main Ingress and Egress	Pickwick Circle
Access from	South
Additional Entrances	None
Additional Access from	NA

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	1968	Good
Parking Lot	Asphalt	2004	Good
Drive Aisles	Asphalt	1968	Good
Service Aisles	Asphalt	1968	Good
Sidewalks	Concrete	1968/2004	Good
Curbs	Concrete	1968/2004	Good
Site Stairs	None	N/A	--
Pedestrian Ramps	None	N/A	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
36	0	0	0	0

Total Number of ADA Compliant Spaces	4
Number of ADA Compliant Spaces for Vans	2
Total Parking Spaces	36
Parking Ratio (Spaces/Thousand SF)	1.0
Method of Obtaining Parking Count	Physical count

Anticipated Lifecycle Replacements:

- Asphalt seal coating

Actions/Comments:

No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, and localized depressions along the entrance road on the south property line
- The concrete sidewalks have isolated areas of vertically-displaced concrete due to settlement.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☒	Good
Inlets	☒	Good
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

5.4. TOPOGRAPHY AND LANDSCAPING

Item	Description						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☒	☒	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☒	☐	☐	☐			
Irrigation Condition	Good						

Retaining Walls		
Type	Location	Condition
None	NA	--

5.5. GENERAL SITE IMPROVEMENTS

Property Signage	
Property Signage	Pylon
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Overall Site Lighting Condition		Good		
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		
	Overall Building Lighting Condition		Good		

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Perimeter of Property	Fair

Refuse Disposal				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
North Entrance	Concrete pad	CMU fence	Yes	Good

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	SW Area of Property	Fair
Tennis Courts	None	NA	--
Basketball Court	None	NA	--
Swimming Pool	None	NA	--

Anticipated Lifecycle Replacements:

- Playground area requires seal coating

Actions/Comments:

- Future lifecycle replacements of the components listed above will be required.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Building Foundation		
Item	Description	Condition
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are no significant signs of settlement, deflection, or movement.

6.2. SUPERSTRUCTURE

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. ROOFING

Primary Roof			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	In-house staff	Roof Age	1 year
Flashing	Flashings match main membrane	Warranties	No

Primary Roof			
Parapet Copings	No copings; exposed	Roof Drains	Internal drains
Fascia	Metal	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The primary roof is located at 4343 Pickwick Circle.

Secondary Roof on Portables			
Type / Geometry	Flat or low-sloping	Finish	Asphalt shingles
Maintenance	In-house staff	Roof Age	19 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at 4343 Pickwick (east end of building).

Anticipated Lifecycle Replacements:

- Asphalt shingles
- Membrane roofing

Actions/Comments:

- According to the Client's representative, the roof finishes were reportedly installed in 2002 with an elastomeric coating, the new section was redone due to a faulty installation in 2013. Information regarding roof warranties or bonds was not available and there are no active roof leaks.
- The No.1 portable building has an asphalt roll roof and appears to be weathering. This unit is located on the east side of the main building.

6.4. EXTERIOR WALLS

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Good
Secondary Finish	EIFS	Good
Accented with	Decorative tile or stone veneer	Good
Soffits	Exposed	Good

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Caulking
- Repair and Paint Panels

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including tuck pointing and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- There are isolated areas of brittle, deteriorated, and missing sealant. The damaged sealant must be replaced.

6.5. EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs

6.6. EXTERIOR WINDOWS AND DOORS

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed storefront	Single pane	Front Entrance	☐	Good
Aluminum framed, fixed	Single pane	Throughout Building	☐	Good
Aluminum framed, fixed	Single pane	Portables	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Good
Secondary Entrance Doors	Metal, hollow	Good

Building Doors		
Main Entrance Doors	Door Type	Condition
Service Doors	Metal, hollow	Good

Anticipated Lifecycle Replacements:

- Exterior 36 doors

Actions/Comments:

- There are a few damaged doors and door frames. The damaged doors must be replaced.
- The windows display isolated evidence of leaks. The cost to repair the windows is relatively insignificant and the work can be performed as part of the property management's routine maintenance and operations program.

6.7. PATIO, TERRACE, AND BALCONY

Not applicable. There are no patios, terraces, or balconies.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. BUILDING HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

Individual Units	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	3.5 to 20 tons
Total Heating or Cooling Capacity	156 tons
Heating Fuel	Natural gas
Location of Equipment	Rooftop
Space Served by System	Entire building
Age Ranges	All units dated 1999
Primary Component Condition	Fair

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Poor
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Excellent

Anticipated Lifecycle Replacements:

- Air-Cooled Chiller
- Heating Boiler
- DDC System to replace current controls
- Fan Coil units in classrooms
- Split Units

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to have been installed in 1999 (west end) and 2004 on the east end. HVAC equipment is replaced on an "as needed" basis.
- A DDC System should be installed.
- Replace Package and split system on Pelican Hall.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Good
Waste/Sewer Piping	Cast iron	Good
Vent Piping	Cast iron	Good
Water Meter Location	Front of main building	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	1- (20 gal) / 2 - (40 gal)
Storage Capacity	20/40 gallons
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Excellent

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior north wall of the building. The gas distribution piping within the building is malleable steel (black iron).

7.4. BUILDING ELECTRICAL

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1000 amp	Volts	277/480 Volt, three-phase
Meter & Panel Location	West Side of Property	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Good		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Switchboards
- Step-down transformers
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The panels, switchboards, and step-down transformers were upgraded in 2004, and is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	--					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐

Item	Description			
Type	None			
Suppression Condition	--			
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel	
	Administration Office		August 2015	
Fire Extinguishers	Last Service Date		Servicing Current?	
	October 2015		Yes	
Hydrant Location	North Side of Building			
Siamese Location	None			
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

- The central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year. Fire alarm panels contain sophisticated electronic circuits that are constantly energized. Over time, circuit components deteriorate or become obsolete. Even though an alarm panel may continue to function well past its estimated design life, replacement parts may become difficult to obtain and in many cases the alarm panel will not communicate with new devices it is supposed to monitor. Replacement is recommended during the reserve time No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used as a school.

The most significant interior spaces include classrooms, main entrance lobby, and administration. Supporting areas include hallways rest rooms, employee break rooms, mechanical rooms, and utility closets.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Vinyl tile	lobby, hallways	Good
Carpet	offices, classrooms	Fair
Ceramic tile	restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	lobby, offices, classrooms, restrooms	Good
Ceramic tile	restrooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-Bar (acoustic tile)	Lobby, offices, classrooms, administration	Good
Painted drywall	restrooms	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow metal doors	Good
Door Framing	Metal	Good
Fire Doors	Yes	Good

Anticipated Lifecycle Replacements:

- Carpet
- Sheet vinyl
- Interior paint
- Suspended acoustic ceiling tile

Actions/Comments:

- It appears that the interior finishes are original, some upgrades in 2004.

8.2. FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

The school's furniture, fixtures and equipment (FF&E) consist of casework, marker and tack boards, screens and projectors, shelving, desks, tables and chairs, computers, task lights and bleachers. Other than casework, assessment of FF&E is not included in the scope of work.

Anticipated Lifecycle Replacements:

- No components of significance

8.3. COMMERCIAL KITCHEN EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house. Student food is prepared at the Westmont School Kitchen.

The cafeteria kitchen includes the following major appliances, fixtures, and equipment:

Commercial Kitchen		
Appliance	Comment and Condition	
Refrigerators	Up-right	Good
Freezers	Walk-in	Good
Ranges	Gas	Good
Ovens	Electric	Good
Griddles / Grills	None	Good
Fryers	None	--
Hood	None	--
Dishwasher	None	--
Microwave	☒	Good
Ice Machines	☒	Good
Steam Tables	☐	--
Work Tables	☐	--
Shelving	☒	Good

Anticipated Lifecycle Replacements:

- Commercial kitchen equipment
- Convection oven
- Walk-in freezer
- Walk-in cooler
- Ice maker

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

9. OTHER STRUCTURES

There are no independent structures.

10. CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Ocean View School District at 4343 Pickwick Circle, Huntington Beach, California 92647, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of DLR Group for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than DLR Group or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at DLR Group and the recipient's sole risk, without liability to EMG.

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11. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

Photo #1:	Harbor View South Elevation

Photo #2:	South Elevation – Original Phase 1

Photo #3:	Front Main Entrance

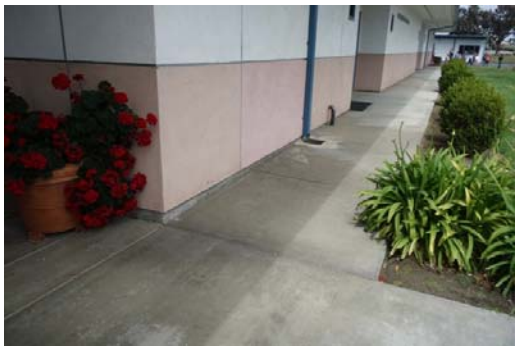


Photo #4:	EFIS Exterior Walls in 2002/4 Section

Photo #5:	Exterior Brick Vineer

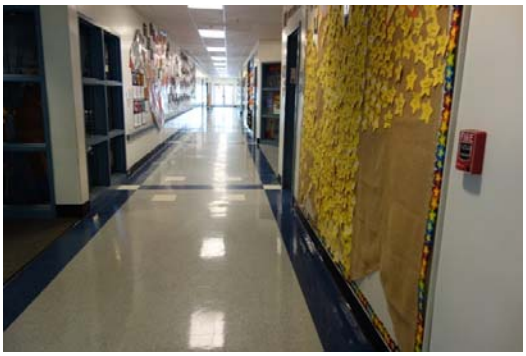


Photo #6:	VCT Hall ways

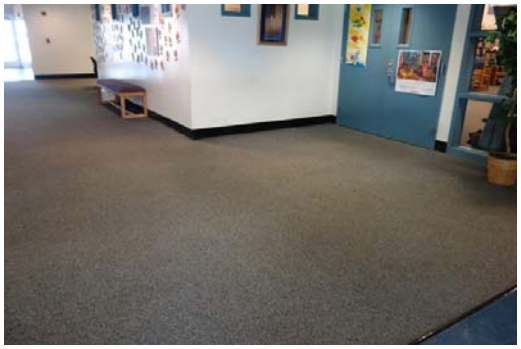


Photo #7:	Lobby Carpeting

Photo #8:	Suspended Ceiling in Lobby

Photo #9:	Sprinklers on West Section

Photo #10:	Fan Coil Units with Suspended Ceiling

Photo #11:	Hollow Metal RR Doors

Photo #12:	Hallway Original ACT

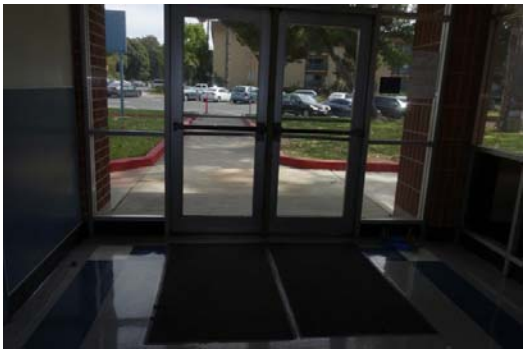


Photo #13:	Storefront Exterior Doors West Section

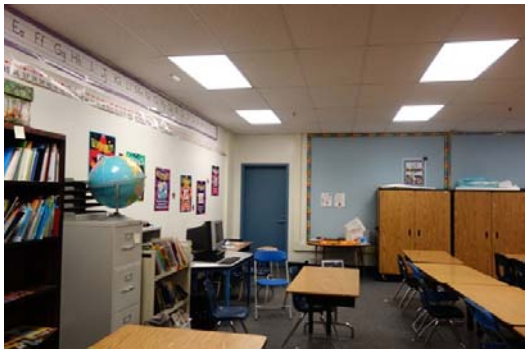


Photo #14:	Classroom (typ)

Photo #15:	Class room sink

Photo #16:	Classroom RR

Photo #17:	Domestic HW 30 Gal Elec

Photo #18:	Boys RR

Photo #19:	Boys RR Sink

Photo #20:	Asphalt Play Surface

Photo #21:	Aluminum Entrance Doors

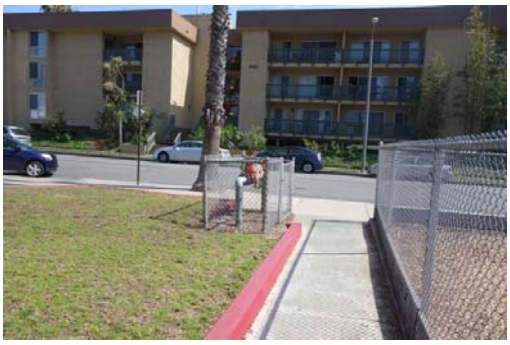


Photo #22:	Main Water and Back Flow

Photo #23:	Side walk and Play Area

Photo #24:	Sidewalk Damage

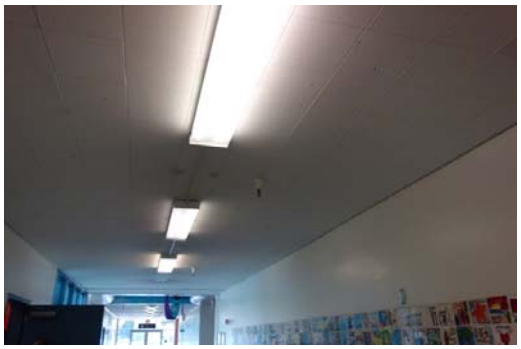


Photo #25:	Hall Lighting West Section

Photo #26:	Fire Panel

Photo #27:	Sub Panel Circuit Breaker Panel

Photo #28:	Plaster Walls in West Section

Photo #29:	Original Circuit Panels

Photo #30:	Gas Meter

Photo #31:	Carrier Air Cooled Chiller

Photo #32:	Teledyne Boiler

Photo #33:	Exterior MCC

Photo #34:	Exterior Wall Mount Lighting

Photo #35:	Play Area and Playground Equipment

Photo #36:	North Elevation (back)

Photo #37:	North Entrance Doors

Photo #38:	Sprinkler Test Valves

Photo #39:	North Elevation of East Section

Photo #40:	Food Service

Photo #41:	Cafetorium - Pelican

Photo #42:	VCT Floors

Photo #43:	Cafetorium RR

Photo #44:	Site Drainage

Photo #45:	Library

Photo #46:	Classroom in East (newer 2004) Section

Photo #47:	Hallway in East (newer 2004) Section

Photo #48:	Class Room Carpeting

Photo #49:	Classroom – Metal Hollow Core with Vision Light

Photo #50:	East Section Exit doors

Photo #51:	RR East Section

Photo #52:	Breaker Panel East Section

Photo #53:	Electrical Room MCC for HVAC Split Units

Photo #54:	Ceiling Coil and Furnace on East Section

Photo #55:	Roof Mounted Split Unit Compressors for East Section

Photo #56:	Older Roof

Photo #57:	Newer Roof East Section

Photo #58:	Older Builtup with Elastomeric Spray

Photo #59:	Portable Roofs

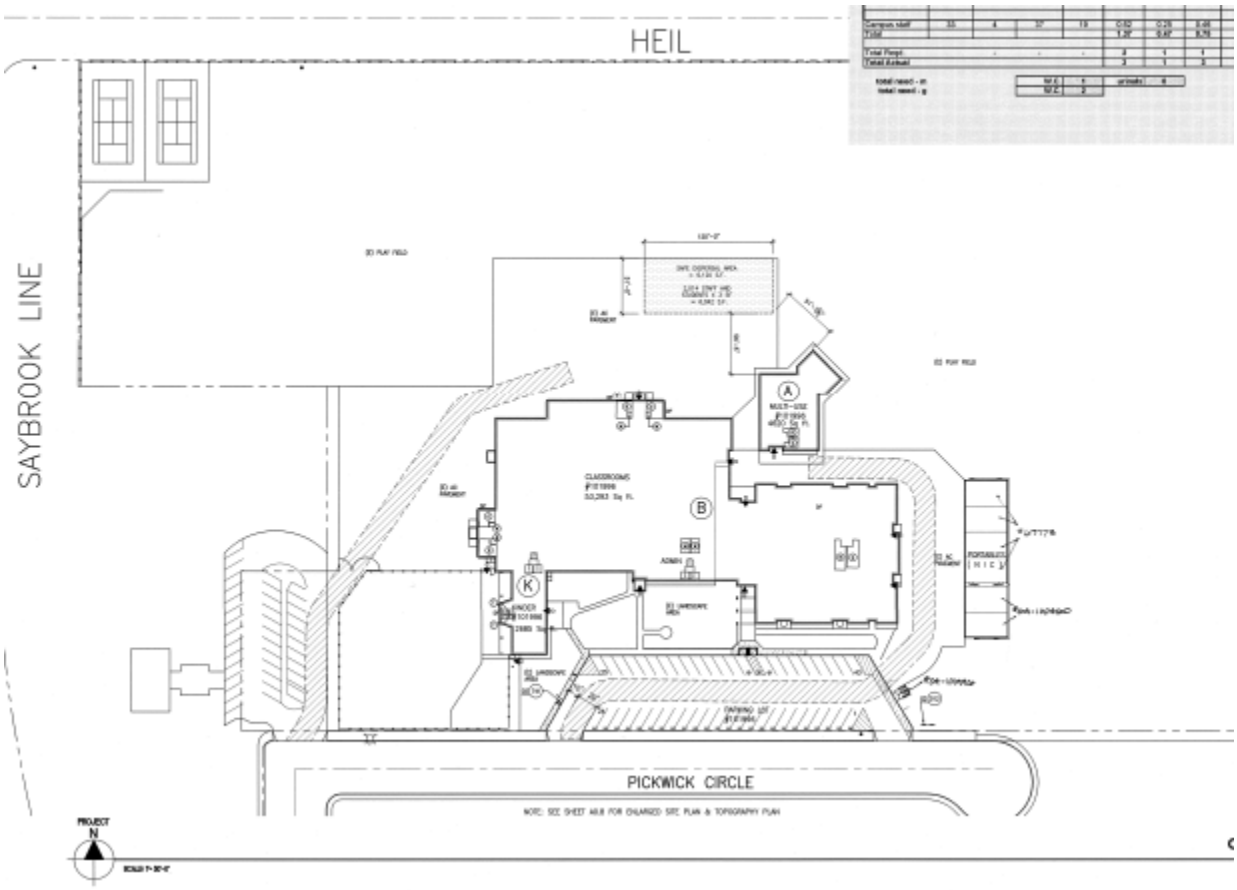
Photo #60:	Portable HP

APPENDIX B:
SITE PLAN

SITE PLAN

HARBOR VIEW ELEMENTARY
4343 PICKWICK CIRCLE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-004.017



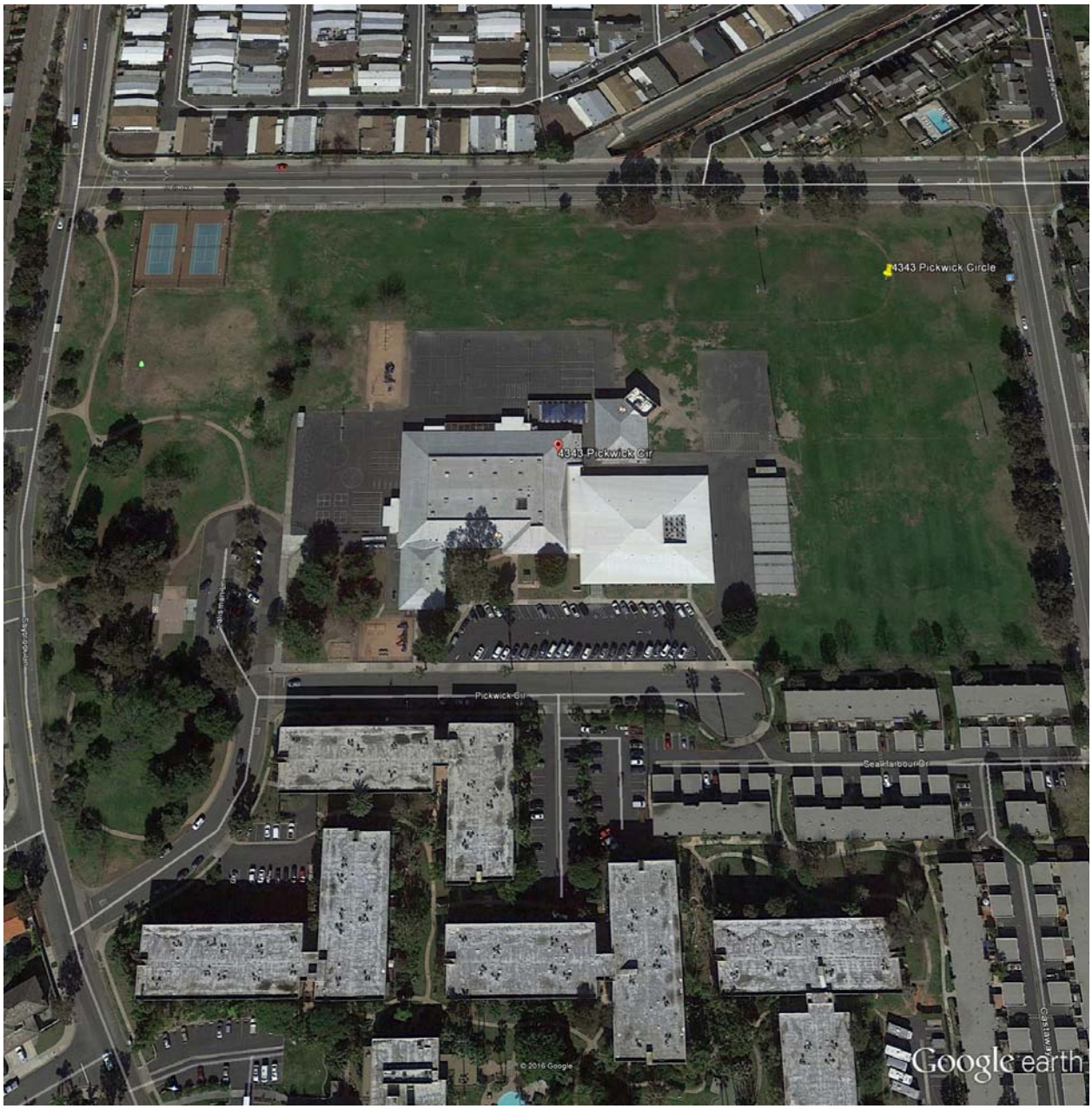
SOURCE:
BC | A Architects

ON-SITE DATE:
May 4, 2016

AERIAL SITE PLAN

HARBOR VIEW ELEMENTARY
4343 PICKWICK CIRCLE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-004.017



SOURCE:
Google Maps: Imagery ©2016 Google, Map data ©2016 Google

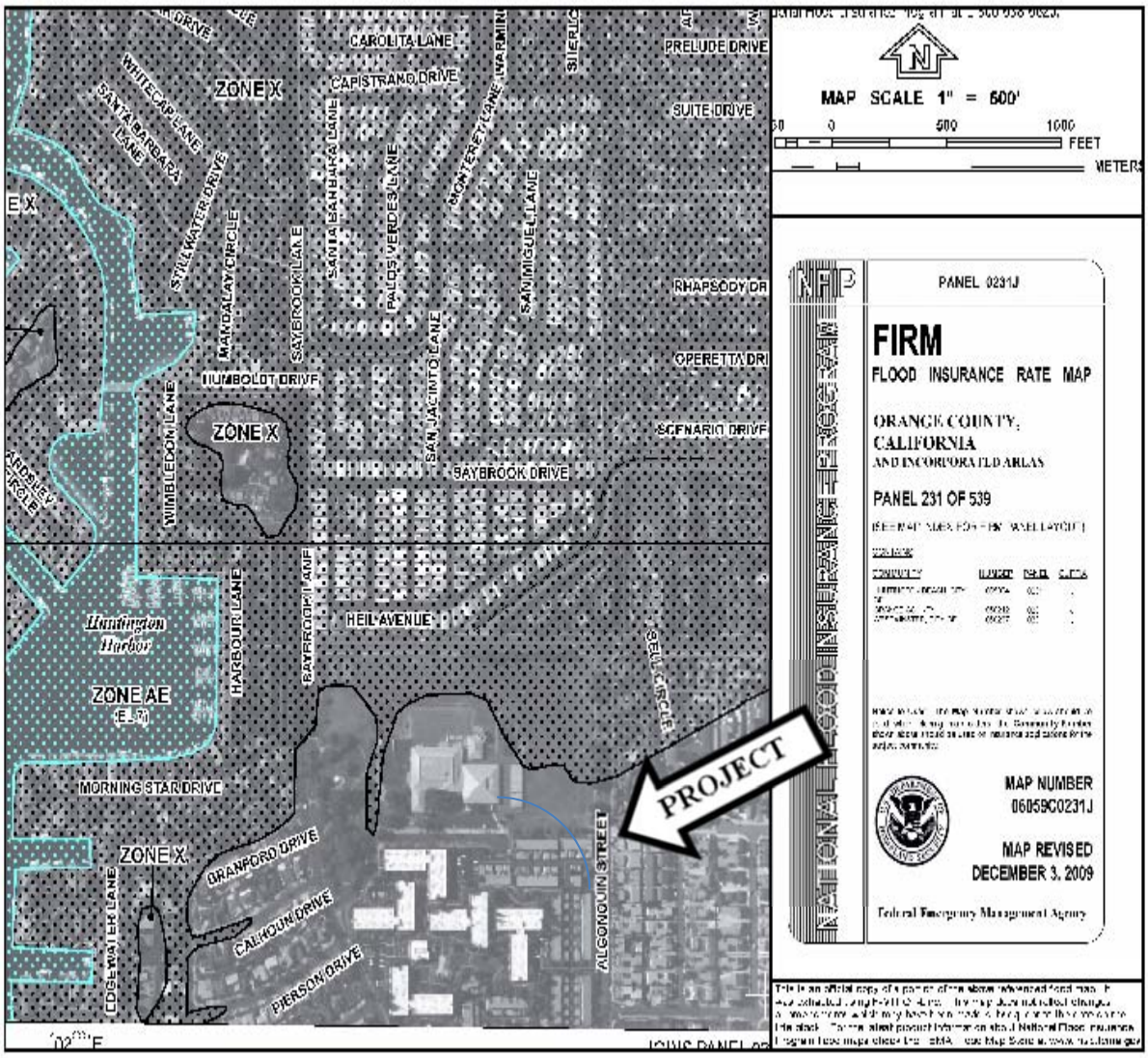
ON-SITE DATE:
May 4, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

HARBOR VIEW ELEMENTARY
4343 PICKWICK CIRCLE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-004.017



SOURCE:
FEMA Panel No.: 06059C231J Dated: December 3, 2009

ON-SITE DATE:
October 15, 2016

APPENDIX D:
EMG ABBREVIATED ADA CHECKLIST

PROPERTY NAME: Harbour View Elementary
DATE: May 4, 2016
PROJECT NUMBER: 119317.16R000.004.017

EMG Abbreviated ADA Checklist					
	Building History	**Yes**	**No**	**N/A**	**Comments**
1.	Has the management previously completed an ADA review?	X			RESULTS TO BE DETERMINED
2.	Have any ADA improvements been made to the property?	X			
3.	Does a Barrier Removal Plan exist for the property?	X			
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?				UNKNOWN
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
6.	Is any litigation pending related to ADA issues?		X		
	Parking	**Yes**	**No**	**N/A**	**Comments**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	X			
2.	Are there sufficient van-accessible parking spaces available (96” wide/ 96” aisle for van)?	X			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading “Van Accessible” at van spaces?	X			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?				
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?	X			
	Ramps	**Yes**	**No**	**N/A**	**Comments**
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	X			
2.	Are ramps longer than 6 ft complete with railings on both sides?		X		
3.	Is the width between railings at least 36 inches?			X	
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			X	
	Entrances/Exits	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main accessible entrance doorway at least 32 inches wide?	X			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			X	
3.	Can the alternate accessible entrance be used independently?			X	

	Entrances/Exits	Yes	No	N/A	Comments
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	X			
5.	Are main entry doors other than revolving door available?		X		
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?	X			
	Paths Of Travel	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	X			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		X		
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	X			
4.	Is at least one wheelchair-accessible public telephone available?		X		
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	X			
6.	Is there a path of travel that does not require the use of stairs?	X			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?	X			
	Elevators	**Yes**	**No**	**N/A**	**Comments**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			X	
2.	Are there visual and audible signals inside cars indicating floor change?			X	
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?			X	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			X	
5.	Do elevator lobbies have visual and audible indicators of car arrival?			X	
6.	Does the elevator interior provide sufficient wheelchair turning area (51” x 68”)?			X	
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			X	
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			X	
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			X	

	Restrooms	Yes	No	N/A	Comments
1.	Are common area public restrooms located on an accessible route?	X			
2.	Are pull handles push/pull or lever type?	X			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	X			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60” turning diameter)?	X			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		X		NO UNISEX
7.	Are stall doors wheelchair accessible (at least 32” wide)?	X			
8.	Are grab bars provided in toilet stalls?	X			
9.	Are sinks provided with clearance for a wheelchair to roll under (29” clearance)?	X			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11.	Are exposed pipes under sink sufficiently insulated against contact?	X			
12.	Are soap dispensers, towel, etc. reachable (48” from floor for frontal approach, 54” for side approach)?	X			
13.	Is the base of the mirror no more than 40” from the floor?	X			

APPENDIX E:
PRE-SURVEY QUESTIONNAIRE

PROPERTY CONDITION ASSESSMENT : PRE-SURVEY QUESTIONNAIRE

This questionnaire should be completed by someone knowledgeable about the subject property. *The completed form should be presented to EMG's Field Observer on the day of the site visit.* If the form is not completed, EMG's Project Manager will require *additional time* during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final Property Condition Report.

Name of person completing questionnaire: NOAH VALADEZ - STOVE NOVOTNY

Association with property: Property Manager

Length of association with property: 25 YEARS

Date Completed: 5/4/16

Phone Number:

Building Name: HARBOUR VIEW TOTAL SF 69,661

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses.

	INSPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators	✓	none
2	HVAC, Mechanical, Electric, Plumbing		None
3	Life-Safety/Fire	8/2013	None FIRE SYSTEM NOTIFIER
4	Roofs		NOW 8/2014 — ? JUNE — ~~None~~ OLD - 2006

	QUESTION	RESPONSE
5	List any major capital improvement within the last three years.	NONE
6	List any major capital expenditures planned for the next year.	UNKNOWN
7	What is the age of the roof(s)?	SEE ABOVE

8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of contractors to replace?	NONE

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*"

	QUESTION	RESPONSE				COMMENTS
		Y	N	NA	Unk	
9	Are there any unresolved building, or fire code issues?		X			
10	Are there any "down" or unusable units?		X			
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?	X	X			FRONT SIDEWALK (CURRENT RAMP)
12	Is the property served by a private water well?		X			
13	Is the property served by a private septic system or other waste treatment systems?		X			
14	Are there any problems with foundations or structures?		X			
15	Is there any water infiltration in basements or crawl spaces?		X	X		
16	Are there any wall, or window leaks?		X			
17	Are there any roof leaks?		X			
18	Is the roofing covered by a warranty or bond?	X				
19	Are there any poorly insulated areas?		X			
20	Is Fire Retardant Treated (FRT) plywood used?		X		X	CHECK W/ JULIE OLD ROOF METAL NOW PLYWOOD
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	X				NEW
22	Are there any problems with the utilities, such as inadequate capacities?		X			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*"

	QUESTION	RESPONSE				COMMENTS
		Y	N	NA	Unk	
23	Are there any problems with the landscape irrigation systems?		X			
24	Has a termite/wood boring insect inspection been performed within the last year?		X			
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	X	X			
26	Has any part of the property ever contained visible suspect mold growth?	X				
27	Is there a mold Operations and Maintenance Plan?	X	X			
28	Have there been indoor air quality or mold related complaints from tenants?		X			
29	Is polybutylene piping used?		X		X	
30	Are there any plumbing leaks or water pressure problems?		X			
31	Are there any leaks or pressure problems with natural gas service?		X			
32	Does any part of the electrical system use aluminum wiring?		X			
33	Do Residential units have a less than 60-Amp service?		X	X		
34	Do any Commercial units have less than 200-Amp service?		X	X		
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?		X			
36	Is there any pending litigation concerning the property?		X			
37	Has the management previously completed an ADA review?	X			x	
38	Have any ADA improvements been made to the property?	X				
39	Does a Barrier Removal Plan exist for the property?		X		X	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. Note: **NA** indicates *"Not Applicable"*, **Unk** indicates *"Unknown"*

	QUESTION	RESPONSE				COMMENTS
		Y	N	NA	Unk	
40	Has the Barrier Removal Plan been approved by an arms-length third party?				X	
41	Have there been any ADA or Section 504 related complaints?		X			
42	Does elevator equipment require upgrades to meet ADA standards?		X	X		
43	Are there any problems with exterior lighting?		X			
44	Are there any other significant issues/hazards with the property?		X			
45	Are there any unresolved construction defects at the property?		X			

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).

11. Any brochures or marketing information.

12. Appraisal, either current or previously prepared.

13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).

14. Previous reports pertaining to the physical condition of property.

permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.

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