FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
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Riverside, California 92507
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FACILITY CONDITION ASSESSMENT

OF

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNTINGTON BEACH, CALIFORNIA 92647

PREPARED BY:
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DATE OF REPORT:
June 13, 2016

ONSITE DATE:
May 12, 2016

Immediate Repairs Report
Mesa View Middle
6/8/2016

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
5.2	440529	Concrete Pavement, Parking Lot, Replace	100	SF	$19.82	$1,982	**$1,982**
7.1	439726	ECM, Air Duct Insulation, Install	1	SF	$10,000.00	$10,000	**$10,000**
7.6	439735	Fire Alarm Control Panel, Addressable, Replace	1	EA	$20,297.59	$20,298	**$20,298**
9	440645	Prefabricated Temporary Building, All Components, Replace	500	SF	$125.19	$62,597	**$62,597**
Immediate Repairs Total							**$94,877**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Mesa View Middle

6/8/2016

Report Section	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
5.2	442663	G2012 Asphalt Pavement, Roadways, Cut & Patch	25	24	1	2000	SF	$6.29	$12,581		$12,581																			**$12,581**
5.2	442689	G2012 Asphalt Pavement, Roadways, Overlay	25	24	1	25600	SF	$1.79	$45,755		$45,755																			**$45,755**
5.2	440529	G2022 Concrete Pavement, Parking Lot, Replace	30	29	* 1	100	SF	$19.82	$1,982	$1,982																				**$1,982**
5.2	440521	G2022 Concrete Pavement, Parking Lot, Replace	30	28	2	7000	SF	$19.82	$138,753			$138,753																		**$138,753**
5.2	440517	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	2	3	25600	SF	$0.38	$9,715				$9,715					$9,715					$9,715					$9,715		**$38,861**
5.5	440545	G2041 Chain Link Fence, 6' High (per LF), Replace	30	26	4	2800	LF	$37.54	$105,106					$105,106																**$105,106**
5.5	440543	G2041 Chain Link Fence, 8' High (per LF), Replace	30	27	3	600	LF	$53.90	$32,340				$32,340																	**$32,340**
5.2, 5.5	440541	G2047 Basketball/Tennis/Play Court, Asphalt, Mill & Overlay	25	23	2	99700	SF	$3.28	$327,016			$327,016																		**$327,016**
5.2, 5.5	440542	G2047 Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	5	3	2	99700	SF	$0.38	$37,936			$37,936					$37,936					$37,936				$37,936			**$151,743**
6.3	440641	B3011 Roof, Single-Ply TPO/PVC Membrane, Replace	20	14	6	12600	SF	$15.93	$200,729							$200,729														**$200,729**
6.3	439716	B3011 Roof, Modified Bituminous, Replace	20	14	6	18500	SF	$9.01	$166,598							$166,598														**$166,598**
6.3	440644	B3011 Roof, Modified Bituminous, Replace	20	17	3	3600	SF	$9.01	$32,419				$32,419																	**$32,419**
6.3	440642	B3011 Roof, Metal, Replace	40	36	4	3600	SF	$12.45	$44,816					$44,816																**$44,816**
6.3	440640	B3011 Roof, Asphalt Shingle, Replace	20	1	19	44200	SF	$3.42	$151,186																				$151,186	**$151,186**
6.3	440646	B3011 Roof, Metal, Replace	40	39	1	800	SF	$12.45	$9,959		$9,959																			**$9,959**
6.4	443240	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	6500	SF	$2.87	$18,660						$18,660									$18,660					**$37,319**
6.5	440798	B1015 Exterior Stair/Ramp Rails, Metal, Refinish	10	7	3	100	LF	$1.44	$144				$144										$144							**$288**
6.6	440419	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	28	2	20	EA	$584.21	$11,684			$11,684																		**$11,684**
6.6	440481	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	16	EA	$584.21	$9,347				$9,347																	**$9,347**
6.6	439733	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	28	2	26	EA	$584.21	$15,189			$15,189																		**$15,189**
6.6	440449	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	27	3	8	EA	$584.21	$4,674				$4,674																	**$4,674**
6.6	443241	B2032 Exterior Door, Steel Insulated, Replace	25	22	3	55	EA	$1,577.53	$86,764				$86,764																	**$86,764**
7.1	440433	D2013 Lavatory, Vitreous China, Replace	20	1	19	23	EA	$572.66	$13,171																				$13,171	**$13,171**
7.1	439717	D3032 Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	0	15	1	EA	$3,578.72	$3,579																$3,579					**$3,579**
7.1	439722	D3032 Ductless Split System, Multi Zone (per 1 to 2 Ton Fan Coil Unit), Replace	15	13	2	1	EA	$3,578.72	$3,579			$3,579															$3,579			**$7,157**
7.1	439711	D3042 Exhaust Fan, Roof Mounted, 1,501 to 2,000 CFM, Replace	15	10	5	3	EA	$2,045.12	$6,135						$6,135															**$6,135**
7.1	440564	D3042 Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	12	3	1	EA	$2,664.18	$2,664				$2,664															$2,664		**$5,328**
7.1	440604	D3042 Exhaust Fan, Roof Mounted, 801 to 1,000 CFM, Replace	15	12	3	1	EA	$1,769.49	$1,769				$1,769															$1,769		**$3,539**
7.1	439731	D3042 Exhaust Fan, Propeller, 10,000 CFM, Replace	15	13	2	2	EA	$2,964.10	$5,928			$5,928															$5,928			**$11,856**
7.1	440445	D3042 Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	11	4	2	EA	$1,927.94	$3,856					$3,856															$3,856	**$7,712**
7.1	440550	D3042 Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	13	2	1	EA	$2,664.18	$2,664			$2,664															$2,664			**$5,328**
7.1	440563	D3042 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	12	3	2	EA	$2,021.87	$4,044				$4,044															$4,044		**$8,087**
7.1	440590	D3052 Air Handling Unit, Exterior, 26 to 40 Ton, Replace	15	14	1	1	EA	$70,713.29	$70,713		$70,713															$70,713				**$141,427**
7.1	440443	D3052 Air Handling Unit, Exterior, 21 to 25 Ton, Replace	15	14	1	1	EA	$45,895.13	$45,895		$45,895															$45,895				**$91,790**
7.1	439719	D3052 Air Handling Unit, Exterior, 26 to 40 Ton, Replace	15	10	5	1	EA	$70,713.29	$70,713						$70,713															**$70,713**
7.1	440558	D3052 Air Handling Unit, Exterior, 3.5 to 5 Ton, Replace	15	13	2	1	EA	$11,419.83	$11,420			$11,420															$11,420			**$22,840**
7.1	439863	D3052 Air Handling Unit, Exterior, 3.5 to 5 Ton, Replace	15	10	5	1	EA	$11,419.83	$11,420						$11,420															**$11,420**
7.1	440513	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	* 3	3	EA	$8,928.22	$26,785			$26,785															$26,785			**$53,569**
7.1	440603	D3052 Air Handling Unit, Exterior, 26 to 40 Ton, Replace	15	14	1	1	EA	$70,713.29	$70,713		$70,713															$70,713				**$141,427**
7.1	440561	D3052 Air Handling Unit, Exterior, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$11,419.83	$11,420				$11,420															$11,420		**$22,840**
7.1	439709	D3052 Air Handling Unit, Exterior, 6 to 7.5 Ton, Replace	15	10	5	1	EA	$15,679.20	$15,679						$15,679															**$15,679**
7.1	439861	D3052 Air Handling Unit, Exterior, 3.5 to 5 Ton, Replace	15	10	5	1	EA	$11,419.83	$11,420						$11,420															**$11,420**
7.1	439732	D3052 Air Handling Unit, Exterior, 3.5 to 5 Ton, Replace	15	10	5	1	EA	$11,419.83	$11,420						$11,420															**$11,420**
7.1	440514	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	* 3	1	EA	$8,928.22	$8,928			$8,928															$8,928			**$17,856**
7.1	440562	D3052 Air Handling Unit, Exterior, 8 to 10 Ton, Replace	15	12	3	1	EA	$19,738.18	$19,738				$19,738															$19,738		**$39,476**
7.1	439710	D3052 Air Handling Unit, Exterior, 26 to 40 Ton, Replace	15	10	5	1	EA	$70,713.29	$70,713						$70,713															**$70,713**
7.1	440472	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	440446	D3052 Air Handling Unit, Exterior, 21 to 25 Ton, Replace	15	14	1	1	EA	$45,895.13	$45,895		$45,895															$45,895				**$91,790**
7.1	440591	D3052 Air Handling Unit, Exterior, 21 to 25 Ton, Replace	15	14	1	1	EA	$45,895.13	$45,895		$45,895															$45,895				**$91,790**
7.1	440559	D3052 Air Handling Unit, Exterior, 8 to 10 Ton, Replace	15	14	1	1	EA	$19,738.18	$19,738		$19,738															$19,738				**$39,476**

7.1	439726	X103X ECM, Air Duct Insulation, Install	20	20	0	1	SF	$10,000.00	$10,000	$10,000																				**$10,000**
7.2	440431	D2011 Toilet, Tankless (Water Closet), Replace	20	1	19	25	EA	$842.97	$21,074																				$21,074	**$21,074**
7.2	439727	D2011 Toilet, Tankless (Water Closet), Replace	20	16	4	14	EA	$842.97	$11,802					$11,802																**$11,802**
7.2	439721	D2012 Urinal, Vitreous China, Replace	20	17	3	4	EA	$1,193.44	$4,774				$4,774																	**$4,774**
7.2	440434	D2012 Urinal, Vitreous China, Replace	20	1	19	8	EA	$1,193.44	$9,548																				$9,548	**$9,548**
7.2	439736	D2013 Lavatory, Vitreous China, Replace	20	16	4	13	EA	$572.66	$7,445					$7,445																**$7,445**
7.2	440551	D2014 Sink, Enameled Steel, Replace	20	17	3	9	EA	$616.03	$5,544				$5,544																	**$5,544**
7.2	440428	D2014 Sink, Stainless Steel, Replace	20	5	15	9	EA	$1,054.05	$9,486																					**$9,486**
7.2	440578	D2014 Service Sink, Porcelain Enamel, Cast Iron, Replace	20	15	5	1	EA	$1,360.33	$1,360						$1,360															**$1,360**
7.2	440588	D2014 Sink, Pot, Multi-compartment, Replace	30	27	3	8	LF	$1,262.50	$10,100				$10,100																	**$10,100**
7.2	440483	D2014 Sink, Stainless Steel, Replace	20	15	5	6	EA	$1,054.05	$6,324						$6,324															**$6,324**
7.2	440427	D2018 Drinking Fountain, Vitreous China, Replace	15	12	3	1	EA	$1,938.99	$1,939				$1,939																$1,939	**$3,878**
7.2	439865	D2018 Drinking Fountain, Refrigerated, Replace	10	5	5	1	EA	$1,257.51	$1,258						$1,258															**$2,515**
7.2	440573	D2018 Drinking Fountain, Refrigerated, Replace	10	7	3	1	EA	$1,257.51	$1,258				$1,258																	**$2,515**
7.2	440577	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	13	2	1	EA	$1,249.92	$1,250			$1,250																		**$2,500**
7.2	440547	D2023 Booster Pump, 10 HP, Replace	20	16	4	1	EA	$12,403.71	$12,404					$12,404																**$12,404**
7.2	439712	D2023 Water Heater, Gas, Commercial, 60 to 120 GAL, Replace	15	10	5	1	EA	$10,698.82	$10,699						$10,699															**$10,699**
7.2	440610	D2023 Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	12	3	1	EA	$1,014.17	$1,014				$1,014																$1,014	**$2,028**
7.2	440440	D2023 Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	$1,738.90	$1,739				$1,739																$1,739	**$3,478**
7.2	440581	E1027 Sink, Epoxy Resin, Laboratory, Replace	15	11	4	7	EA	$649.50	$4,546					$4,546															$4,546	**$9,093**
7.2	440439	E1093 Food Waste Disposer, 1 to 3 HP, Replace	15	11	4	1	EA	$3,434.22	$3,434					$3,434															$3,434	**$6,868**
7.4	440609	D5012 Secondary Transformer, Dry, 30 kVA, Replace	30	26	4	1	EA	$6,086.36	$6,086					$6,086																**$6,086**
7.4	440608	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	27	3	1	EA	$8,844.95	$8,845				$8,845																	**$8,845**
7.4	440426	D5012 Secondary Transformer, Dry, 45 kVA, Replace	30	28	2	1	EA	$6,857.93	$6,858			$6,858																		**$6,858**
7.4	440571	D5012 Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	25	5	3	EA	$7,906.20	$23,719						$23,719															**$23,719**
7.4	440423	D5012 Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	25	5	3	EA	$7,951.00	$23,853						$23,853															**$23,853**
7.4	440471	D5012 Secondary Transformer, Dry, 45 kVA, Replace	30	26	4	1	EA	$6,857.93	$6,858					$6,858																**$6,858**
7.4	440576	D5012 Secondary Transformer, Dry, 50 kVA, Replace	30	28	2	1	EA	$6,857.93	$6,858			$6,858																		**$6,858**
7.4	439734	D5012 Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	27	3	1	EA	$11,202.02	$11,202				$11,202																	**$11,202**
7.4	440576	D5012 Secondary Transformer, Dry, 50 kVA, Replace	30	28	2	1	EA	$6,857.93	$6,858			$6,858																		**$6,858**
7.4	439734	D5012 Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	27	3	1	EA	$11,202.02	$11,202				$11,202																	**$11,202**
7.4	439739	D5012 Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	27	3	1	EA	$9,487.85	$9,488				$9,488																	**$9,488**
7.4	440607	D5012 Distribution Panel, 480 Y, 277 V, 200 Amp, Replace	30	25	5	1	EA	$9,777.06	$9,777						$9,777															**$9,777**
7.4	440424	D5012 Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	25	5	1	EA	$11,202.02	$11,202						$11,202															**$11,202**
7.4	440482	D5012 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	27	3	5	EA	$5,079.93	$25,400				$25,400																	**$25,400**
7.4	440512	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	28	2	1	EA	$8,844.95	$8,845			$8,845																		**$8,845**
7.4	439737	D5012 Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	27	3	1	EA	$7,951.00	$7,951				$7,951																	**$7,951**
7.4	440606	D5012 Building/Main Switchgear, 480 Y, 277 V, 1,000 Amp, Replace	30	28	2	1	EA	$195,649.21	$195,649			$195,649																		**$195,649**
7.4	440575	D5012 Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	26	4	1	EA	$9,487.85	$9,488					$9,488																**$9,488**
7.4	439707	D5012 Secondary Transformer, Dry, 113 kVA, Replace	30	27	3	1	EA	$11,920.05	$11,920				$11,920																	**$11,920**
7.4	440422	D5012 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	25	5	4	EA	$5,079.93	$20,320						$20,320															**$20,320**
7.4	439723	D5022 Fluorescent Lighting Fixture, 160 W, Replace	20	1	* 19	48	EA	$262.68	$12,609							$12,609														**$12,609**
7.4	440420	D5022 Compact Fluorescent Lighting Fixture, 80 W, Replace	20	17	3	65	EA	$256.88	$16,697				$16,697																	**$16,697**
7.4	439738	D5022 Compact Fluorescent Lighting Fixture, 80 W, Replace	20	13	7	8	EA	$256.88	$2,055							$2,055														**$2,055**
7.4	439708	D5022 High Pressure Sodium Lighting Fixture, 250 W, Replace	20	16	4	3	EA	$1,305.73	$3,917					$3,917																**$3,917**
7.4	440638	D5029 Lighting System, Interior, School, Upgrade	25	22	3	15300	SF	$15.36	$235,060				$235,060																	**$235,060**
7.4	439706	D5029 Lighting System, Interior, School, Upgrade	25	22	3	4900	SF	$15.36	$75,281				$75,281																	**$75,281**
7.5	439729	D1013 Wheel Chair Lift, Renovate	25	14	11	1	EA	$16,652.79	$16,653										$16,653											**$16,653**
7.6	439715	D5037 Fire Alarm System, School, Upgrade/Install	20	16	4	19500	SF	$3.13	$61,068					$61,068																**$61,068**
7.6	440572	D5037 Fire Alarm System, School, Upgrade/Install	20	5	15	68101	SF	$3.13	$213,272															$213,272						**$213,272**
7.6	439735	D5037 Fire Alarm Control Panel, Addressable, Replace	15	15	0	1	EA	$20,297.59	$20,298	$20,298														$20,298						**$40,595**
8.1	439720	C1017 Interior Window, 12 SF, Replace	30	26	4	10	EA	$224.01	$2,240					$2,240																**$2,240**
8.1	440432	C1031 Toilet Partitions, Metal Overhead-Braced, Replace	20	1	19	22	EA	$850.00	$18,700																				$18,700	**$18,700**
8.1	439725	C1031 Toilet Partitions, Metal Overhead-Braced, Replace	20	16	4	12	EA	$850.00	$10,200					$10,200																**$10,200**
8.1	439740	C3012 Interior Wall Finish, Ceramic Tile, Replace	25	21	4	750	SF	$16.55	$12,416					$12,416																**$12,416**
8.1	440617	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	13600	SF	$4.80	$65,288									$65,288												**$65,288**
8.1	440618	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	4000	SF	$4.80	$19,202						$19,202															**$19,202**
8.1	439705	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	10	5	250	SF	$4.80	$1,200						$1,200															**$1,200**

8.1	440616	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	14300	SF	$7.26	$103,765					$103,765									$103,765						**$207,530**
8.1	440615	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	1	9	33400	SF	$7.26	$242,360									$242,360										$242,360	**$484,721**
8.1	439713	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	1300	SF	$7.26	$9,433						$9,433									$9,433					**$18,866**
8.1	440634	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	15	5	15300	SF	$3.11	$47,598						$47,598														**$47,598**
8.1	439730	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	17	3	1300	SF	$3.11	$4,044				$4,044																**$4,044**
8.1	440633	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	1	19	46000	SF	$3.11	$143,106																			$143,106	**$143,106**
8.2	439718	E1094 Washer, Residential, Replace	15	10	5	1	EA	$1,319.56	$1,320						$1,320														**$1,320**
8.2	440435	E1094 Refrigerator, Residential, 14-18 CF, Replace	15	10	5	2	EA	$956.04	$1,912						$1,912														**$1,912**
8.2	440438	E1094 Range, Electric, Residential, Replace	15	10	5	1	EA	$665.09	$665						$665														**$665**
8.2	440436	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	30	LF	$43.90	$1,317						$1,317									$1,317					**$2,634**
8.2	440430	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	348	LF	$467.63	$162,736															$162,736					**$162,736**
8.2	440554	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	7	3	230	LF	$43.90	$10,096				$10,096									$10,096								**$20,192**
8.2	440437	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	34	LF	$467.63	$15,900															$15,900					**$15,900**
8.2	440583	E2012 Kitchen Counter, Solid Surface, Replace	10	5	5	30	LF	$101.62	$3,049						$3,049									$3,049					**$6,097**
8.2	440429	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	400	LF	$43.90	$17,558						$17,558									$17,558					**$35,116**
8.3	440585	E1093 Freezer/Cooler, Commercial, Reach-In, 72 CF, Replace	15	5	10	3	EA	$8,388.40	$25,165										$25,165										**$25,165**
8.3	440586	E1093 Food Warmer, Replace	15	11	4	1	EA	$1,551.91	$1,552					$1,552														$1,552	**$3,104**
8.3	440587	E1093 Food Waste Disposer, 1 to 3 HP, Replace	15	10	5	1	EA	$3,434.22	$3,434						$3,434														**$3,434**
8.3	439724	E1094 Clothes Dryer, Residential, Replace	15	10	5	1	EA	$1,091.47	$1,091						$1,091														**$1,091**
9	440645	F1013 Prefabricated Temporary Building, All Components, Replace	30	30	0	500	SF	$125.19	$62,597	$62,597																			**$62,597**
Totals, Unescalated										**$94,877**	**$367,145**	**$809,342**	**$666,318**	**$410,999**	**$432,452**	**$367,327**	**$52,599**	**$9,715**	**$242,360**	**$90,453**	**$16,653**	**$37,936**	**$21,213**	**$103,765**	**$476,544**	**$298,850**	**$98,490**	**$62,971**	**$612,534**	**$5,272,543**
Location Factor (1.00)										**$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)										**$94,877**	**$378,159**	**$858,631**	**$728,104**	**$462,583**	**$501,330**	**$438,608**	**$64,691**	**$12,307**	**$316,225**	**$121,562**	**$23,051**	**$54,087**	**$31,151**	**$156,954**	**$742,441**	**$479,567**	**$162,788**	**$107,204**	**$1,074,082**	**$6,808,402**

TABLE OF CONTENTS

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:	17601 Avilla Lane, Huntington Beach, California 92647
Year Constructed/Renovated:	1970
Current Occupants:	Middle School
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:	Middle School
Site Area:	16.8 acres
Building Area:	68,101 SF
Number of Buildings:	13
Number of Stories:	1
Parking Type and Number of Spaces:	53 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks.
Roof Construction:	Flat roofs with asphalt membrane and metal roof. Sloped roofs with asphalt shingles and flat membrane mechanical roofs.
Exterior Finishes:	Brick Veneer, stucco, CMU, and wood siding.
Heating, Ventilation and Air Conditioning:	Buildings A-D - Packaged rooftop units with gas heat and DX cooling. Portable Units - Individual packaged heat pumps. Gym Building – Packaged rooftop units with gas heat and DX cooling. Multipurpose Building – Gas furnaces with DX cooling and remote condensing units. Supplemental components: ductless split-systems.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
Dates of Visit:	May 12, 2016
On-Site Point of Contact (POC):	Michael Hoeker
Assessment and Report Prepared by:	Paul Prusa
Reviewed by:	Kenneth Kulbeda, Senior Project Manager/Technical Report Reviewer for Mark Surdam msurdam@emgcorp.com 800.733.0660 x6251

SYSTEMIC CONDITION SUMMARY			
Site	Fair	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	Fair

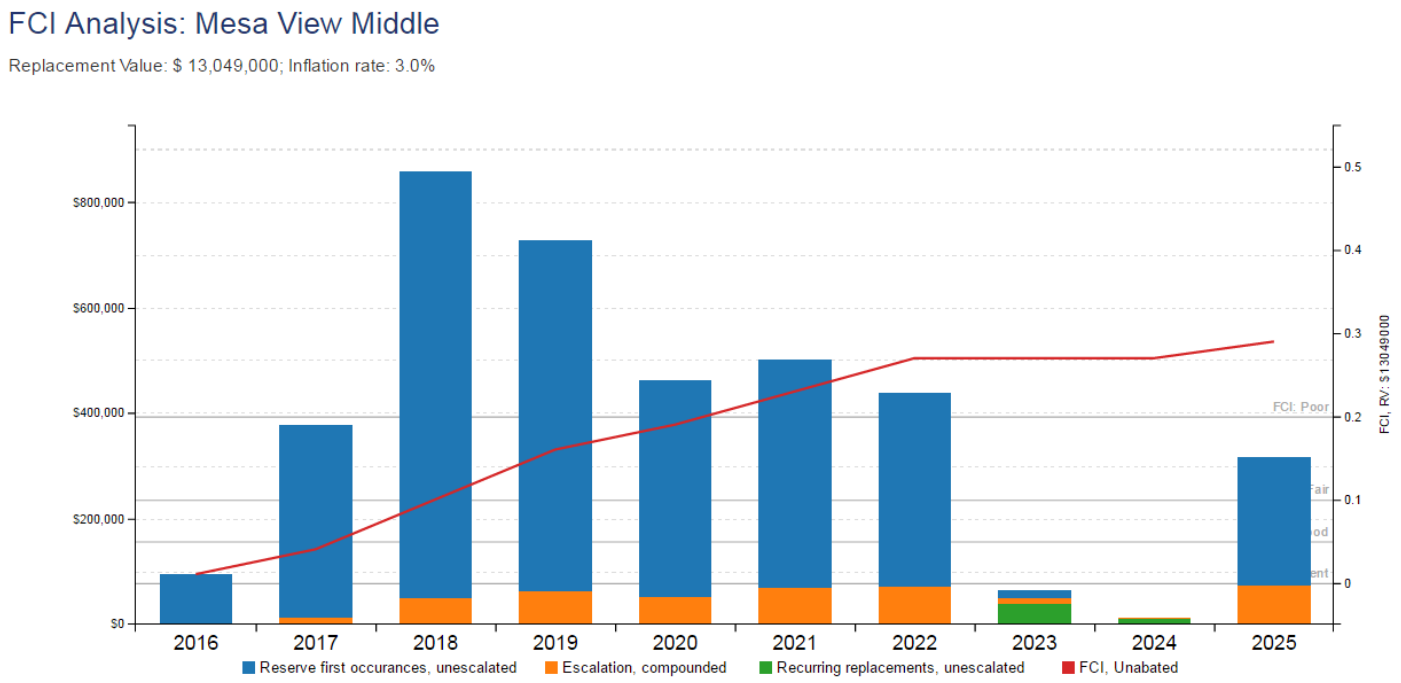
The following bullet points highlight the most significant short term and modernization recommendations:

- Modernization of original 1960's electrical system
- Installation of a complete fire suppression system

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 fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of new carpeting, exterior painting, 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)	1%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	30%	Poor
Current Replacement Value (CRV)	68,101 SF * 191.61/ SF = $13,049,000	
Year **0** (Current Year) - Immediate Repairs (IR)	$94,877	
Years **1-10** – Replacement Reserves (RR)	$3,823,181	
TOTAL Capital Needs	**$3,918,058**	

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

- Seal coating and stripping playgrounds.
- Concrete repair at main drive aisle.
- Ductwork repair at Gym roof.

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, and 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 maintenance staff was 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. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Michael Hoeker HVAC Mechanic	Ocean View School District	714.642.3258

The FCA was performed with the assistance of Mike Hoeker, of 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 6 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 BC Associates, dated 02/02/09.
- Property Insurance Report

A prior property appraisal report was reviewed while performing the FCA. The report, dated December 17, 2015, was prepared by American Appraisal. Property condition and/or factual information discrepancies between the prior report and actual conditions are not readily apparent.

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC 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

May 12, 2016: Clear, with temperatures in the 80s (°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 Accessibility 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 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 some aspects of the property that are not in compliance.

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Michael Hoeker of the Ocean View School District, 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 Michael Hoeker of the Ocean View School District, there are no outstanding fire code violations on file. The most recent inspection was conducted by the Fire Department on August, 2015. The Fire Department inspects the property on an annual basis.

Zone X (shaded), defined as an area between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the 100-year flood.

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 68,101 square feet of the building are owned by the Ocean View Unified School District, and occupied by Mesa View Middle School. The spaces are a combination of offices, classrooms, multi-purpose rooms, gymnasium, supporting restrooms, mechanical and other utility spaces.

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.

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

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	Huntington Beach Department of Public Works	Good
Storm sewer	Huntington Beach Department of Public Works	Good
Domestic water	Huntington Beach Department of Public Works	Good
Electric service	California Edison	Good
Natural gas service	Southern California Gas Company	Good

Actions/Comments:

- According to the POC, 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	Avilla Lane
Access from	East
Additional Entrances	None
Additional Access from	N/A

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	Less than 5 years old	Good
Parking Lot	Asphalt	More than 10 years old	Fair
Parking Lot	Concrete	More than 10 years old	Fair
Drive Aisles	Asphalt	More than 10 years old	Fair
Service Aisles	Asphalt	More than 10 years old	Fair
Sidewalks	Concrete	Less than 5 years old	Good
Curbs	Concrete	Less than 5 years old	Good
Site Stairs	Metal	Less than 5 years old	Good
Pedestrian Ramps	Metal	Less than 5 years old	Good

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
53	0	0	0	0

Total Number of ADA Compliant Spaces	3
Number of ADA Compliant Spaces for Vans	1
Total Parking Spaces	53
Parking Ratio (Spaces/Apartments)	N/A
Method of Obtaining Parking Count	Physical count

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Portable Building Entrances	Metal frame	Metal	Good
Site	Concrete	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete pavement

Actions/Comments:

No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as cracking in the main parking lot. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system. Complete overlay of the entire lot is also recommended.
- The concrete pavement has significant areas of cracks at main drive aisle. The damaged areas of concrete pavement require replacement.

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	☐	--

DRAINAGE SYSTEM AND EROSION CONTROL		
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Generally flat.						
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	N/A	--

Anticipated Lifecycle Replacements:

- Irrigation Pump

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Building mounted
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		Fair		
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☒
	Overall Building Lighting Condition		Fair		

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter and Basketball Court	Fair

REFUSE DISPOSAL				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Main Parking Lot	Asphalt paving	Chain link fence	Yes	Fair

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	None	N/A	--
Tennis Courts	None	N/A	--
Basketball Court	Asphalt	North Side of Site	Fair
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site fencing
- Playground surfaces

Actions/Comments:

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

- The foundation systems are concealed. 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

BUILDING A-D PRIMARY ROOFS			
Type / Geometry	Flat or low-sloping	Finish	Asphalt Shingle
Maintenance	In-house staff	Roof Age	1 years
Flashing	Flashings match main membrane	Warranties	Yes

BUILDING A-D PRIMARY ROOFS			
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	Metal	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Excellent

The primary roof is located at Buildings A through D.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply TPO/PVC
Maintenance	In-house staff	Roof Age	14 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at Buildings A through D and Multipurpose Building.

PORTABLE P2-P4 ROOFS			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	15 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	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 roof is located at Portable P2-P4 Buildings.

PORTABLE PAC AND P1 ROOFS			
Type / Geometry	Flat or low-sloping	Finish	Asphalt Membrane
Maintenance	In-house staff	Roof Age	17 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	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 roof is located at Portable PAC and P1 Buildings.

GYM PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Asphalt Membrane
Maintenance	In-house staff	Roof Age	14 years
Flashing	Flashings match main membrane	Warranties	Yes
Parapet Copings	Sheet metal	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid board
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The primary roof is located at Gym.

GYM PRIMARYSECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	14 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	Sheet metal	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid board
Soffits	None	Skylights	No

GYM PRIMARYSECONDARY ROOF			
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Poor

The primary roof is located at Gym.

Anticipated Lifecycle Replacements:

- Asphalt Shingle Roof
- Flashing (included in the replacement of the asphalt shingle roofs)
- Asphalt membrane roof
- Flashing (included in the replacement of the asphalt membrane roofs)
- Metal roof
- Flashing (included in the replacement of the metal roofs)

Actions/Comments:

- The roof finishes vary in age. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- The Gym metal roof has isolated areas of curled edges at the secondary metal roof. A cost allowance for this work is included.

6.4. EXTERIOR WALLS

ORIGINAL BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	CMU / Masonry	Good
Secondary Finish	Stucco	Fair
Accented with	NA; No accenting	--
Soffits	Not Applicable	--

PORTABLE BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Wood Siding	Fair
Secondary Finish	Not Applicable	--
Accented with	NA; No accenting	--
Soffits	Not Applicable	--

GYM BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	CMU	Good
Secondary Finish	Stucco	Good
Accented with	NA; No accenting	--
Soffits	Not Applicable	--

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The hardboard wood siding was/is subject to a nationwide recall. Although there is currently no evidence of damage, the material has the potential to fail when exposed to moisture or if it is not properly maintained.

6.5. EXTERIOR AND INTERIOR STAIRS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	Steel framed	Open	Metal	Metal	Good
Site Exterior Stairs	Concrete	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

- Refinishing metal railing

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	Buildings A-D, Multipurpose, Gym	☐	Fair

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, operable	Single pane	Portable	☐	Fair

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Good
Secondary Entrance Doors	Partially glazed, metal framed	Good
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Service Doors

Actions/Comments:

- The windows are antiquated, energy-inefficient units with single-pane glazing. Window replacement is recommended.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

INDIVIDUAL UNITS	
Primary Components	Package units
Quantity and Capacity Ranges	5 units ranging from 3.5 tons to 4 tons
Heating Fuel	Electric
Location of Equipment	Building exterior, roof
Space Served by System	Entire building
Age Ranges	Vary from 1995 to 2000
Primary Component Condition	Fair

BUILDING A-D AND MULTIPURPOSE BUILDING MECHANICAL SYSTEM	
Air Distribution System	Constant
Quantity and Capacity of Rooftop Units	9 rooftop units ranging from 5 tons to 33 tons.
Location of Rooftop Units	Rooftop, exterior
Age of Rooftop Units	Vary from 1999 to 2002
Rooftop Units Condition	Fair

GYM MECHANICAL SYSTEM	
Air Distribution System	Constant
Quantity and Capacity of Rooftop Units	6 rooftop units ranging from 5 tons to 35 tons.
Location of Rooftop Units	Rooftop, exterior
Spaces the Larger Dedicated RTU's Serve	Lobby // Locker Rooms // Gymnasium
Age of Rooftop Units	All units dated 2002
Rooftop Units Condition	Fair

SUPPLEMENTAL COMPONENTS	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served by Ductless Split System	Offices
Ductless Split System Condition	Fair

CONTROLS AND VENTILATION	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Rooftop exhaust fans Portable – Operable windows
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Rooftop units
- Package units
- Rooftop exhaust fans

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.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff was interviewed about the historical and recent performance of the equipment and systems. Chronic problems were reported with the Mammoth RTU's and with the gymnasium ductwork. Due to the inevitable failure of parts and components over time, most of the equipment will require replacement. A budgetary cost for this work is included.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron and copper	Fair
Waste/Sewer Piping	PVC and ABS	Fair
Vent Piping	PVC and ABS	Fair
Water Meter Location	Ground box near street	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas and electric
Quantity and Input Capacity	1 unit at 1.5 kW 1 unit at 4.5 kW 1 unit at 12 kW 1 unit at 50,000 btu/hr.
Storage Capacity	1 at 12 gallons 1 at 19 gallons 1 at 40 gallons 1 at 120 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	N/A
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Inadequate
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	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Drinking fountain

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.
- Some of the domestic water lines are galvanized iron original to the 1970 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. EMG highly encourages some easily accessible pipe sections be examined to more accurately determine the interior pipe wall conditions after nearly 46 years of use. Pending these results, consideration should be given to replacing all the plumbing supply lines with copper. A budgetary cost is included.
- When water heaters fail they are removed from service. A majority of the campus and school district does not utilize hot water sinks unless located in food handling or preparation areas.

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 walls of the buildings. The gas distribution piping within each building is malleable steel (black iron).

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	1,000 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Building B Electrical Closet	Branch Wiring	Copper

BUILDING ELECTRICAL SYSTEMS			
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8, CFL		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Good to Fair		

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 electrical service and capacity appear to be adequate for the property's demands.
- The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1970 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

BUILDING ELEVATORS			
Manufacturer	N/A	-	N/A
Safety Stops	N/A	-	N/A
Cab Floor Finish	N/A	-	N/A
Hydraulic Elevators	N/A		
Overhead Traction Elevators	N/A		
Freight Elevators	N/A		
Machinery Condition	N/A		
Controls Condition	N/A		
Cab Finish Condition	N/A		
Other Conveyances	Wheelchair Lifts		
Other Conveyance Condition	Fair		

Anticipated Lifecycle Replacements:

- Wheelchair lift

Actions/Comments:

- The wheelchair lift appears to provide adequate service. The wheelchair lift is the originally installed system in the Gym Building (2002).

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	Wet pipe					
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	Good					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☒
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Administration Building (Building A) Gymnasium Electrical Room		2010 – Administration Building 2002 - Gymnasium			
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2015		Yes			
Hydrant Location	On-site					
Siamese Location	Building exterior wall					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system
- Sprinkler 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 Note that replacement of a fire alarm panel or other components may trigger a requirement to update to a fully automatic system to comply with current codes.

- The vast majority of the building is not protected by fire suppression; sprinkler heads are currently limited to mechanical spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major planned short term renovations, a facility-wide fire suppression retrofit is recommended.
- The central alarm panel in the Gymnasium appears to be obsolete. The manufacturer is no longer in business therefore no replacement parts are available. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used as a school for the Ocean View School District.

The most significant interior spaces include classrooms. Supporting areas include hallways, administrative offices, restrooms, utility closets and back-of-house areas.

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
Carpet and vinyl tile	Classrooms	Fair
Ceramic tile	Restrooms	Fair
Carpet	Offices, Stage	Fair
Vinyl tile	Office Breakroom	Fair
Wood strip	Gymnasium	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Offices, restrooms	Fair
Fabric board	Portable classrooms	Fair
Gypsum	Classrooms	Fair
CMU	Gymnasium, locker rooms	Good
Ceramic tile	Restrooms	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Offices, classrooms	Good to Fair
Painted drywall	Restrooms	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow core wood	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile

- Ceramic tile
- Interior paint
- Suspended acoustic ceiling tile
- Toilet Partitions
- Interior Windows

Actions/Comments:

- It appears that the 75% of the interior finishes have been placed within the last 5 years.

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:

- Wood cabinets
- Laminate countertops
- Kitchenette Appliances

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required
- The school's FF&E vary in age and are in fair condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period.

8.3. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

The kitchen has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house.

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Fair
Freezers	Up-right	Fair
Ranges	N/A	--
Warming Ovens	Electric	Fair
Griddles / Grills	N/A	--
Fryers	N/A	--
Hood	N/A	--
Dishwasher	N/A	--
Microwave	☐	--
Ice Machines	☐	--

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Steam Tables	☐	--
Work Tables	☐	--
Shelving	☐	--

COMMERCIAL LAUNDRY		
EQUIPMENT	COMMENT AND CONDITION	
Commercial Washing Machines	-	--
Commercial Dryers	-	--
Residential Washers	☐	--
Residential Dryers	☐	--

Anticipated Lifecycle Replacements:

- Warming oven
- Upright refrigerator
- Upright freezer

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

9. OTHER STRUCTURES

A restroom building is located near the portable classrooms on the south side of the site. The restroom building is a pre-manufactured metal structure set on a concrete slab. The building has been abandoned and has significant corrosion of the ramps and stairs. Door handles have been broken and systems have not been maintained.

Anticipated Lifecycle Replacements:

- Building replacement

Actions/Comments:

- It is recommended the building be replaced or at a minimum the safety issues with the deteriorated ramp/stairs and jagged handles be addressed. A budgetary cost has been included for the replacement of the entire building.

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 Mesa View Middle School, 17601 Avilla Lane, Huntington Beach, California 92647, and 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 ABREVIATED ADA CHECKLIST
APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNGTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-008.017

Photo #1: Administration Building Front Elevation

Photo #2: Administration Building Right Elevation

Photo #3: Administration Building Rear Elevation

Photo #4: Administration Building Left Elevation

Photo #5: PAC Front Elevation

Photo #6: PAC Rear Elevation

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNGTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-008.017

Photo #7: Restroom Building Elevation

Photo #8: P1-P4 Elevation

Photo #9: Building C Elevation

Photo #10: Building D Elevation

Photo #11: Gym Front Elevation

Photo #12: Gym Right Elevation

Photo #13: Gym Rear Elevation

Photo #14: Gym Left Elevation

Photo #15: Asphalt Parking Lot South

Photo #16: Concrete Parking Lot

Photo #17: Cracking Section of Concrete Parking Lot

Photo #18: Asphalt Parking Lot North

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNGTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-008.017

Photo #19: Depressed Curb

Photo #20: ADA Parking Spots

Photo #21: Dumpster Enclosure

Photo #22: Play Field

Photo #23: Basketball Court

Photo #24: Asphalt Playground

Photo #25: Minor Cracking Throughout Asphalt Playground

Photo #26: Concrete Backstop

Photo #27: Playground Equipment

Photo #28: Portable Building Metal Ramp

Photo #29: Portable Building Stairs

Photo #30: Asphalt Shingle Roof

Photo #31: Portable Building Metal Roof

Photo #32: Portable Building Asphalt Membrane Roof

Photo #33: PAC Asphalt Membrane Roof

Photo #34: Gym Asphalt Membrane Roof

Photo #35: Gym Metal Roof

Photo #36: Gym Roof Corroding Edges

Photo #37: Building A-D CMU Exterior Walls

Photo #38: Building A Stucco Finish

Photo #39: Portable Building Wood Siding

Photo #40: Gym CMU Finish

Photo #41: Building A-D Attic

Photo #42: Electrical Panel - Original

Photo #43: Exterior Drinking Fountain

Photo #44: Classroom Sink

Photo #45: Fluorescent Interior Light Fixture

Photo #46: Restroom Fixtures

Photo #47: Fire Alarm Devices

Photo #48: Water Heater

Photo #49:	Mammoth Rooftop Unit

Photo #50:	Rooftop Exhaust Fan

Photo #51:	Packaged Heat Pump

Photo #52:	Pole Mounted Exterior Light Fixture

Photo #53:	Building Mounted Exterior Light Fixture

Photo #54:	Carrier Packaged Rooftop Unit

Photo #55: Main Switchboard

Photo #56: Classroom with Newer Finishes

Photo #57: Teacher's Lounge

Photo #58: Portable Building Interior

Photo #59: Multipurpose Room

Photo #60: Kitchen

`

Photo #61:	Restroom

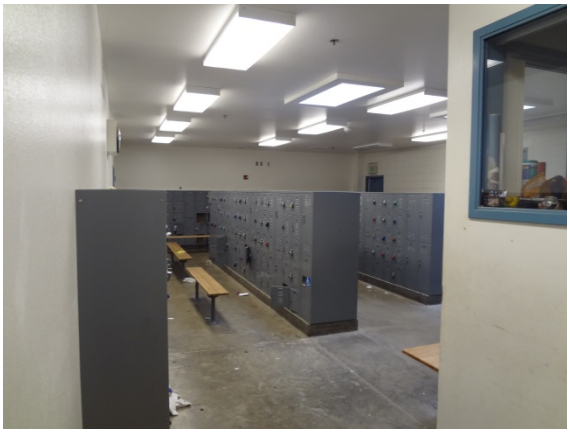


Photo #62:	Locker Room

Photo #63:	Gym

Photo #64:	Stage

APPENDIX B:
SITE PLAN

FACILITIES CONDITION ASSESSMENT

AERIAL SITE PLAN

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNTINGTON BEACH, CALIFORNIA

EMG PROJECT NO: 119317.16R000-008.017

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

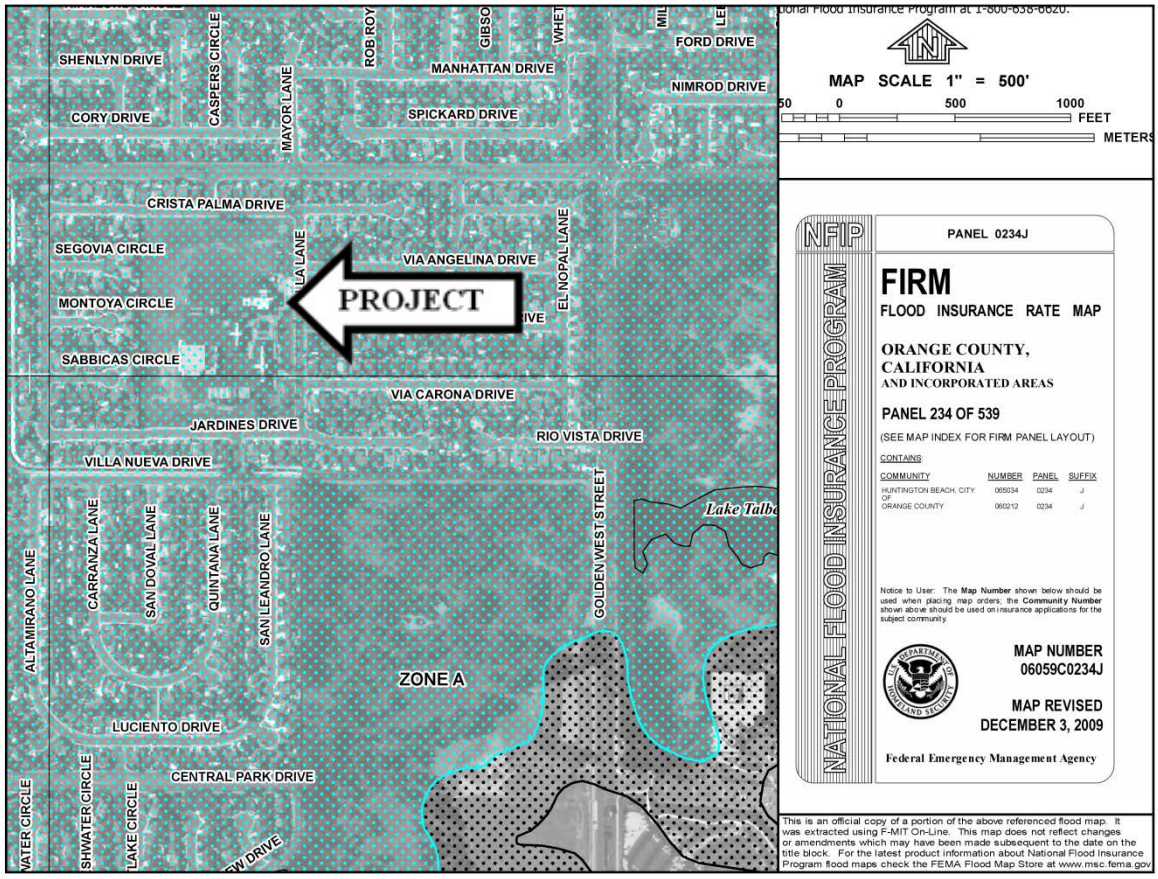
ON-SITE DATE:
May 12, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

MESA VIEW MIDDLE
17601 AVILLA LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-008.017



RCE:
FEMA Panel No.: 06059C0234J Dated: December 3, 2009

ON-SITE DATE:
May 12, 2016

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

PROPERTY NAME: Mesa View Middle
DATE: May 12, 2016
PROJECT NUMBER: 119317.16R000.008.017

EMG ABREVIATED ADA CHECKLIST					
	BUILDING HISTORY	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Has the management previously completed an ADA review?	X			
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.?		X		
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?	X			
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			

EMG ABREVIATED ADA CHECKLIST					
	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	

EMG ABREVIATED ADA CHECKLIST					
	ELEVATORS	**YES**	**NO**	**N/A**	**COMMENTS**
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	
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

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. ***The completed form must 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 form: Paul Prusa / Mike Hoeker

Title / Association with property: HVAC Mechanic

Length of time associated w/ property: 6 Years

Date Completed: May 12, 2016

Phone Number: 714.642.3258

Building / Facility Name: Mesa View Middle

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.

DATA OVERVIEW		RESPONSE
1	Year constructed	1970
2	Building size in SF	68,101
3	Replacement Value	
4	Acreage	16.8
5	Number of parking spaces	53
6	Age of roof (known or estimated); active warranty w/ expiration date?	2015 – Buildings A-D. Original for remain buildings.
QUESTION		**RESPONSE**
7	List all major renovations or rehabilitations since construction (with estimated dates).	ADA Compliance – 2015 Roofs on all but portable buildings and gym - 2015
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	New split system for girls locker room office.
9	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None
10	Describe any extremely problematic, historically chronic, or immediate facility needs.	HVAC system. No controls present.
11	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	None

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
12	Are there any unusable or "down" areas, units, or spaces within the facility?		X			
13	Is the facility served by a private water well, septic system or other special waste treatment system?		X			
14	Are there any problems with the utilities, such as inadequate pressure or capacities?	X				Electrical system needs updating.
15	Have there been any leaks or pressure problems with natural gas service?		X			
16	Are there any problems with erosion or areas with storm water drainage issues?		X			
17	Are there any problems with the landscape irrigation systems?		X			
18	Are there any problems or inadequacies with exterior lighting?		X			
19	Are there any problems with foundations or structures, like excessive settlement?		X			
20	Are there any known issues with termites or other wood-boring pests?		X			
21	Are there any wall, window, basement or roof leaks?		X			
22	Are there any plumbing leaks or water pressure problems?		X			
23	Are any areas of the facility inadequately heated, cooled or ventilated?	X				HVAC issues.
24	Are there any poorly insulated areas?		X			
25	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?	X				R-22.
26	Has any part of the facility ever contained visible suspect mold growth?		X			
27	Have there been indoor air quality or mold related complaints from building occupants?		X			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		RESPONSE				COMMENTS
		Yes	No	Unk	NA	
28	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?		X			
29	Is there any pending litigation concerning the property?			X		Potentially related to ACM exposure.
30	Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.)		X			
31	Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.)	X				
32	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?			X		Potentially related to gymnasium metal roof and ductwork.

Paul Prusa 5/12/2016

Signature of person interviewed or completing form Date

RED FLAG CHECKLIST & MATRIX

Mark the **single** column corresponding to the most appropriate situation. (**PSQ only** indicates POC acknowledged presence during interview but item was not observed on-site; **OBS only** indicates the item was observed but not identified as known to be present during interview process; **PSQ & OBS** indicates item was both verbally identified and physically observed; **NOT EVID** indicates the item was neither observed during limited visual assessment nor identified as present during discussions**).**

RED FLAG ISSUE		OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Fire Retardant Plywood (FRT)				X	1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
2	Engineered / Hardboard Wood Siding			X		any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)				X	any time; water penetration and premature failure (looks like stucco but feels “lighter”)
4	Galvanized Water Piping			X		prior to early 1980’s; common in1970’s; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping				X	1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall			X		1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall				X	1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)				X	1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)				X	1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels				X	prior to 1986; potential fire hazards
11	Fused Electrical Panels				X	prior to early 1960’s; easily tampered with, as such potential fire hazard
12	Low Unit Amperage				X	any time; relevant to housing
13	Fire Sprinkler Head Recalls				X	1960-2001; more heavily 1990’s; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls				X	1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

REQUEST FOR DOCUMENTATION

On the day of the site visit, provide EMG's Field Observer the documents listed below. Signify which documents will be copied, available for review at the site, not available, or not applicable by placing a check mark in the appropriate columns. Also provide this completed checklist.

		Copies Provided	Reviewed at Site	Not Available	Not Applicable
1	**Maintenance Contractor List.** Provide the company name, phone number, and contact person of all maintenance contractors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler and fire alarm testing contractors, and elevator contractors.			X	
2	**Construction Documents (Blueprints).** Provide all available construction documents for the original construction of the building or for any tenant improvement work or other recent construction work.	X			
3	**Site plan.** Provide a site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.		X		
4	**Certificates of Occupancy** and original **Building Permits**.			X	
5	**Tenant List.** 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).				X
6	**Apartment Unit Summary.** For apartment properties, provide a summary of the apartment unit types and quantities, including the floor area of each apartment unit as measured in square feet.				X
7	**Hotel & Nursing Home Room Summary.** For hotel or nursing home properties, provide a summary of the room types and room type quantities, including the floor area of each room type.				X
8	**Occupancy Percentage.** Provide the current occupancy percentage and typical turnover rate records (for commercial and apartment properties).				X
9	**Inspection Documents and Certificates.** Fire, building, and health department inspection reports and elevator inspection certificates.			X	
10	**Warranties.** Roof and HVAC warranties, or any other similar relevant documents.			X	
11	**Utility Companies.** The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.		X		
12	**Capital Improvement Summary.** A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the cost of the improvements.			X	
13	**Proposed Improvements.** Pending contracts or proposals for future improvements.			X	
14	**Historical Costs.** Costs for repairs, improvements, and replacements.			X	
15	**Records.** Records of system & material ages (roof, MEP, paving, finishes, furnishings).			X	
16	**Brochures or Marketing Information.**			X	
17	**Appraisal**, either current or previously prepared.	X			
18	**Previous reports** pertaining to the physical condition of property.	X			
19	**ADA survey** and status of improvements implemented.			X	
20	**Litigation.** Current / pending litigation related to property condition.			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 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.

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, and 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.

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.