

FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming



FACILITY CONDITION ASSESSMENT
OF
OCEAN VIEW SCHOOL DISTRICT
OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.emgcorp.com

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

119317.16R000-010.017

DATE OF REPORT:

May 29, 2016

ONSITE DATE:

May 10, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
Oak View Preschool
5/29/2016



Report Section	Location	Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency	Repair Estimate *
6.3	Room 9		439488	Gutters & Downspouts, Aluminum w/ Fittings, Replace	45	LF	\$8.37	\$377		\$377
Immediate Repairs Total										\$377

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Oak View Preschool



5/29/2016

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	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	Parking lot	438769	G2012 Asphalt Pavement, Roadways, Mill & Overlay	25	15	* 10	20500	SF	\$3.28	\$67,148											\$67,148											\$67,148	
5.2	Parking Lot	440188	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	1	* 4	20500	SF	\$0.38	\$7,780						\$7,780					\$7,780					\$7,780					\$7,780	\$31,119	
5.5	Site	438771	B1015 Exterior Stair/Ramp Rails, Metal, Refinish	10	7	3	50	LF	\$1.44	\$72					\$72										\$72							\$144	
5.5	Site	438760	G2041 Chain Link Fence, 6' High (per LF), Replace	30	14	16	1300	LF	\$37.54	\$48,799																		\$48,799				\$48,799	
5.5	Playground	438765	G2047 Play Surface, Rubber Tiles, Replace	20	10	10	3600	SF	\$31.63	\$113,850											\$113,850											\$113,850	
5.5	Playground	438764	G2047 Play Structure, Pre-School, Replace	20	14	6	2	EA	\$7,590.00	\$15,180								\$15,180														\$15,180	
5.5	Playground	438767	G2047 Basketball/Tennis/Play Court, Asphalt, Replace	25	14	11	6900	SF	\$5.90	\$40,710												\$40,710										\$40,710	
6.3	Roof Building 8	438775	B3011 Roof, Single-Ply TPO/PVC Membrane, Replace	20	15	* 5	1200	SF	\$15.93	\$19,117							\$19,117															\$19,117	
6.3	Roof	438774	B3011 Roof, Modified Bituminous, Replace	20	3	* 17	10100	SF	\$9.01	\$90,954								\$90,954														\$90,954	
6.3	Room 9	439488	B3016 Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	10	* 0	45	LF	\$8.37	\$377	\$377										\$377											\$753	
6.4	Exterior walls	438778	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	* 5	10800	SF	\$2.87	\$31,004							\$31,004										\$31,004						\$62,007
6.6	Exterior walls	438758	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	15	15	37	EA	\$584.21	\$21,616																	\$21,616						\$21,616
7.1	Office Roof	438743	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	13	2	1	EA	\$8,928.22	\$8,928				\$8,928																\$8,928			\$17,856
7.1	Exterior walls	438757	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	8	* 7	1	EA	\$8,928.22	\$8,928					\$8,928																\$8,928		\$17,856
7.1	Exterior walls	438749	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	Exterior walls	438748	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	Exterior walls	438755	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	Exterior walls	438753	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	Exterior walls	438747	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	8	* 7	1	EA	\$8,928.22	\$8,928					\$8,928																\$8,928		\$17,856
7.1	Exterior walls	438752	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	Exterior walls	438750	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	Exterior walls	438751	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	Exterior walls	438756	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	Exterior walls	438754	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
7.2	Toilet Room	436098	D2011 Toilet, Flush Tank (Water Closet), Replace	20	14	6	20	EA	\$1,055.15	\$21,103								\$21,103															\$21,103
7.2	Classrooms and Toilet Rooms	436101	D2013 Lavatory, Vitreous China, Replace	20	14	6	11	EA	\$572.66	\$6,299								\$6,299															\$6,299
7.2	Classrooms	436104	D2014 Sink, Enameled Steel, Replace	20	14	6	1	EA	\$616.03	\$616								\$616															\$616
7.2	Classrooms	436103	D2014 Sink, Stainless Steel, Replace	20	14	* 6	8	EA	\$1,054.05	\$8,432								\$8,432															\$8,432
7.2	Office Restroom	438737	D2014 Sink, Plastic, Replace	20	14	6	1	EA	\$575.99	\$576								\$576															\$576
7.2	Site	438763	D2018 Drinking Fountain, Refrigerated, Replace	10	5	* 5	3	EA	\$1,257.51	\$3,773							\$3,773										\$3,773						\$7,545
7.2	Office Kitchenette	438742	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	Office Kitchenette	438734	E1093 Food Waste Disposer, 1 to 3 HP, Replace	15	5	10	1	EA	\$3,434.22	\$3,434											\$3,434												\$3,434
7.4	Classrooms and Offices	436100	D5012 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	14	16	11	EA	\$5,079.93	\$55,879																		\$55,879					\$55,879
7.4	Exterior walls	438762	D5022 Compact Fluorescent Lighting Fixture, 80 W, Replace	20	14	6	18	EA	\$256.88	\$4,624								\$4,624															\$4,624
7.4	Exterior walls	438761	D5022 Flood Light, Exterior, 100 W, Replace	20	14	6	2	EA	\$995.47	\$1,991								\$1,991															\$1,991
7.4	Site	438759	G4021 Pole Light, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Replace	10	5	5	10	EA	\$2,246.90	\$22,469							\$22,469											\$22,469					\$44,938
7.6	Throughout site	438728	D5037 Fire Alarm System, School, Upgrade/Install	20	3	17	12400	SF	\$3.13	\$38,833																			\$38,833				\$38,833
8.1	Office Restroom	438740	C1031 Toilet Partitions, Metal Overhead-Braced, Replace	20	14	6	2	EA	\$850.00	\$1,700								\$1,700															\$1,700
8.1	Throughout building	438781	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	3	* 12	2380	SF	\$4.80	\$11,425														\$1									

TABLE OF CONTENTS

1. Executive Summary	1
1.1. Property Information and General Physical Condition	1
1.2. Facility Condition Index (FCI)	2
1.3. Special Issues and Follow-Up Recommendations	3
1.4. Opinions of Probable Cost	3
1.4.1. Methodology	3
1.4.2. Immediate Repairs	4
1.4.3. Replacement Reserves	4
2. Purpose and Scope	5
2.1. Purpose	5
2.2. Scope	6
2.3. Personnel Interviewed	7
2.4. Documentation Reviewed	7
2.5. Pre-Survey Questionnaire	7
2.6. Weather Conditions	8
3. Accessibility & Property Research	9
3.1. ADA Accessibility	9
3.2. Municipal Information, Flood Zone and Seismic Zone	9
4. Existing Building Assessment	10
4.1. Space Types	10
4.2. Inaccessible Areas or Key Spaces Not Observed	10
5. Site Improvements	11
5.1. Utilities	11
5.2. Parking, Paving, and Sidewalks	11
5.3. Drainage Systems and Erosion Control	12
5.4. Topography and Landscaping	13
5.5. General Site Improvements	13
6. Building Architectural and Structural Systems	15
6.1. Foundations	15
6.2. Superstructure	15
6.3. Roofing	15
6.4. Exterior Walls	17
6.5. Exterior and Interior Stairs	18
6.6. Exterior Windows and Doors	18
6.7. Patio, Terrace, and Balcony	18
7. Building Mechanical and Plumbing Systems	19
7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)	19
7.2. Building Plumbing and Domestic Hot Water	20
7.3. Building Gas Distribution	21
7.4. Building Elevators and Conveying Systems	21
7.5. Fire Protection and Security Systems	21
8. Interior Spaces	23
8.1. Interior Finishes	23
8.2. Furniture, Fixtures and Equipment (FF&E)	24
8.3. Commercial Kitchen & Laundry Equipment	24
9. Other Structures	26
Certification	27
10. Appendices	28

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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:	17131 Emerald Lane, Huntington Beach, California 92647
Year Constructed/Renovated:	2001
Current Occupants:	Oak View Preschool
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance and Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Preschool
Site Area:	1.89 acres
Building Area:	12,400 SF
Number of Buildings:	13
Number of Stories:	1
Parking Type and Number of Spaces:	44 spaces in open lots
Building Construction:	Steel frame structure on concrete slab
Roof Construction:	Flat roofs with modified bitumen, single ply membrane, and metal
Exterior Finishes:	Engineered wood
Heating, Ventilation and Air Conditioning:	Wall mounted heat pumps and rooftop units
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, pull stations, alarm panel, exit signs, and extinguishers
Dates of Visit:	5/10/2016
On-Site Point of Contact (POC):	Mike Hoeker
Assessment and Report Prepared by:	Paul Prusa P.E., LEED AP
Reviewed by:	Daniel White Report Reviewer for, Mark Surdam Program Manager 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	--

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

SYSTEMIC CONDITION SUMMARY			
Interiors	Good	Fire	Fair

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

- Replacement of gutters and downspouts for Room 9

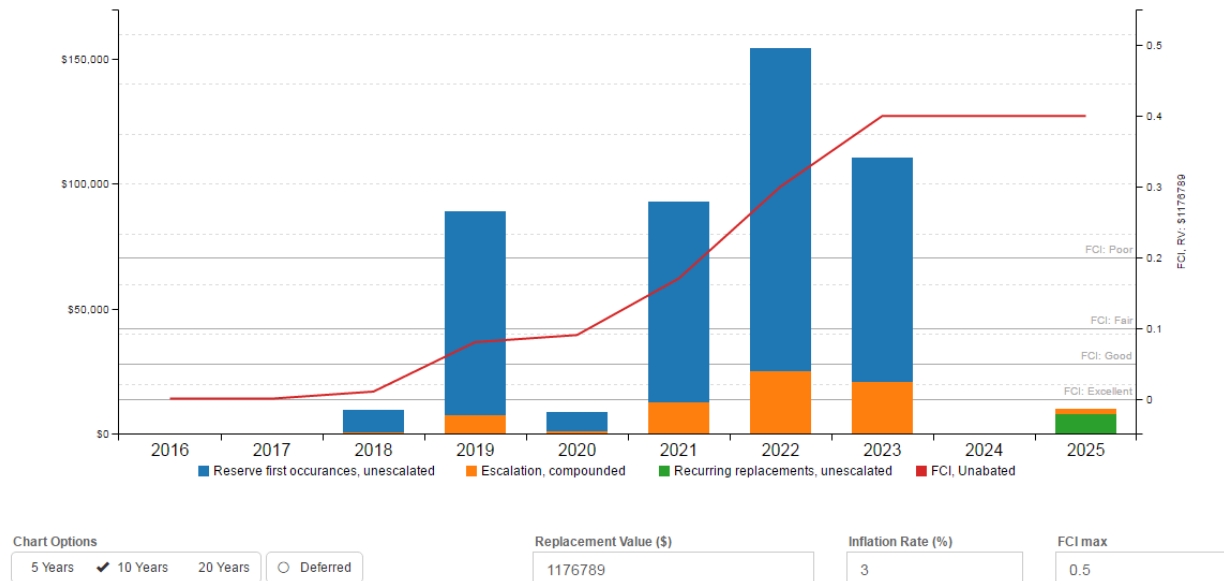
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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, interior 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)

FCI Analysis: Oak View Preschool

Replacement Value: \$ 1,176,789; Inflation rate: 3.0%



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%

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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) $FCI = (IR)/(CRV)$	0.02%	Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	38.6%	Poor
Current Replacement Value (CRV)	12,400 SF \$121.53 / SF = \$1,507,000	
Year 1 (Current Year) - Immediate Repairs (IR)	\$377	
Years 2-10 – Replacement Reserves (RR)	\$580,861	
TOTAL Capital Needs	\$581,238	

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

- Replacement of gutters and downspouts for Room 9.

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

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture or moisture affected material in representative readily accessible areas of the property.

No follow up studies are required.

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.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

- 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.
- Observe the interior spaces and site 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 were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. 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
Mike 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.

- Preschool Map
- LRMMP Workbooks

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was completed with 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.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

2.6. WEATHER CONDITIONS

May 10, 2016: Partly cloudy, 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 not appear to be accessible with respect to Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

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

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

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Mike 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 Mike 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 12,400 square feet of the building are owned by the Ocean View Unified School District, and occupied by Oak View Preschool. The spaces are a combination of classrooms, restrooms, administrative offices, 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. All areas of the property were available for observation during the site visit.

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	Emerald 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	2001	Good
Parking Lot	Asphalt	2015	Fair
Drive Aisles	Asphalt	2015	Fair
Service Aisles	None	N/A	--
Sidewalks	Concrete	2001	Good
Curbs	Concrete	2001	Good
Site Stairs	Cast-in-place concrete	2001	Good
Pedestrian Ramps	Cast-in-place concrete	2001	Good

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
44	0	0	0	0
Total Number of ADA Compliant Spaces			3	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			44	
Parking Ratio (Spaces/Apartments)			N/A	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Between site and leased space	Concrete stairs	Metal	Good
Room 5	Steel-framed with textured metal treads	Metal	Fair

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt 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.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	<input checked="" type="checkbox"/>	Good
Inlets	<input checked="" type="checkbox"/>	Good
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Good
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Good
Dry Well	<input type="checkbox"/>	--

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Fair						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
CMU	Between site and leased space (south)	Good

Anticipated Lifecycle Replacements:

- No components of significance

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

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall Site Lighting Condition			Good	
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Overall Building Lighting Condition			Fair	

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Site perimeter and playgrounds	Fair

REFUSE DISPOSAL				
Refuse Disposal			Choose an item.	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Parking Lot	Asphalt paving	CMU fence	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Site (north and south playgrounds)	Fair
Playground	Asphalt	South site	Fair
Basketball Court	None	N/A	--
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Playground equipment
- 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	None	--
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Site utilizes portable classrooms without foundations. Portable units placed on slab of grade concrete system.

6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Framing / Load-Bearing Walls	Steel columns and beams	Fair
Ground Floor	Raised wood	Fair
Roof Framing	Steel beams or girders	Fair
Roof Decking	Plywood or OSB	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Asphalt Membrane
Maintenance	In-house staff	Roof Age	3 years
Flashing	Flashings match main membrane	Warranties	Yes

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

PRIMARY ROOF			
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	Good

The primary roof is located at Rooms 1-4, 6-7, 9-11, and the Office.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply TPO/PVC
Maintenance	In-house staff	Roof Age	15 years
Flashing	Flashings match main membrane	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 secondary roof is located at Room 8.

TERTIARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	11 years
Flashing	Flashings match main membrane	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	Good

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

The secondary roof is located at Room 5.

Anticipated Lifecycle Replacements:

- Asphalt roof membrane
- Single ply membrane roof

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.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- Room 9 gutter has completely corroded away and is no longer functional causing surface corrosion of structural members below. Replacement of gutters and downspouts is required immediately to prevent further damage.

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Wood siding	Fair
Secondary Finish	N/A	--
Accented with	NA; No accenting	--
Soffits	Exposed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Wood siding

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 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. As such, a cost allowance to replace the siding is included.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

6.5. EXTERIOR AND INTERIOR STAIRS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	Steel framed with pan-filled concrete	Open	Metal	Metal	Fair
Site Exterior Stairs	Cast-in-place concrete	Closed	Metal	Metal	Good

Anticipated Lifecycle Replacements:

- Refinishing metal handrail

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, operable	Double pane	Exterior walls	<input type="checkbox"/>	Fair

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Metal, insulated	Fair
Secondary Entrance Doors	N/A	--
Service Doors	N/A	--
Overhead Doors	N/A	--

Anticipated Lifecycle Replacements:

- Windows
- Window sealants

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.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

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

CLASSROOM INDIVIDUAL UNITS	
Primary Components	Unit Ventilator
Quantity and Capacity Ranges	11 units each 3.5 tons
Total Heating or Cooling Capacity	10 kW
Heating Fuel	Electric
Location of Equipment	Building exterior
Space Served by System	Each classroom
Age Ranges	Vary from 2001 to 2007
Primary Component Condition	Fair

OFFICE UNIT	
Primary Components	Rooftop Air Handling Unit
Quantity and Capacity Ranges	1 unit, 5 tons
Total Heating or Cooling Capacity	Unavailable
Heating Fuel	Electric
Location of Equipment	Rooftop
Space Served by System	Office Building
Age Ranges	2000
Primary Component Condition	Fair

Anticipated Lifecycle Replacements:

- Air handling units
- Unit ventilator

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately 90 percent of the HVAC equipment is original. 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. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, all of the equipment will require replacement.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	ABS	Fair
Vent Piping	ABS	Fair
Water Meter Location	Ground box at perimeter of site	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heater
Fuel	Electric
Quantity and Input Capacity	1 unit at 1.44 kW
Storage Capacity	4 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	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heater
- Toilets
- Urinals
- Sinks

Actions/Comments:

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

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

7.3. BUILDING GAS DISTRIBUTION

Not applicable. The property is not supplied with natural gas.

7.4. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.5. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	None					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Good					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Office Building			2013		
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2015			Yes		
Hydrant Location	On site					
Siamese Location	N/A					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system

Actions/Comments:

- The central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year. Fire alarm panels contain sophisticated electronic circuits that are constantly energized. Over time, circuit components deteriorate or become obsolete. Even though an alarm panel may continue to function well past its estimated design life, replacement parts may become difficult to obtain and in many cases the alarm panel will not communicate with new devices it is supposed to monitor. Replacement is recommended during the reserve time. 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.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

- The building is not protected by fire suppression; 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.

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
Vinyl tile	Restrooms	Fair
Carpet	Offices	Fair
Vinyl sheet	Office kitchenette	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Offices, restrooms	Fair
Fabric board	Classrooms	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Offices, classrooms	Fair
Painted drywall	Restrooms	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow core wood	Fair
Door Framing	Metal	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

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

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 3 years.
- 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.

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. This work is considered routine maintenance and is part of the school's operational expense.

8.3. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Good
Freezers	N/A	--
Ranges	N/A	--
Ovens	N/A	--
Griddles / Grills	N/A	--
Fryers	N/A	--
Hood	N/A	--
Dishwasher	N/A	--
Microwave	<input checked="" type="checkbox"/>	Fair
Ice Machines	<input type="checkbox"/>	Good
Steam Tables	<input type="checkbox"/>	--
Work Tables	<input type="checkbox"/>	--
Shelving	<input checked="" type="checkbox"/>	Good

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

Anticipated Lifecycle Replacements:

- Up-right cooler

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

Not applicable. There are no major accessory structures.

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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 Oak View Preschool, 17131 Emerald Lane, Huntington Beach, CA, 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.

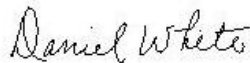
No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. 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.

Prepared by: Paul Prusa P.E., LEED AP
Project Manager

Reviewed by:



Daniel White
Report Reviewer for,
Mark Surdam, RA
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

10. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE AND FLOOR PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

APPENDIX A: PHOTOGRAPHIC RECORD

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #1: Site Front Elevation



Photo #2: Side and Rear Elevation



Photo #3: Asphalt Parking Lot



Photo #4: ADA Depressed Curb



Photo #5: Accessible Parking Stall



Photo #6: Island

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #7: Accessible Ramp to Adjacent Lease Space



Photo #8: Concrete Central Walkway



Photo #9: Asphalt Playground



Photo #10: Wood Chip Playground with Play Structure



Photo #11: Site Fire Hydrant



Photo #12: Site Backflow Preventer

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #13: Grass Field



Photo #14: Asphalt Membrane Roof



Photo #15: Room 8 Single Ply Membrane Roof



Photo #16: Room 5 Metal Roof



Photo #17: Engineered Wood Siding and Double Pane Slider Style Window



Photo #18: Corroding Structural Members and Gutter System Room 9

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #19: Classroom Lavatory (Shared)



Photo #20: Classroom Water Closet (Toddler Size)



Photo #21: Classroom Electrical Panel



Photo #22: Fire Alarm Device and Illuminated Exit Sign



Photo #23: Classroom Stainless Steel Sink

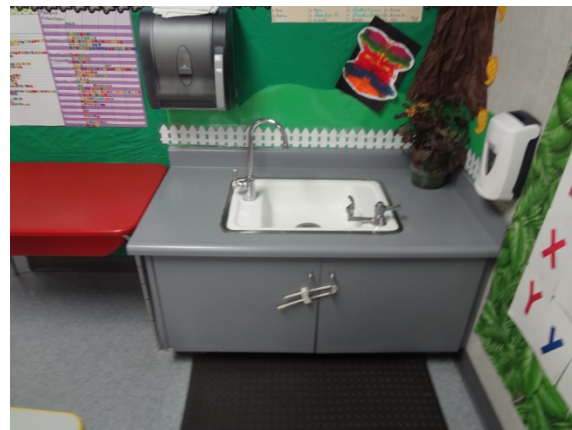


Photo #24: Classroom Enameled Steel Sink

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #25: Office – Plastic Service Sink



Photo #26: Office – Toilet Partitions



Photo #27: Office Rooftop Unit



Photo #28: Office Food Disposer



Photo #29: Office Point of Use Electric Water Heater



Photo #30: Main Service/Switchboard (Utility Company Managed)

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #31: Classroom Heat Pump



Photo #32: Exterior Drinking Fountains



Photo #33: Typical Classroom



Photo #34: Adult Learning Classroom



Photo #35: Student Services Office



Photo #36: Adult Learning Restroom

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



Photo #37: Main Office

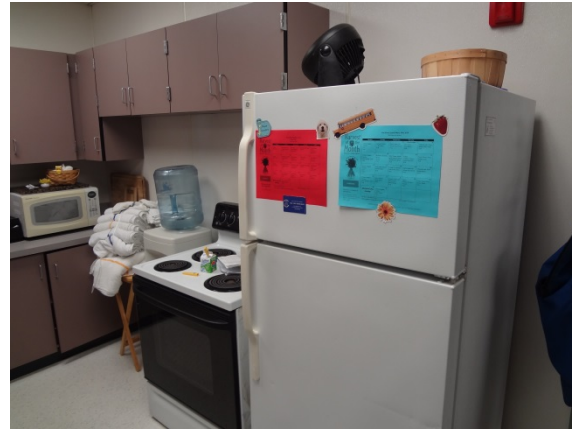


Photo #38: Main Office Kitchenette



Photo #39: Main Office Commercial Refrigerator



Photo #40: Principal's Office



Photo #41: Main Office Storage Room



Photo #42: Main Office Conference Room

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

APPENDIX B: SITE AND FLOOR PLANS

FACILITIES CONDITION ASSESSMENT
AERIAL SITE PLAN

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R-010.017



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

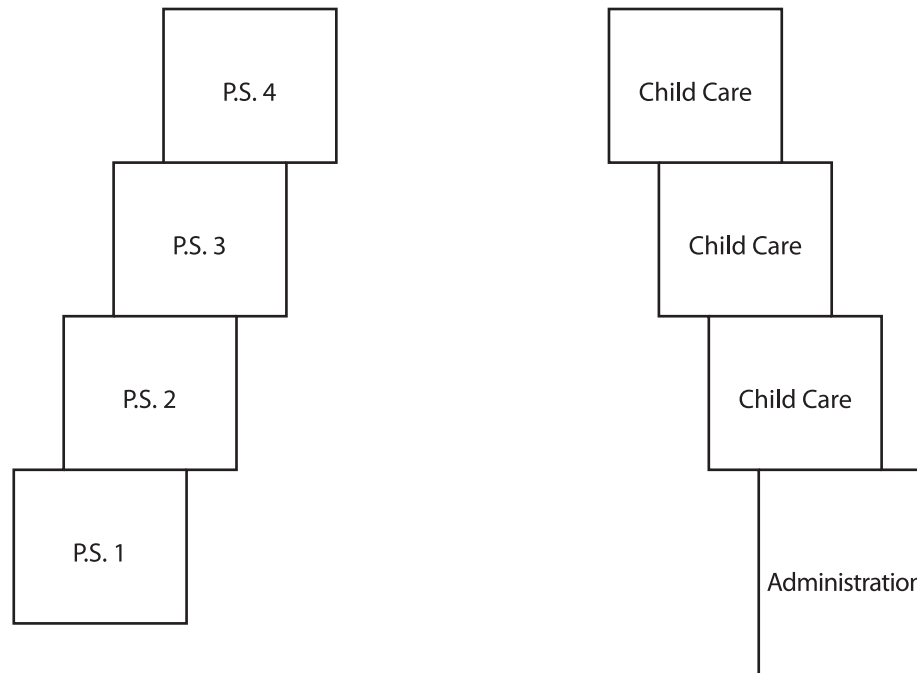


ON-SITE DATE:
May 10, 2016

OakView Preschool and Education Center

17131 Emerald Lane
Huntington Beach, CA 92647
(714) 843 - 6938

Adult Ed	Adult Ed	Even Start
----------	----------	------------



FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

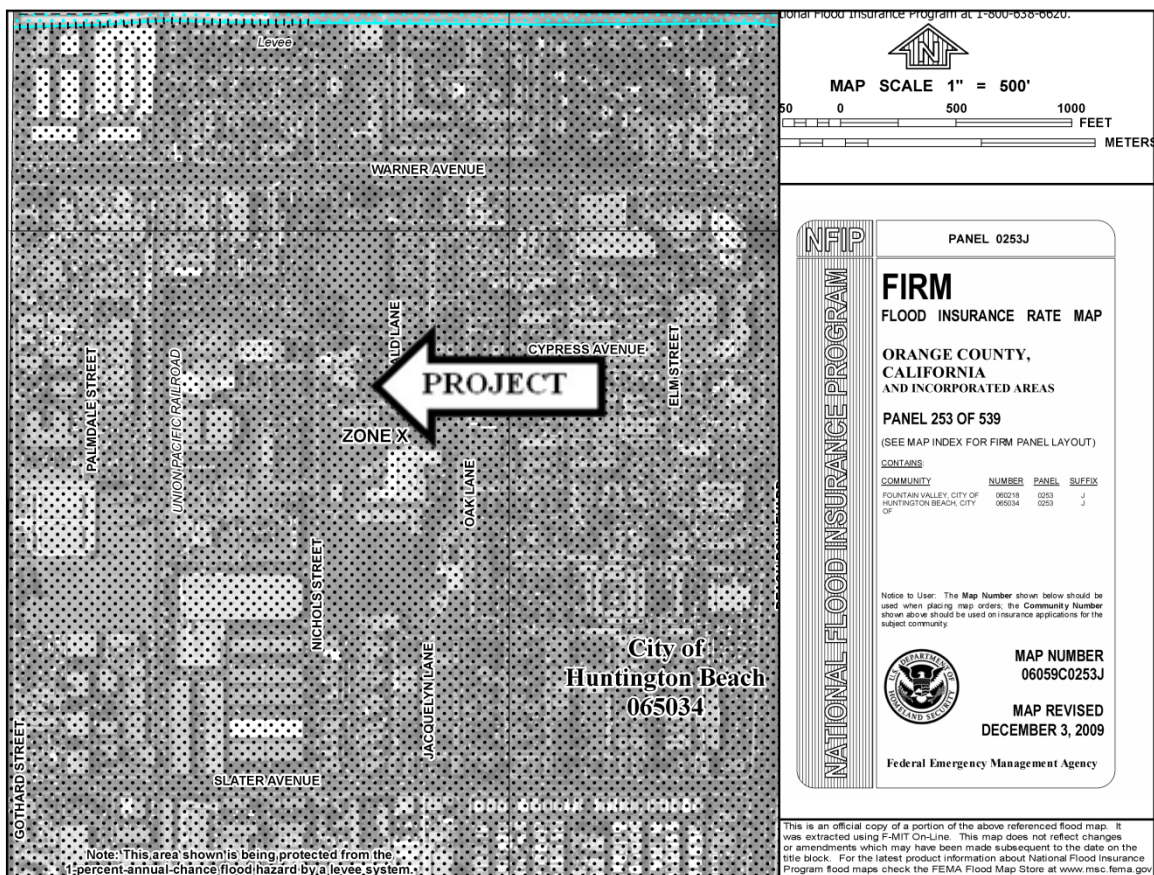
EMG PROJECT NO: 119317.16R000-010.017

APPENDIX C: **SUPPORTING DOCUMENTATION**

FACILITIES CONDITION ASSESSMENT FLOOD MAP

OAK VIEW PRESCHOOL

EMG PROJECT NO: 119317.16R000-010.017



SOURCE:
FEMA Panel No.: 06059C0253J Dated: December 3, 2009

ON-SITE DATE:
May 10, 2016

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

APPENDIX D: **EMG ABBREVIATED ADA CHECKLIST**

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

PROPERTY NAME: Oak View Preschool
DATE: May 10, 2016
PROJECT NUMBER: 119317.16R000-010.017

EMG ABBREVIATED 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			

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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	Unisex toilet provided for accessibility requirements.
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			

FACILITY CONDITION ASSESSMENT

OAK VIEW PRESCHOOL
17131 EMERALD LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-010.017

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 10, 2016

Phone Number: 714.642.3258

Building / Facility Name: Oak View Preschool

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	2001
2	Building size in SF	12,400
3	Replacement Value	Unknown
4	Acreage	Approximately 2 acres
5	Number of parking spaces	44
6	Age of roof (known or estimated); active warranty w/ expiration date?	Varies
QUESTION		RESPONSE
7	List all major renovations or rehabilitations since construction (with estimated dates).	None. One building was added in 2005.
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	None
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.	None
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				Office electrical is undersized given additional equipment added.
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				Structural steel is corroding on Room 9. Engineered T-111 wood siding is used.
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			
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 is present in majority of cooling systems.
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			
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			

Paul Prusa

5/10/16

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	
2	Engineered / Hardboard Wood Siding			X		
3	Exterior Insulation and Finish System (EIFS)				X	
4	Galvanized Water Piping				X	
5	Polybutylene Water Piping				X	
6	ABS Piping Recall				X	ABS is present but manufactured in 2000.
7	Cadet/Encore Wall Heater Recall				X	
8	PTAC Recall (Goodman/Amana)				X	
9	Aluminum Wiring (Interior)				X	
10	Federal Pacific Stab-Lok Electrical Panels				X	
11	Fused Electrical Panels				X	
12	Low Unit Amperage			X		
13	Fire Sprinkler Head Recalls				X	
14	Dishwasher Recalls				X	

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	