

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
PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

PREPARED BY:

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EMG PROJECT #:

119317.16R000-011.017

DATE OF REPORT:

May 29, 2016

ONSITE DATE:

May 9, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
Pleasant View / OVPP Elementary
5/29/2016



Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	Throughout building	438988	ADA, Miscellaneous (Lump Sum Budgetary Allowance), Upgrade	1	EA	\$13,785.00	\$13,785	\$13,785
5.5	Site	438076	ADA, Site, Playing Surface, Replace/Install	2800	SF	\$18.98	\$53,130	\$53,130
7.1	Mechanical Closet	438018	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438004	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438005	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438011	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438019	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Lounge	438053	Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	1	EA	\$2,588.52	\$2,589	\$2,589
7.1	Mechanical Closet	438008	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Storage Room, Kindergarten	438064	Air Conditioner, Window/Thru-Wall, 1 Ton, Replace	1	EA	\$1,997.82	\$1,998	\$1,998
7.1	Mechanical Closet	438009	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438006	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438007	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438016	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438012	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438015	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	437952	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438010	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438013	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438014	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.1	Mechanical Closet	438017	Furnace, Gas, 51 to 100 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
7.2	Janitor Closet	438058	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	1	EA	\$1,249.92	\$1,250	\$1,250
7.2	Mechanical Closet	438037	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	1	EA	\$1,249.92	\$1,250	\$1,250
7.2	Exterior walls	438079	ADA, Miscellaneous, Drinking Fountain, Interior Wall-Mounted, Install	4	EA	\$5,439.50	\$21,758	\$21,758
8.1	Storage Room, Kindergarten	438063	Interior Floor Finish, Carpet Residential-Grade Nylon, Replace	150	SF	\$5.19	\$779	\$779
Immediate Repairs Total								\$161,162

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Pleasant View / OVPP Elementary

5/29/2016



Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate		
3.1	Throughout building	438988	Z105X ADA, Miscellaneous (Lump Sum Budgetary Allowance), Upgrade	0	0	0	1	EA	\$13,785.00	\$13,785	\$13,785																				\$13,785		
5.2	Site	440417	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	4	1	20865	SF	\$0.38	\$7,918		\$7,918					\$7,918					\$7,918					\$7,918					\$31,673	
5.2	Site	438073	G2022 Asphalt Pavement, Parking Lot, Mill & Overlay	25	20	5	20865	SF	\$3.28	\$68,446						\$68,446																\$68,446	
5.5	Soccer Field	438074	G2041 Chain Link Fence, 6' High (per LF), Replace	30	15	15	2940	LF	\$37.54	\$110,362																\$110,362						\$110,362	
5.5	Site	438075	G2047 Play Structure, Pre-School, Replace	20	5	15	2	EA	\$7,590.00	\$15,180																	\$15,180					\$15,180	
5.5	Site	438077	G2047 Play Structure, Medium, Replace	20	5	15	1	EA	\$40,005.63	\$40,006																	\$40,006					\$40,006	
5.5	Site	438076	Z109X ADA, Site, Playing Surface, Replace/Install	0	0	0	2800	SF	\$18.98	\$53,130	\$53,130																					\$53,130	
6.3	Roof	438070	B3011 Roof, Modified Bituminous, Replace	20	18	2	22464	SF	\$9.01	\$202,295			\$202,295																			\$202,295	
6.4	Exterior walls	440771	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	16500	SF	\$2.87	\$47,367						\$47,367											\$47,367					\$94,733	
6.6	Exterior walls	438068	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	25	5	199	EA	\$584.21	\$116,257						\$116,257																\$116,257	
7.1	Classroom 16	437907	D3032 Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	3	* 12	1	EA	\$6,577.13	\$6,577													\$6,577									\$6,577	
7.1	Classroom 15	437906	D3032 Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	3	* 12	1	EA	\$6,577.13	\$6,577													\$6,577									\$6,577	
7.1	Roof	437892	D3032 Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	6	9	1	EA	\$6,439.81	\$6,440										\$6,440												\$6,440	
7.1	Exterior Site	438065	D3032 Condensing Unit/Heat Pump, Split System, 4 Ton, Replace	15	3	12	1	EA	\$4,619.82	\$4,620													\$4,620									\$4,620	
7.1	Classroom 14	437904	D3032 Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	3	12	1	EA	\$6,577.13	\$6,577													\$6,577									\$6,577	
7.1	Classroom 17	437908	D3032 Ductless Split System, Single Zone, 2.5 to 3 Ton, Replace	15	3	* 12	1	EA	\$6,577.13	\$6,577													\$6,577									\$6,577	
7.1	Exterior Site	438066	D3032 Condensing Unit/Heat Pump, Split System, 4 Ton, Replace	15	3	* 12	1	EA	\$4,619.82	\$4,620													\$4,620									\$4,620	
7.1	Roof	437890	D3042 Exhaust Fan, Centrifugal, 2,001 to 3,500 CFM, Replace	15	10	5	1	EA	\$3,072.78	\$3,073						\$3,073																\$3,073	
7.1	Roof	437897	D3042 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	10	* 5	2	EA	\$2,021.87	\$4,044						\$4,044																\$4,044	
7.1	Mechanical Closet	438018	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438004	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438005	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical room	438061	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	4	* 16	1	EA	\$3,801.45	\$3,801																		\$3,801					\$3,801
7.1	Mechanical Closet	438011	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438019	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Lounge	438053	D3051 Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	10	* 0	1	EA	\$2,588.52	\$2,589	\$2,589										\$2,589												\$5,177
7.1	Mechanical Closet	438008	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Storage Room, Kindergarten	438064	D3051 Air Conditioner, Window/Thru-Wall, 1 Ton, Replace	10	10	0	1	EA	\$1,997.82	\$1,998	\$1,998										\$1,998												\$3,996
7.1	Classrooms	438043	D3051 Air Conditioner, Window/Thru-Wall, 1.5 to 2 Ton, Replace	10	3	7	12	EA	\$2,588.52	\$31,062								\$31,062										\$31,062					\$62,124
7.1	Mechanical Closet	438009	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438006	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438007	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438016	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438012	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438015	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	437952	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical room	438062	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	4	* 16	1	EA	\$3,801.45	\$3,801																		\$3,801					\$3,801
7.1	Mechanical Closet	438010	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438013	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438014	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Mechanical Closet	438048	D3051 Furnace, Gas, 101 to 150 MBH, Replace	20	6	14	1	EA	\$5,644.27	\$5,644																\$5,644							\$5,644
7.1	Mechanical Closet	438017	D3051 Furnace, Gas, 51 to 100 MBH, Replace	20	20	* 0	1	EA	\$3,801.45	\$3,801	\$3,801																						\$3,801
7.1	Lounge	438054	E1094 Ceiling Fan, Residential, Replace	15	5	10	1	EA	\$354.11	\$354											\$354											\$354	
7.2	Kindergarten Restrooms	438034	D2011 Toilet, Tankless (Water Closet), Replace	20	5	15	3	EA	\$842.97	\$2,529																	\$2,529						\$2,529
7.2	Restrooms	438030	D2011 Toilet, Tankless (Water Closet), Replace	20	10	10	19	EA	\$842.97	\$16,016											\$16,016												\$16,016
7.2	Restrooms	438031	D2012 Urinal, Vitreous China, Replace	20	15	5	9	EA	\$1,193.44	\$10,741						\$10,741																	\$10,741
7.2	Restrooms	438035	D2013 Lavatory, Enameled Steel, Replace	20	15	5	5	EA	\$353.05	\$1,765																							\$1,765
7.2	Restrooms	438032	D2013 Lavatory, Vitreous China, Replace	20	10	10	4	EA	\$572.66	\$2,291											\$2,291												\$2,291
7.2	Classrooms	437902	D2014 Sink, Enameled Steel, Replace	20	15	5	20	EA	\$616.03	\$12,321						\$12,321																	\$12,321
7.2	Janitor Closet	438036	D2014 Service Sink, Porcelain Enamel, Cast Iron, Replace	20	15	5	2	EA	\$1,360.33	\$2,721						\$2,721																	\$2,721

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FACILITY CONDITION ASSESSMENT

PLEASANT VIEW ELEMENTARY SCHOOL
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

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:	16692 Landau Lane, Huntington Beach, California 92647
Year Constructed/Renovated:	1961
Current Occupants:	Pleasant View / OVPP Elementary
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance & Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Elementary School
Site Area:	10.9 acres
Building Area:	22,464 SF
Number of Buildings:	7
Number of Stories:	1
Parking Type and Number of Spaces:	82 spaces in open lots
Building Construction:	Conventional wood frame structure on concrete slab
Roof Construction:	Flat roofs with asphalt rolls.
Exterior Finishes:	Stucco and Brick Veneer
Heating, Ventilation and Air Conditioning:	Gas furnaces with split system condensing units Split system heat pumps
Fire and Life/Safety:	Fire sprinklers in mechanical and electrical spaces only, hydrants, smoke detectors, and extinguishers
Dates of Visit:	5/9/2016
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	Poor
Structure	Fair	Plumbing	Poor
Roof	Fair	Electrical	Fair

FACILITY CONDITION ASSESSMENT

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SYSTEMIC CONDITION SUMMARY			
Vertical Envelope	Fair	Elevators	--
Interiors	Good	Fire	Poor

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

- Installation of a complete fire suppression system
- Installation of a complete addressable fire alarm system
- Replacement of failed water heaters
- Replacement of original gas furnaces
- Significant ADA accessibility upgrades

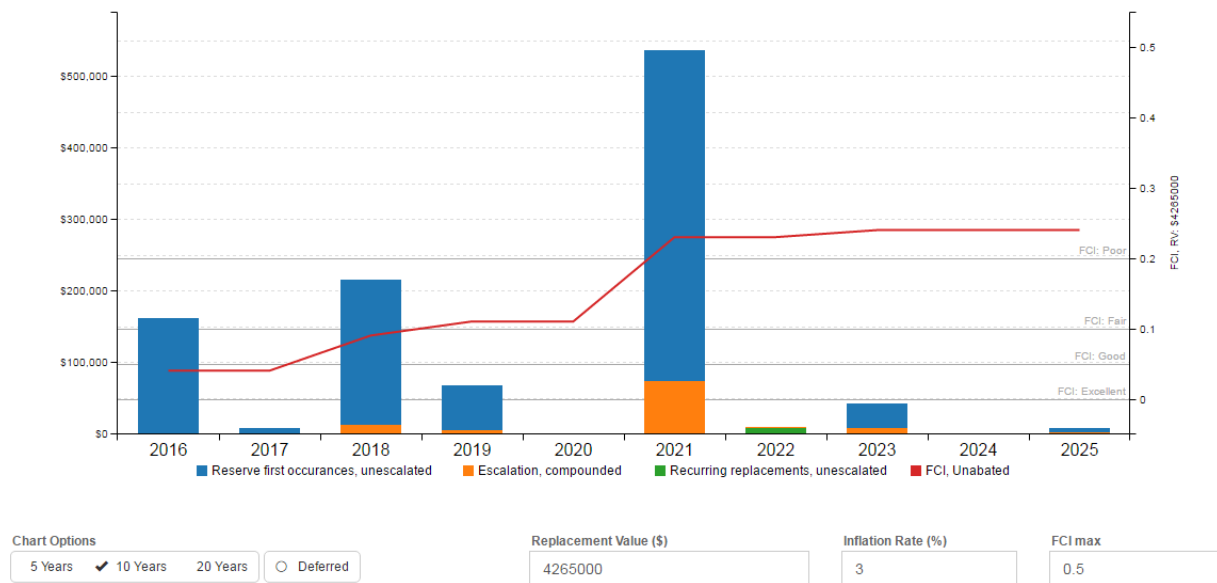
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

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: Pleasant View / OVPP Elementary

Replacement Value: \$ 4,265,000; Inflation rate: 3.0%



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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) $FCI = (IR)/(CRV)$	3.8%	Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	24.6%	Poor
Current Replacement Value (CRV)	22,464 SF * \$189.86 / SF = \$4,265,000	
Year 1 (Current Year) - Immediate Repairs (IR)	\$161,162	
Years 2-10 – Replacement Reserves (RR)	\$886,875	
TOTAL Capital Needs	\$1,048,037	

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

- HVAC Component Replacements
- Water Heater Replacement

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

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.

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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.

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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.

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- 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 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
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.

- Property Appraisals
- LRMMP Workbooks
- Site Map
- Prior Assessment dated December 11, 2007

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.

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2.6. WEATHER CONDITIONS

May 9, 2016: Partly cloudy, with temperatures in the 80s (°F) and light winds.

3. ACCESSIBILITY AND 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 does not appear to be accessible with Title II of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title II, are as follows:

Parking

- Adequate number of designated parking stalls and signage for cars are not provided adjacent to the main office.
Estimated Cost: 2 at \$165 each = \$330
- Adequate number of designated parking stalls and signage for vans are not provided.
Estimated Cost: 1 at \$220 each = \$220
- Curb ramps are required from the parking area to the sidewalks providing access to the building.
Estimated Cost: 1 at \$950 each = \$950

Entrances/Exits

- Install buzzer or intercom for assistance and service at exterior entrance doors or parking space.
Estimated Cost: 1 at \$500 each = \$500
- Lever action hardware is not provided at all accessible locations.
Estimated Cost: 59 at \$65 each = \$3,835

Paths of Travel

- Compliant signage indicating accessible entrances and general information is not provided.
Estimated Cost: 20 at \$60 each = \$1,200

Restrooms

- Install grab bars in accessible stalls at 36" above the floor.
Estimated Cost: 8 at \$325 each = \$2,600
- Modify existing lavatory faucets to paddle type faucets.
Estimated Cost: 13 at \$300 each = \$3,900
-

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- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

Estimated Cost: 5 at \$50 each = \$250

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

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above are \$13,785 and is included as a lump sum in the Immediate Repairs Report.

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.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated December 3, 2009, the property is located in

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 22,464 square feet of the building are owned by the Ocean View Unified School District, and occupied by Pleasant View Elementary School. 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	Landau Lane
Access from	West
Additional Entrances	N/A
Additional Access from	N/A

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	Less than 5 years	Good
Parking Lot	Asphalt	Less than 5 years	Fair
Drive Aisles	Asphalt	Less than 5 years	Fair
Service Aisles	None	N/A	--
Sidewalks	Concrete	Less than 10 years	Fair
Curbs	Concrete	Less than 10 years	Fair
Site Stairs	None	N/A	--
Pedestrian Ramps	None	N/A	--

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PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
82	0	0	0	0
Total Number of ADA Compliant Spaces			1	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			82	
Parking Ratio (Spaces/Apartments)			N/A	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
None	None	None	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement

Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as cracking and minor degradation. Periodic seal coating and restriping will be required throughout the term.

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"/>	--

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
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
None	N/A	--

Anticipated Lifecycle Replacements:

- Irrigation system components

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

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SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall Site Lighting Condition			--	
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" 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			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Drive Aisle	Asphalt paving	None	Yes	Fair

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	2 at east end and 1 at west end	Fair
Tennis Courts	None	N/A	--
Basketball Court	None	N/A	--
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site fencing
- 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	Slab on grade with integral footings	Fair
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	Conventional wood/metal studs	Fair
Ground Floor	Concrete slab	Fair
Roof Framing	Wood trusses	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	15-20 years
Flashing	Flashings match main membrane	Warranties	No

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PRIMARY ROOF			
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	Metal	Insulation	Could not be determined
Soffits	Concealed	Skylights	Yes
Attics	No	Ponding	Yes
Ventilation Source-1	Soffit vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Asphalt membrane
- Roof flashings
- Skylights

Actions/Comments:

- The roof finishes vary in age appear to be more than 15 years old. 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 inadequate. Isolated ponding stains are evident at the Administration Building. The low spots in the roof must be re-sloped with a topping compound to promote adequate drainage to existing drainage devices. This work can be performed in conjunction with the recommended roof finish replacement.

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Stucco	Fair
Secondary Finish	Brick veneer	Fair
Accented with	NA; No accenting	--
Soffits	Concealed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint

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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.

6.5. EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs.

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	Administration Building	<input type="checkbox"/>	Fair
Aluminum framed, operable	Single pane	Classrooms	<input type="checkbox"/>	Fair

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

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.
- The windows are antiquated, energy-inefficient units with single-pane glazing.

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	Furnaces
Cooling (if separate from above)	Window air conditioners
Quantity and Capacity Ranges	21 units ranging from 70,000 BTUH to 110,000 BTUH
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	Classrooms and Office
Age Ranges	Vary from 1961 to 2011
Primary Component Condition	Good to Poor

DISTRIBUTION SYSTEM

SUPPLEMENTAL COMPONENTS	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served by Ductless Split-Systems	Classrooms 14-17
Ductless Split-Systems Condition	Good
Supplemental Component #2	Split system furnaces and condensing units
Location / Space Served by Furnace	Office Building
Furnace Condition	Fair

CONTROLS AND VENTILATION	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Furnace
- Gas wall heaters
- Gas Furnace
- Window air conditioners
- Rooftop exhaust fans

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- Ductless split-system

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.
- Approximately 75% percent of the HVAC equipment is original. HVAC equipment is replaced on an "as needed" basis.
- The furnaces far exceed their expected useful life and becoming difficult to maintain. The units are not equipped with cooling and require separate cooling systems.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper and Galvanized Iron	Fair
Waste/Sewer Piping	PVC	Fair
Vent Piping	PVC	Fair
Water Meter Location	Meter Well	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	1 units at 30,000 BTUH
Storage Capacity	30 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)	None
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	2.5 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW ELEMENTARY SCHOOL
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

- Sinks
- Drinking fountain

Actions/Comments:

- The electric water heaters are no longer operational. The water heaters are recommended for replacement.
- The common area restroom accessories and fixtures appear outdated. The restroom accessories and fixtures are recommended for replacement.
- Exterior drinking fountain is damaged and beginning to corrode. Additionally, drain pipe should have a pipe cover.

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	400 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Main Electrical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Switchboard
- Step-down transformers
- Interior light fixtures

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW ELEMENTARY SCHOOL
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Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1961 construction. The electrical system appears to be undersized. A full modernization project is recommended to upgrade the aging interior electrical infrastructure, in addition to the component-by-component replacements listed above.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The vast majority of the building is not protected by fire suppression; sprinkler heads are currently limited to mechanical and electrical buildings. 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. No cost is provided for this work.

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, employee break rooms, mechanical rooms, 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
Carpet	Offices	Fair
Vinyl tile	Lounge	Fair
Ceramic Tile	Restrooms	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall and fabric board	Classrooms	Fair
Ceramic tile	Restrooms	Fair
Painted drywall and wood board	Offices	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Hard (glued) tiles	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
- Ceramic tile
- Interior paint
- Hard tile ceilings
- Toilet partitions

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW ELEMENTARY SCHOOL
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EMG PROJECT NO: 119317.16R000-011.017

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 5 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:

- Kitchenette appliances
- Wood cabinets
- Laminate countertops

Actions/Comments:

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

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

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

Anticipated Lifecycle Replacements:

- Up-right cooler

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW ELEMENTARY SCHOOL
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HUNTINGTON BEACH, CALIFORNIA 92647

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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

PLEASANT VIEW ELEMENTARY SCHOOL
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

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 Pleasant View Elementary School, 16692 Landau 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.

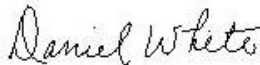
No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems.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

PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

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APPENDIX A: PHOTOGRAPHIC RECORD

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo #1: Administration Building Front Elevation



Photo #2: Classroom Building Front Elevation



Photo #3: Classroom Building Left Elevation



Photo #4: Classroom Building Rear Elevation



Photo #5: Classroom Building Right Elevation



Photo #6: Rear Parking Lot

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

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Photo #7: Rear Parking Lot Continued



Photo #8: Main Parking Lot



Photo #9: Single ADA Parking Stall



Photo #10: Driveway



Photo #11: Soccer Field



Photo #12: Asphalt Playground

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

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Photo #13: Wood Chip Playground with Play Structure



Photo #14: Dumpster on Drive Aisle



Photo #15: Second Asphalt Playground



Photo #16: Chain Link Fencing



Photo #17: Asphalt Membrane Roofing



Photo #18: Roof Skylight

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

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Photo #19: Low Point with Potentially Ponding Issues



Photo #20: Building Façade Brick Veneer and Stucco



Photo #21: Single Pane Slider Window



Photo #22: Awning Window (Classrooms)



Photo #23: Administration Building Exterior Doors and Single Pane Fixed Windows



Photo #24: Typical Electrical Panel - Original

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo #25: Transformer - Original



Photo #26: Administration Building Condensing Unit



Photo #27: Exhaust Fan



Photo #28: Exterior Light Fixture



Photo #29: Classroom Sink



Photo #30: Ductless Split System Evaporator

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo #31: Site Backflow Preventer



Photo #32: Gas Furnace - Original



Photo #33: Ductless Split System Condensing Unit



Photo #34: Typical Restroom Sink

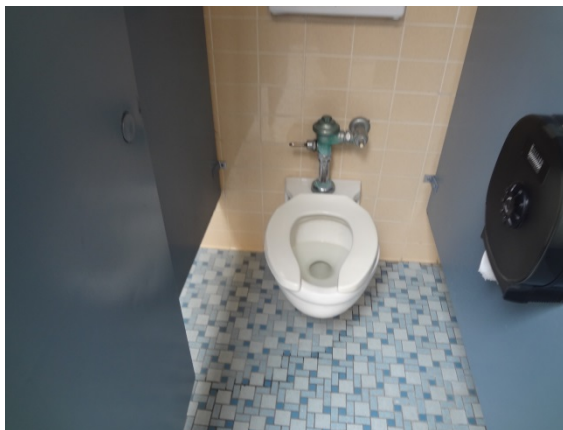


Photo #35: Tankless Water Closet



Photo #36: Toilet Partitions

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo
#37: Service Sink



Photo
#38: Failed Electric Water Heater



Photo
#39: Exterior Drinking Fountain



Photo
#40: Cistern Style Urinals



Photo
#41: Window Air Condition



Photo
#42: Domestic Water Heater

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo #43: Lavatory



Photo #44: Newer Gas Furnace



Photo #45: Lounge Ceiling Fan



Photo #46: K-1 and K-2 Condensing Units



Photo #47: Main Switchboard



Photo #48: Typical Classroom

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



Photo #49: Classroom Cabinets



Photo #50: Common Restroom



Photo #51: Administration Building Main Office



Photo #52: Administration Building Kitchenette



Photo #53: Teacher's Lounge



Photo #54: Typical Kindergarten Classroom

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW / OVPP ELEMENTARY
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APPENDIX B: **SITE AND FLOOR PLANS**

FACILITIES CONDITION ASSESSMENT
AERIAL SITE PLAN

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



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



ON-SITE DATE:
May 9, 2016

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

APPENDIX C: **SUPPORTING DOCUMENTATION**

FACILITIES CONDITION ASSESSMENT
AERIAL SITE PLAN

PLEASANT VIEW ELEMENTARY SCHOOL

EMG PROJECT NO: 119317.16R000-011.017



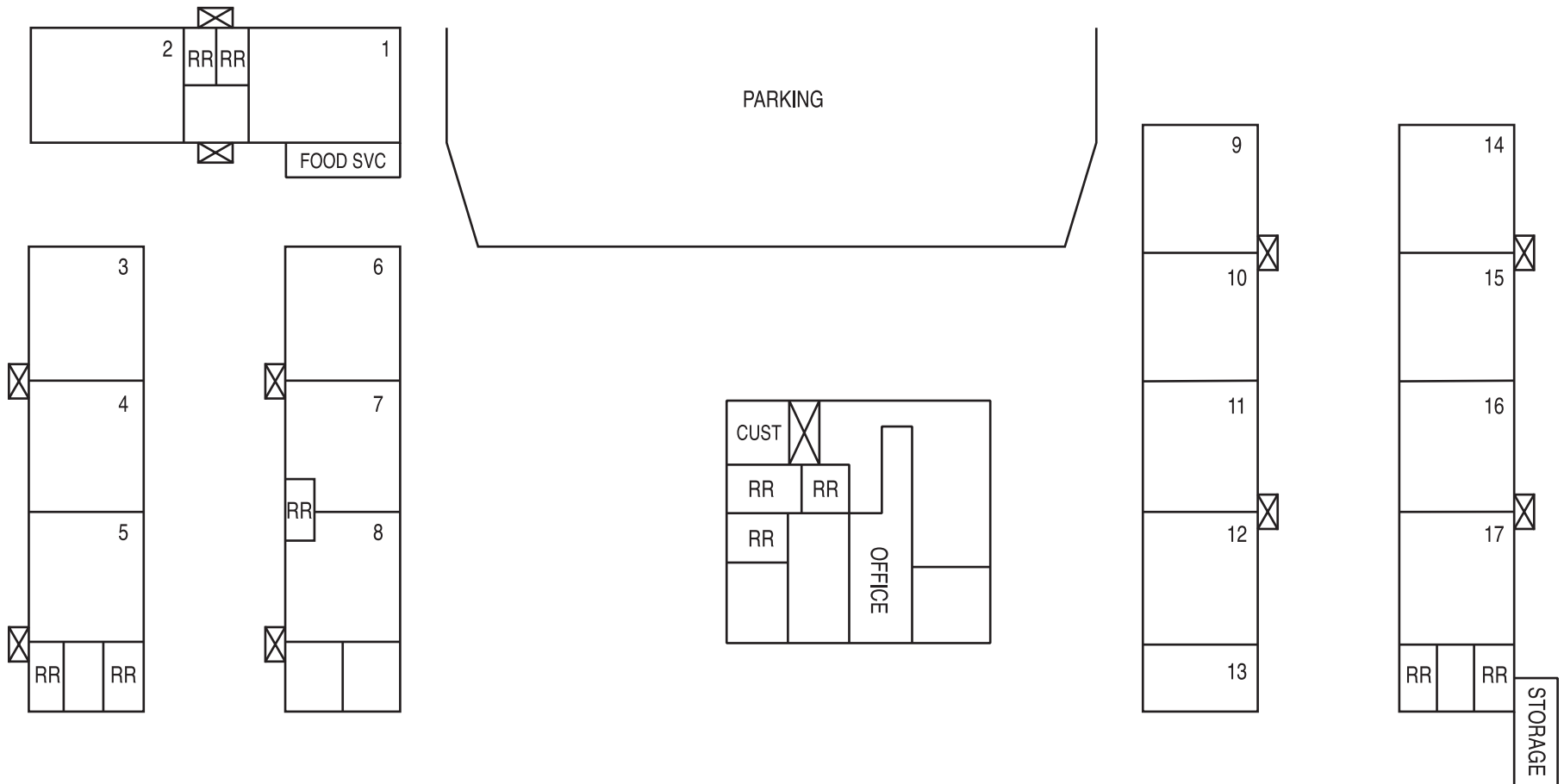
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Google Maps: Imagery ©2016 Google, Map data ©2016 Google



ON-SITE DATE:
May 9, 2016

Ocean View School District
PLEASANT VIEW SCHOOL

Ocean View Preparatory Preschool
Special Education Preschool



FACILITY CONDITION ASSESSMENT

PLEASANT VIEW / OVPP ELEMENTARY
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APPENDIX D: **EMG ABBREVIATED ADA CHECKLIST**

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

PROPERTY NAME: Pleasant View / OVPP Elementary

DATE: May 9, 2016

PROJECT NUMBER: 119317.16R000.011.017

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

PLEASANT VIEW / OVPP ELEMENTARY
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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

PLEASANT VIEW / OVPP ELEMENTARY
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EMG PROJECT NO: 119317.16R000-011.017

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		
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

PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

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 Hoehner

Title / Association with property: HVAC mechanic

Length of time associated w/ property: 6 years

Date Completed: 5/9/2016

Phone Number: ~~0000000000~~ 714.642.3258

Building / Facility Name: Pleasant View

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	1961
2	Building size in SF	22,64
3	Replacement Value	
4	Acreage	
5	Number of parking spaces	
6	Age of roof (known or estimated); active warranty w/ expiration date?	< 20 years nearing end of useful life.
QUESTION		RESPONSE
7	List all major renovations or rehabilitations since construction (with estimated dates).	<ul style="list-style-type: none"> - furnace replaced 2015 - North 4 classrooms had Mitsubishi Heatpumps 2015 - Window AC in classrooms 2012 - Office got Central Heat/Cool 2006 - K-1, K-2 HVAC upgraded 2010/2011 - AC Added to K-1, K-2 in 2012
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	<ul style="list-style-type: none"> - Road work, parking & fencing 2012-2014 - Special Education requirements upgrades.
9	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	
10	Describe any extremely problematic, historically chronic, or immediate facility needs.	Vandalism, graffiti & theft of equipment.
11	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	Potentially fencing.

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				Inadequate Electrical feed 1200A w/ likely bad transformer.
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				Outdated sprinkler system.
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				- Natural Ventilation - Classrooms are low on cooling.
24	Are there any poorly insulated areas?	X				- Windows single pane - Insulation original
25	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?	X				Office System still 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			
30	Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.)		X			Bathrooms weren't modernized but has been heavily upgraded for special needs
31	Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.)					
32	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?		X			

Signature of person interviewed or completing form

5/9/2016

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	X	X	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 in 1970'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

FACILITY CONDITION ASSESSMENT

PLEASANT VIEW / OVPP ELEMENTARY
16692 LANDAU LANE
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-011.017

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

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| <ol style="list-style-type: none">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. | <ol style="list-style-type: none">8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).11. Any brochures or marketing information.12. Appraisal, either current or previously prepared.13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).14. Previous reports pertaining to the physical condition of property.15. ADA survey and status of improvements implemented.16. Current / pending litigation related to property condition. |
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Your timely compliance with this request is greatly appreciated.