

# FACILITY CONDITION ASSESSMENT

*Prepared for*

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Kevin Fleming



FACILITY CONDITION ASSESSMENT  
OF  
STAR VIEW ELEMENTARY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

## PREPARED BY:

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## EMG PROJECT #:

119317.16R000-003.017

## DATE OF REPORT:

June 9, 2016

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May 5, 2015



engineering | environmental | capital planning | project management

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**Immediate Repairs Report**  
**Star View Elementary**  
**6/9/2016**



Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
6.3	444165	Soffit, Gypsum Board, Replace	40	SF	\$9.91	\$396	<b>\$396</b>
7.1	444159	Fan Coil Unit, 3.5 to 5 Ton, Replace	16	EA	\$4,099.53	\$65,592	<b>\$65,592</b>
7.1	439926	Heat Pump, 3.5 to 5 Ton, Replace	2	EA	\$8,928.22	\$17,856	<b>\$17,856</b>
7.1	440221	Heat Pump, 3.5 to 5 Ton, Replace	2	EA	\$8,928.22	\$17,856	<b>\$17,856</b>
8.1	439794	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	23734	SF	\$3.11	\$73,836	<b>\$73,836</b>
<b>Immediate Repairs Total</b>							<b>\$175,538</b>

\* Location Factor (1.0) included in totals.

Replacement Reserves Report

Star View Elementary



6/9/2016

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	Main Parking	444238	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	1	4	34683	SF	\$0.38	\$13,162						\$13,162					\$13,162					\$13,162						\$13,162	\$52,649							
5.3	North area between Building B classrooms and portables	440215	G2052 Drainage Swale, Concrete, Replace/Install	25	24	1	204	LF	\$40.81	\$8,325			\$8,325																				\$8,325							
5.5	Playground area	440648	G2047 Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	5	3	2	72581	SF	\$0.38	\$27,617				\$27,617					\$27,617						\$27,617					\$27,617			\$110,468							
5.5	Playgrounds	444163	G2047 Play Structure, Medium, Replace	20	10	10	1	EA	\$40,005.63	\$40,006											\$40,006												\$40,006							
6.3	Portable Unit 910	444165	B2016 Soffit, Gypsum Board, Replace	20	20	0	40	SF	\$9.91	\$396		\$396																					\$396							
6.3	Portable Classrooms on East Side of Building 909-910	439795	B3011 Roof, Modified Bituminous, Repair	0	0	* 0	3700	SF	\$2.20	\$8,148			\$8,148																				\$8,148							
6.3	Classroom and, Admin, and Kindergarten roofs	439808	B3011 Roof, Built-Up, Replace	20	18	2	23734	SF	\$12.96	\$307,626				\$307,626																			\$307,626							
6.3	Portable Classrooms	444046	B3011 Roof, Metal, Replace	40	25	15	6833	SF	\$12.45	\$85,064																	\$85,064						\$85,064							
6.4	Throughout property	444047	B2011 Exterior Wall, Joint Caulking 0" to 1/2", 1-2 Stories, Remove & Replace	10	7	3	4000	LF	\$2.82	\$11,280					\$11,280										\$11,280								\$22,560							
7.1	Kindergarten building	439809	D3021 Boiler, Gas, 15 to 25 MBH, Replace	25	24	1	1	EA	\$6,675.14	\$6,675			\$6,675																				\$6,675							
7.1	Rooftop Mounted	439664	D3021 Boiler, Gas, 15 to 25 MBH, Replace	25	19	6	2	EA	\$10,675.14	\$21,350								\$21,350															\$21,350							
7.1	Main Classroom Buildings	438600	D3031 Chiller, Air-Cooled, 21 to 30 Ton, Replace	25	19	6	2	EA	\$54,093.38	\$108,187								\$108,187															\$108,187							
7.1	Adjacent to Admin Bldg	439940	D3032 Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	1	14	1	EA	\$3,578.67	\$3,579																\$3,579							\$3,579							
7.1	Main Classrooms	444159	D3041 Fan Coil Unit, 3.5 to 5 Ton, Replace	15	15	0	16	EA	\$4,099.53	\$65,592	\$65,592																	\$65,592						\$131,185						
7.1	Mounted in classrooms	440210	D3041 Fan Coil Unit, 2 to 2.5 Ton, Replace	15	13	2	16	EA	\$2,756.89	\$44,110				\$44,110																\$44,110			\$88,221							
7.1	Kindergarten	439856	D3041 Air Handler, Interior, 401 to 800 CFM, Replace	20	19	1	1	EA	\$3,351.83	\$3,352			\$3,352																				\$3,352							
7.1	Administration building	439963	D3041 Air Handler, Interior, 801 to 1,300 CFM, Replace	20	1	19	1	EA	\$6,339.63	\$6,340																						\$6,340	\$6,340							
7.1	Portable 910	439926	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	0	2	EA	\$8,928.22	\$17,856	\$17,856																\$17,856						\$35,713							
7.1	Portable - Library - 902	439793	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	\$8,928.22	\$8,928											\$8,928												\$8,928							
7.1	Portable Classrooms - 904, 906, 907, 908	439917	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	13	2	4	EA	\$8,928.22	\$35,713				\$35,713																\$35,713			\$71,426							
7.1	Kindergarten	439855	D3052 Air Conditioner, Computer Room, Chilled Water, 1 to 1.5 Ton, Replace	20	1	19	1	EA	\$10,540.54	\$10,541																						\$10,541	\$10,541							
7.1	Portable 910	440221	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	0	2	EA	\$8,928.22	\$17,856	\$17,856																\$17,856						\$35,713							
7.1	Portable Classroom - 903	439916	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	Portable 905	439796	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	1	1	EA	\$8,928.22	\$8,928			\$8,928																\$8,928				\$17,856							
7.1	Remote Management	439287	D3068 Building Automation System (HVAC Controls), Upgrade	20	17	3	40069	SF	\$3.85	\$154,266					\$154,266																		\$154,266							
7.2	Mechanical room	444444	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	1	14	1	EA	\$1,249.92	\$1,250																\$1,250							\$1,250							
7.2	Throughout classrooms, administration, and kindergarten buildings.	439804	D2029 Plumbing System, School, Upgrade	40	40	* 0	23734	SF	\$38.94	\$924,209				\$924,209																			\$924,209							
7.4	Classroom, Admin, and Kindergarten.building	439800	D5019 Electrical System, School, Upgrade	40	40	* 0	23734	SF	\$49.78	\$1,181,360			\$1,181,360																				\$1,181,360							
7.6	Administration building	439802	D5037 Fire Alarm Control Panel, Multiplex, Replace	15	1	14	1	EA	\$4,284.35	\$4,284																\$4,284							\$4,284							
8.1	Throughout the buildings	444463	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	120150	SF	\$1.42	\$170,997						\$170,997									\$170,997								\$341,995							
8.1	Administration	444461	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	500	SF	\$4.80	\$2,400											\$2,400												\$2,400							
8.1	Main classrooms	444158	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	18000	SF	\$7.26	\$130,613						\$130,613											\$130,613						\$261,227							
8.1	Main classrooms	444147	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	18000	SF	\$7.26	\$130,613				\$130,613											\$130,613								\$261,227							
8.1	Classroom Buildings	439794	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	20	0	23734	SF	\$3.11	\$73,836	\$73,836																						\$73,836							
8.3	Food Prep Area	439803	E1093 Refrigerator, Commercial Kitchen, Replace	15	9	6	2	EA	\$1,406.90	\$2,814								\$2,814															\$2,814							
8.3	Exterior Enclosure	439801	E1093 Freezer/Cooler, Commercial, Walk-In, Replace	15	9	6	1	EA	\$22,317.14	\$22,317								\$22,317															\$22,317							
8.3	Food Prep Area	439799	E1093 Food Warmer, Replace	15	9	6	1	EA	\$1,551.91	\$1,552								\$1,552															\$1,552							
Totals, Unescalated												\$175,538	\$1,216,788	\$1,478,817	\$165,546	\$314,773	\$0	\$156,220	\$27,617	\$0	\$13,162	\$51,334	\$0	\$329,228	\$11,280	\$152,889	\$186,369	\$8,928	\$116,368	\$0	\$30,042	\$4,434,900								
Location Factor (1.00)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)												\$175,538	\$1,253,291	\$1,568,877	\$180,896	\$354,280	\$0	\$186,535	\$33,966	\$0	\$17,174	\$68,989	\$0	\$469,400	\$16,565	\$231,258	\$290,357	\$14,327	\$192,339	\$0	\$52,679	\$5,106,471								

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## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTARY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

# 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:	8411 Worthy Drive, Midway City, California 92647
Year Constructed/Renovated:	1965, Phase I / 1990, 1997, and 2001 Portables /, Rest Room Renovation 2015
Current Occupants:	Students
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance and Operations Supervisor 714.847.7083 phone 714.847.3445 cell <a href="mailto:csample@ovsd.org">csample@ovsd.org</a>
Property Type:	Elementary School
Site Area:	5 acres
Building Area:	40,069 SF
Number of Buildings:	14 Buildings - 2 Classroom, 1 Administration, 1 Kindergarten, Main – 10 Portable - 1 Portable RR
Number of Stories:	1
Parking Type and Number of Spaces:	36 spaces in open lots,
Building Construction:	Concrete tilt-up bearing walls and wood panel roof.
Roof Construction:	Pitched roofs with built-up membrane.
Exterior Finishes:	Brick Veneer, Wood Siding, Stone Veneer
Heating, Ventilation and Air Conditioning:	Chill Water with Fan Coil, Package Unit Kindergarten, Split Unit Admin Heat pumps – Portables
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
Dates of Visit:	05/05/2016
On-Site Point of Contact (POC):	Noah Valadez
Assessment and Report Prepared by:	Steve Novotny, Project Manager
Reviewed by:	Kenneth Kulbeda, Senior Project Manager/Technical Report Reviewer for Mark Surdam Program Manager <a href="mailto:msurdam@emgcorp.com">msurdam@emgcorp.com</a> 800.733.0660 x6251

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

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

- Replacement of HVAC systems in classroom buildings and kindergarten
- DDC HVAC balancing and control system upgrade
- Modernization of electrical system, replace original 1965 Switch Gear Enclosures, branch reportedly upgraded in 2002/4
- Repair Parking Lot

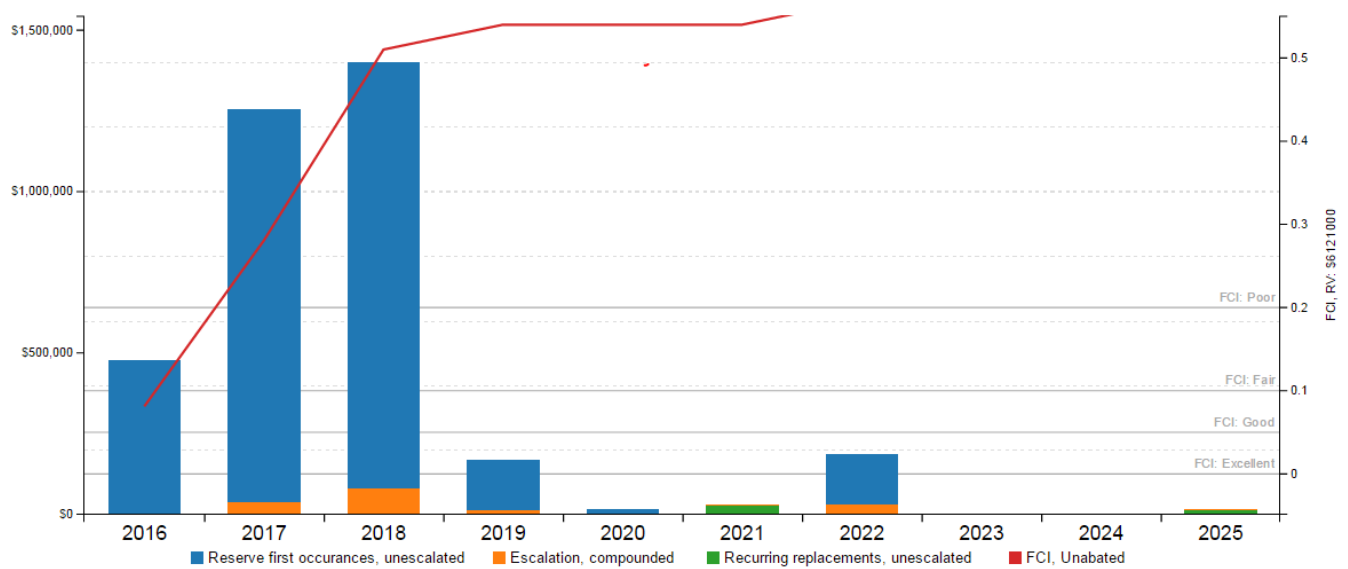
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

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

## 1.2 FACILITY CONDITION INDEX (FCI)

### FCI Analysis: Star View Elementary

Replacement Value: \$ 6,121,000; 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) $FCI = (IR)/(CRV)$	8% Fair
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	58% Poor
Current Replacement Value (CRV)	40069 SF * 152.76 / SF = \$6,121,000
Year 0 (Current Year) - Immediate Repairs (IR)	\$475,569
Years 1-10 – Replacement Reserves (RR)	\$3,090,064
<b>TOTAL Capital Needs</b>	<b>\$3,565,633</b>

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

- Replace HVACs
- Add Digital Control (DDC) System
- Replace Portable Heat Pumps
- Replace Roof on 2 Portables

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

### 1.3 SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

### 1.4 OPINIONS OF PROBABLE COST

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



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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.

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### 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.

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### 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.

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### 1.4.3. REPLACEMENT RESERVES

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

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

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

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



## 2 PURPOSE AND SCOPE

### 2.1 PURPOSE

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

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

#### FORMAT OF THE BODY OF THE REPORT:

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

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

#### CONDITIONS:

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

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

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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	=	<b>Immediate/Critical Items:</b> 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	=	<b>Potentially Critical Items:</b> 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	=	<b>Necessary/Recommended Items:</b> 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	=	<b>Anticipated Lifecycle Replacements:</b> 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.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

### 2.3 PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Noah Valadez Building Maintenance Lead	Ocean View School District	714.349.1882
Michael Hoeker HVAC Maintenance Lead	Ocean View School District	714-642-3258

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

### 2.4 DOCUMENTATION REVIEWED

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

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

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

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### 2.5 PRE-SURVEY QUESTIONNAIRE

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

### 2.6 WEATHER CONDITIONS

05/03/2016: Clear, with temperatures in the 60s (°F) and light winds.

## 3 ACCESSIBILITY & PROPERTY RESEARCH

### 3.1 ADA ACCESSIBILITY

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

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full 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/does not appear to be accessible with respect to with Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

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

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

### 3.2 MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Nathan Larson of the California Division of State Architect (DSA), there are no outstanding building code violations on file.

According to Shannon Sanders of the Midway City Fire Department, there are no outstanding fire code violations on file. The last inspection took place in 2015

#### **FLOOD PLAIN.**

Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

#### **SEISMIC ZONE**

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

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### 4.1 SPACE TYPES

All 40,069 square feet of the buildings are owned by the Ocean View Unified School District, and occupied by Star View Elementary School. The spaces are mostly, classrooms, multi-purpose rooms, and cafeteria, supporting restrooms, and administrative offices, mechanical and other utility spaces.

The site has ten (10) portable buildings, (5) delivered in 1990, (1) 1997, (3) 2001. Six (6) portables have seamless metal roofs, and the balance of portable classrooms have a flat asphalt shingle roof. All buildings are wood frame construction, wood panel exterior walls, aluminum windows, and solid wood doors.

### 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 roofs. All areas of the property were available for observation during the site visit.

## 5 SITE IMPROVEMENTS

### 5.1 UTILITIES

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

SITE UTILITIES		
UTILITY	SUPPLIER	CONDITION AND ADEQUACY
Sanitary sewer	City of Midway City	Good
Storm sewer	City of Midway City	Good
Domestic water	City of Midway City	Good
Electric service	Southern California Edison	Good
Natural gas service	Southern California Gas	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	Worthy Drive
Access from	South West
Additional Entrances	none
Additional Access from	none

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	1968	Excellent
Parking Lot	Asphalt	2004	Good
Drive Aisles	Asphalt	1968	Good
Service Aisles	Asphalt	1968	Good
Sidewalks	Concrete	1968	Good
Curbs	Concrete	1968	Good
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
36	0	0	0	0
Total Number of ADA Compliant Spaces			5	
Number of ADA Compliant Spaces for Vans			3	
Total Parking Spaces			55	
Parking Ratio (Spaces/Apartments)			0.0013	
Method of Obtaining Parking Count			Physical count	
EXTERIOR STAIRS				
LOCATION		MATERIAL	HANDRAILS	CONDITION
none		None	None	--
none		None	None	--
none		None	None	--

### Anticipated Lifecycle Replacements:

- Asphalt seal coating – Parking Lot, Drive aisles, Service Aisles

### Actions/Comments:

- Seal coat as needed.

## 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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### 5.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes gently down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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	Good						
RETAINING WALLS							
TYPE		LOCATION				CONDITION	
None		-				--	

#### 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	Pylon
Street Address Displayed?	Yes

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			Choose an item.	
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
	Overall Building Lighting Condition			Choose an item.	

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SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter of Property	Fair

REFUSE DISPOSAL				
Refuse Disposal			Choose an item.	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
North West	Concrete pad	None	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	SW Area of Property	Fair

### **Anticipated Lifecycle Replacements:**

- Playground area requires seal coating and striping
- Playground equipment.

### **Actions/Comments:**

- Future lifecycle replacements of the components listed above will be required.
- Playground area requires seal coat.

## 6 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

### 6.1 FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

**Anticipated Lifecycle Replacements:**

- No components of significance

**Actions/Comments:**

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

### 6.2 SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking	Good

**Anticipated Lifecycle Replacements:**

- No components of significance

**Actions/Comments:**

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

### 6.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Hipped	Finish	Built-up membrane
Maintenance	In-house staff	Roof Age	14 years
Flashing	None	Warranties	No
Parapet Copings	No copings; exposed	Roof Drains	Gutters and downspouts

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PRIMARY ROOF			
Fascia	Vinyl	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The primary roof is located at 8411 Worthy.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Modified bituminous
Maintenance	In-house staff	Roof Age	16, 9, and 5 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Choose an item.
Fascia	None	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	Soffit vents	Roof Condition	Fair

The secondary roof is located at 8411 Worthy.

### **Anticipated Lifecycle Replacements:**

- Modified Bit on Portables, Metal on 6 portables.
- Replace existing roof on main building's roof membrane.

### **Actions/Comments:**

- According to the POC, the roof finishes were reportedly installed in 2002 with an elastomeric coating. Information regarding roof warranties or bonds was not available and there are no active roof leaks.
- One portable building has a modified bit roof and appears to be weathering. The unit is located on the east side of the main building.
- Six portable buildings have Seamless metal roofs
- Four portable buildings with Modified Bit roofs.

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### 6.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick veneer	Good
Secondary Finish	Wood siding	Good
Accented with	Decorative tile or stone veneer	Good
Soffits	Exposed	Good

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

#### **Anticipated Lifecycle Replacements:**

- Caulking

#### **Actions/Comments:**

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

### 6.5 EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs

### 6.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed storefront	Single pane	Front Entrance	<input type="checkbox"/>	Good
Aluminum framed, fixed	Single pane	Throughout Building	<input type="checkbox"/>	Good
Aluminum framed, fixed	Single pane	Portables	<input type="checkbox"/>	Fair

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Fully glazed, metal framed	Good
Secondary Entrance Doors	Metal, hollow	Good
Service Doors	Metal, hollow	Good

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### ***Anticipated Lifecycle Replacements:***

- No components of significance

### ***Actions/Comments:***

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

## 6.7 PATIO, TERRACE, AND BALCONY

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



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## 7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

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

INDIVIDUAL UNITS	
Primary Components	Package units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	5 units ranging from 3.5 tons to 25 tons
Total Heating or Cooling Capacity	120 tons
Heating Fuel	Natural gas
Location of Equipment	Rooftop
Space Served by System	Entire building
Age Ranges	All units dated 1997
Primary Component Condition	Fair

BUILDING CENTRAL HEATING SYSTEM	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	Three boilers at 15 to 25 MBH each
Total Heating Capacity	65 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical room in the Kindergarten Building and Rooftop
Space Served by System	Entire main classroom building
Age Ranges	1999 and 1968
Boiler Condition	Fair and Poor
CONTROLS AND VENTILATION FOR PORTABLE BUILDINGS AND MAIN CLASSROOM BUILDING	
\HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Fair
BUILDING CENTRAL COOLING SYSTEM SERVING THE MAIN CLASSROOM BUILDING	
Primary Cooling System Type	Air-cooled chillers
Quantity and Capacity of Major Components	Two chillers at 30 tons each
Total Cooling Capacity	60 tons
Refrigerant	R410A
Cooling Towers	None
Location of Major Equipment	Rooftop

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BUILDING CENTRAL COOLING SYSTEM SERVING THE MAIN CLASSROOM BUILDING	
Space Served by System	Entire main classroom building
Age Ranges	1997
Chiller Condition	Fair
Cooling Tower Condition	--
DISTRIBUTION SYSTEM	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size and Quantity	One pump at 3 HP each
Chilled Water Circulation Pump Size and Quantity	One pump at 3 HP each
Condenser Water Circulation Pump Size and Quantity	NA
Pump Condition	Good
Air Distribution System	Constant
Quantity and Capacity of Air Handlers	Two
Location of Air Handlers	Mechanical rooms
Space Served by Air Handlers	Classrooms and Offices
Age of Air Handlers	1 and 19
Air Handler Condition	Good and Poor
Terminal Units	None
Quantity and Capacity of Terminal Units	NA
Location of Terminal Units	--
Spaces Served by Terminal Units	NA
Terminal Unit Condition	--

### ***Anticipated Lifecycle Replacements:***

- Air-Cooled Chiller
- Heating Boilers
- DDC System to replace current controls
- Fan Coil units in classrooms
- Package Units
- Condensing Units

### ***Actions/Comments:***

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to have been installed in 1997 and 2015. HVAC equipment is replaced on an "as needed" basis.
- There is an existing EMS system, but a DDC System should be installed.

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### 7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Good
Waste/Sewer Piping	Cast iron	Good
Vent Piping	Cast iron	Good
Water Meter Location	Front of K building	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	One
Storage Capacity	19 gallons
Supplementary Storage Tanks?	None
Storage Tank Quantity and Volume	N/A
Quantity of Storage Tanks	0
Storage Tank Condition	N/A
Domestic Hot Water Circulation Pumps (3 HP and over)	None
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 GPM
Condition	Excellent

#### **Anticipated Lifecycle Replacements:**

- Water heater

#### **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.
- New Restrooms that included sinks, water closets, urinals, and HW heater were installed in 2014.

### 7.3 BUILDING GAS DISTRIBUTION

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

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### **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	Underground	Transformer	Pad-mounted
Main Service Size	120/208 Volts	Volts	120/208 Volt, three-phase
Meter and Panel Location	Mechanical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	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
- Main switchgear
- Switchboards
- Step-down transformers

### **Actions/Comments:**

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The panels, switchboards, and step-down transformers appear to be original and are reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, electrical upgrade recommended per the above items listed in the Anticipated Lifecycle Replacements.

## 7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

## 7.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION
Type	None

# FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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 checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	--					
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		
	Administration Office			August 2015		
Fire Extinguishers	Last Service Date			Servicing Current?		
	Oct 2015					
Hydrant Location	South West corner of property					
Siamese Location	none					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

## Anticipated Lifecycle Replacements:

- Central alarm panel

## Actions/Comments:

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

## 8 INTERIOR SPACES

### 8.1 INTERIOR FINISHES

The facility is used as a school.

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

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Vinyl tile	Admin	Good
Carpet	offices, classrooms	Fair
Ceramic tile	restrooms	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	offices, classrooms, restrooms	Good
Ceramic tile	restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Hard (glued) tiles	offices, classrooms, administration	Good
Painted drywall	restrooms	Good

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow metal doors	Good
Door Framing	Metal	Good
Fire Doors	Yes	Good

#### **Anticipated Lifecycle Replacements:**

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

#### **Actions/Comments:**

- It appears that the interior finishes are original, some upgrades in 2004, with Restrooms upgraded in 2015,

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTARY SCHOOL  
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MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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

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

#### **Anticipated Lifecycle Replacements:**

- No components of significance

#### **Actions/Comments:**

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

### 8.3 COMMERCIAL KITCHEN AND LAUNDRY EQUIPMENT

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

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Good
Freezers	Walk-in	Good
Ranges	None	--
Ovens	Electric	Good
Griddles / Grills	None	--
Fryers	None	Failed
Hood	None	--
Dishwasher	None	--
Microwave	<input checked="" type="checkbox"/>	Good
Ice Machines	<input checked="" type="checkbox"/>	Good
Steam Tables	<input type="checkbox"/>	--
Work Tables	<input type="checkbox"/>	--
Shelving	<input checked="" type="checkbox"/>	Good

#### **Anticipated Lifecycle Replacements:**

- Convection oven
- Walk-in freezer
- Walk-in 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

---

### PORTABLE UNITS

- The site has ten (10) portable buildings, (5) delivered in 1990, (1) 1997, (3) 2001. Six (6) portables have seamless metal roofs, and the balance of portable classrooms have a flat asphalt shingle roof. All buildings are wood frame construction, wood panel exterior walls, aluminum windows, and solid wood doors.

#### ***Anticipated Lifecycle Replacements:***

- No components of significance

#### ***Actions/Comments:***

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

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

## 10 CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Ocean View School District at 8411 Worthy Drive, Midway City, California 92647, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Steve Novotny,  
Project Manager

**Reviewed by:**



Kenneth Kulbeda, Senior Project Manager/Technical Report  
Reviewer for

Mark Surdam, RA

Program Manager

[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com) 800.733.0660 x6251

## 11 APPENDICES

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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

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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# APPENDIX A: PHOTOGRAPHIC RECORD

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# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #1: Main Entrance



Photo #2: West Elevation - Kindergarten



Photo #3: North West Elevation Classroom Building



Photo #4: South West Elevation - Administration Building



Photo #5: Fire Panel In Admin Building



Photo #6: Admin Building Ceiling, Floor, And Wall Finishes

# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

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Photo #7: Staff RR



Photo #8: Staff RR



Photo #9: Admin Breakroom



Photo #10: Kindergarten North Elevation



Photo #11: Sidewalk Adjacent Of Kindergarten



Photo #12: Kindergarten Ceiling Detail

FACILITIES CONDITION ASSESSMENT  
PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #13: Kindergarten RR



Photo #14: Breaker Panel

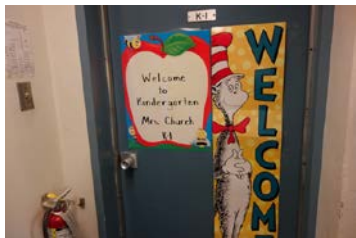


Photo #15: Kindergarten Doors



Photo #16: Kindergarten Aluminum Single Payne Windows



Photo #17: VAT Tile



Photo #18: North West Elevation & Package Unit Air Conditioner



# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #19: K3 Portable Classroom



Photo #20: Playground Surface Facing NE



Photo #21: K3 Finishes



Photo #22: South Elevation Of Kindergarten



Photo #23: Domestic HW (Kindergarten) And Galvanized Piping



Photo #24: South Elevation Of Classroom Building A

# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #25: Classroom Finishes

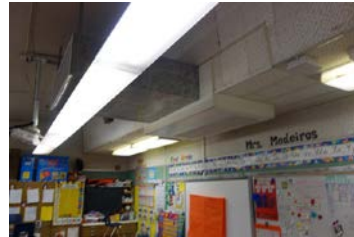


Photo #26: Williams Fan Coil Units

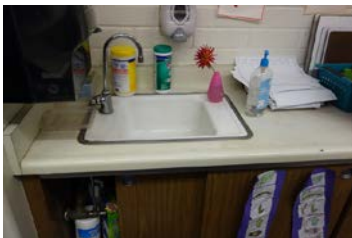


Photo #27: Classroom Sink



Photo #28: Classroom Entrance Door



Photo #29: Newer Restroom (2015) Boys And Girls In Both Building A and B



Photo #30: Domestic HW - 19 Gal

# FACILITIES CONDITION ASSESSMENT

## PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #31: Newer Restroom (2015) Boys And Girls In Both Bldg A & B



Photo #32: Carrier Chiller



Photo #33: Teledyne Roof Mounted Boiler



Photo #34: Original Switchgear



Photo #35: Admin Building Furnace And AC



Photo #36: Admin Split Unit

# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #37: B Building Classroom South Elevation



Photo #38: Classroom Finishes



Photo #39: Food Prep Area



Photo #40: Library Portable



Photo #41: Breaker Panel For Building B



Photo #42: Classroom Portables Facing North West

# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #43: Library Portable



Photo #44: HP Controls (Typ On Portables)



Photo #45: HP On Portables



Photo #46: Damage To Wood Exterior Panels On Portable



Photo #47: Gas/Electric HP's On Portables



Photo #48: Portable RR



# FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #49: Portable RR Detail



Photo #50: Drainage Between Building B And Portables

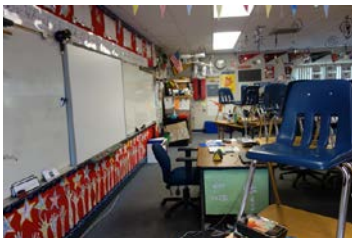


Photo #51: Portable Classroom (Typ)



Photo #52: Soffit Damage MPR Building



Photo #53: MPR Portable



Photo #54: North Elevation – MPR Portable

FACILITIES CONDITION ASSESSMENT  
PHOTOGRAPHIC RECORD

STAR VIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



Photo #55: Roof View Facing South



Photo #56: Portable Buildings Roof View



Photo #57: HP On MPR Portable

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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## **APPENDIX B:** **SITE AND FLOOR PLANS**

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## STARVIEW ELEMENTARY

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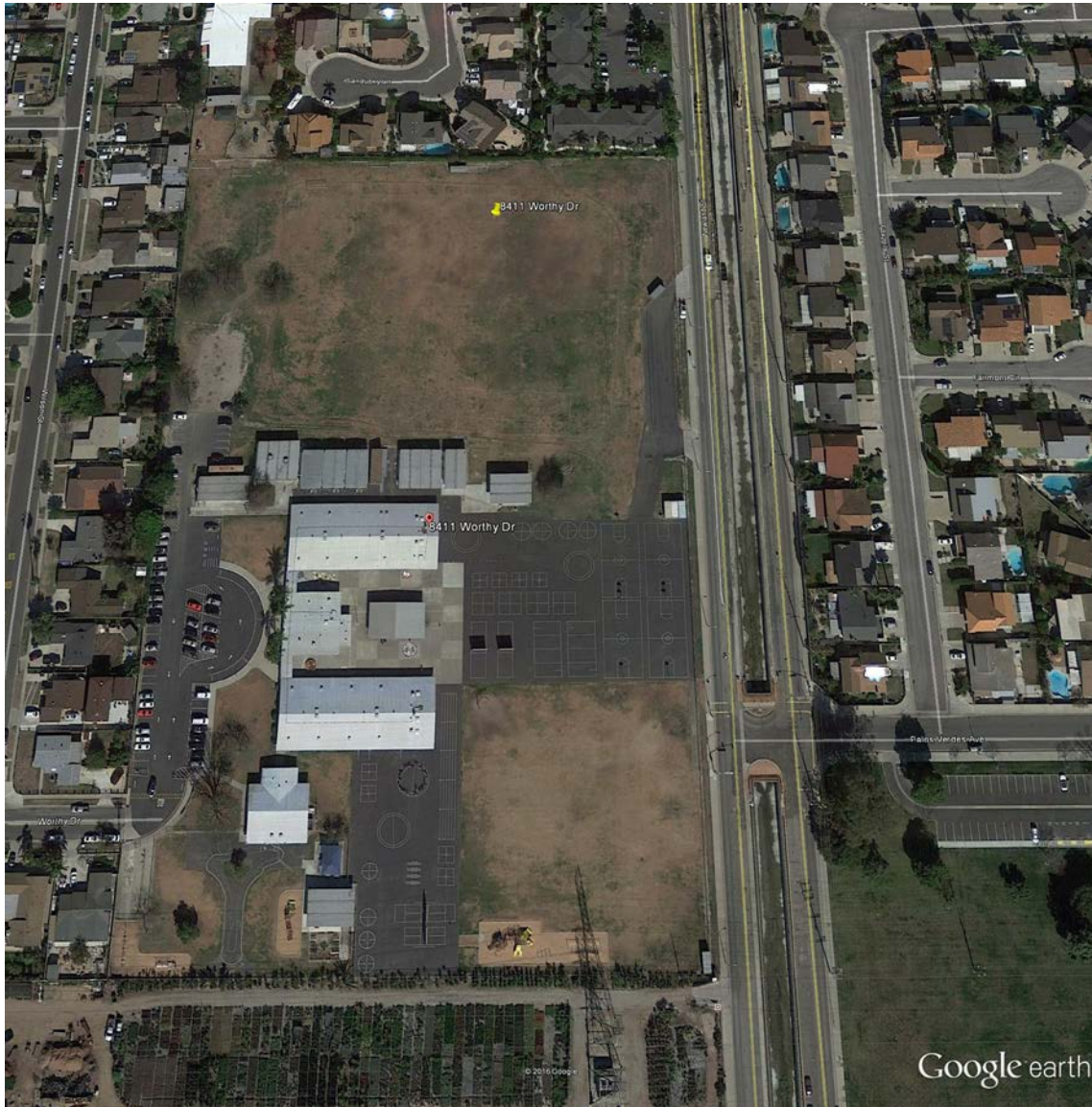
**www.EMGcorp.com p 800.733.0660**



FACILITIES CONDITION ASSESSMENT  
AERIAL SITE PLAN

STARVIEW ELEMENTARY

EMG PROJECT NO: 119317.16R-013.017



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

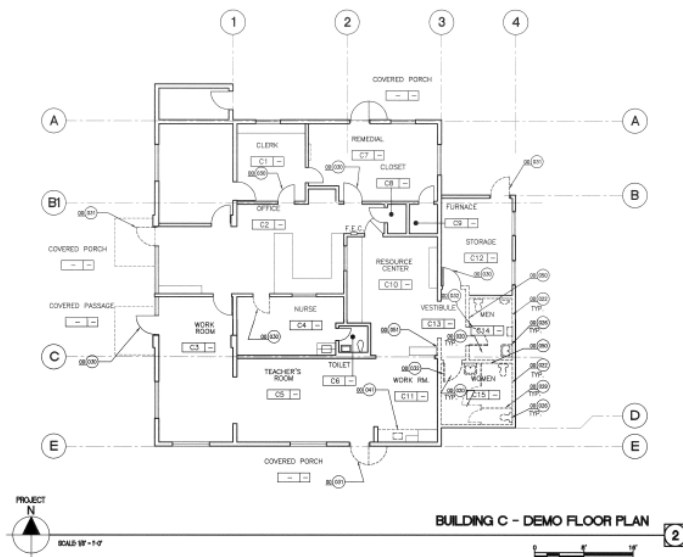
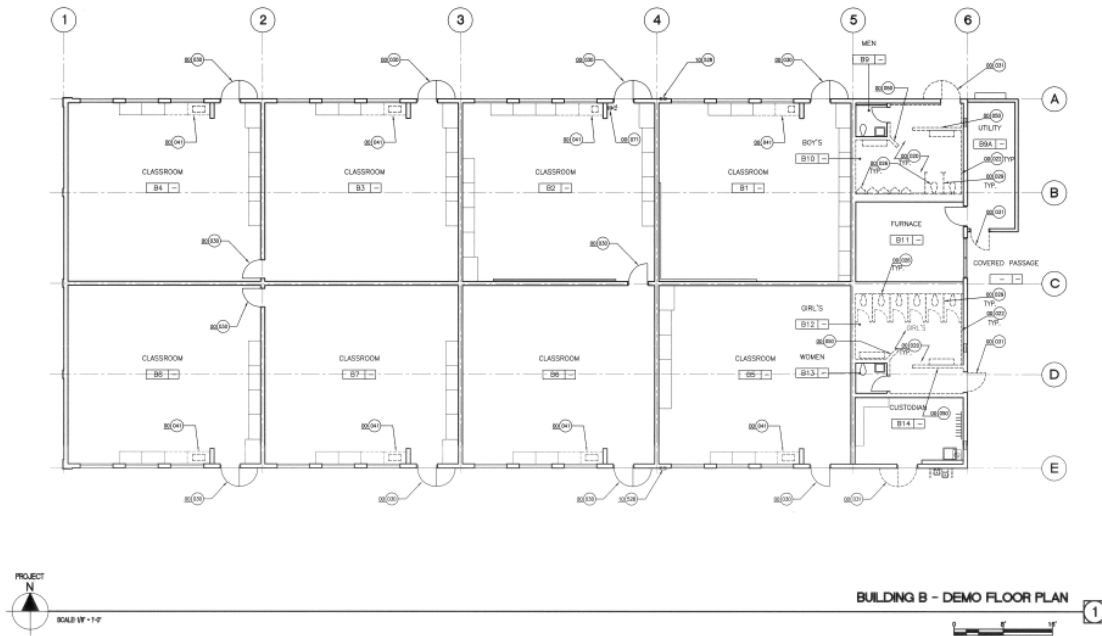


ON-SITE DATE:  
May 5, 2016

# FACILITIES CONDITION ASSESSMENT FLOOR PLAN

STARVIEW ELEMENTARY

EMG PROJECT NO: 119317.16R000-013.017



SOURCE:  
BC A Architects

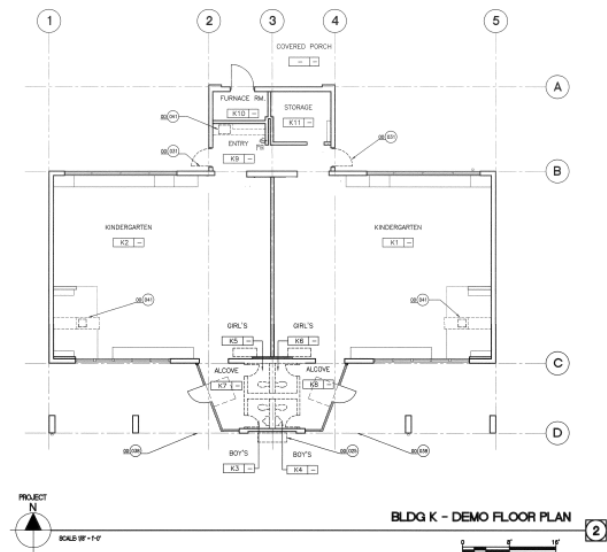
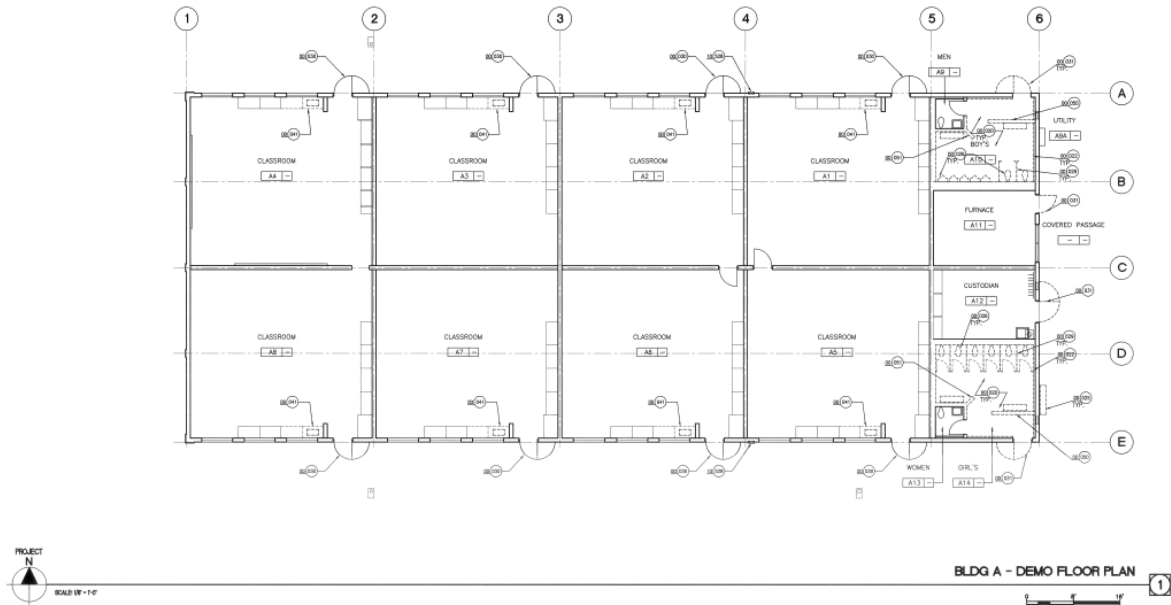


ON-SITE DATE:  
May 5, 2016

# FACILITIES CONDITION ASSESSMENT FLOOR PLAN

STARVIEW ELEMENTARY

EMG PROJECT NO: 119317.16R-013.017



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



ON-SITE DATE:  
May 5, 2016

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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## **APPENDIX C:** **SUPPORTING DOCUMENTATION**

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## STARVIEW ELEMENTARY

The map displays the unincorporated areas of Orange County, California, with a focus on the project location. The project area is highlighted in a light blue color. The map includes labels for various streets and zones. A large arrow points to the project location, which is situated near the intersection of Carnegie Avenue and Boone Circle. The map also shows the boundaries of the City of Westminster and the City of Huntington Beach. The project area is located within Zone A, which is adjacent to Zone X. The map includes labels for streets such as Carnegie Avenue, Boone Circle, Crockett Circle, Laramie Circle, Cody Avenue, Bowtie Street, Furman Avenue, Villanova Circle, Rochester Street, Mills Circle, Caltech Cir, Oberlin Avenue, Jenner Circle, Walker Circle, Orwell Avenue, and Watson Circle. The map also shows the boundaries of the City of Westminster and the City of Huntington Beach. The project area is located within Zone A, which is adjacent to Zone X. The map includes labels for streets such as Carnegie Avenue, Boone Circle, Crockett Circle, Laramie Circle, Cody Avenue, Bowtie Street, Furman Avenue, Villanova Circle, Rochester Street, Mills Circle, Caltech Cir, Oberlin Avenue, Jenner Circle, Walker Circle, Orwell Avenue, and Watson Circle. The map also shows the boundaries of the City of Westminster and the City of Huntington Beach.

ON-SITE DATE:  
May 4, 2016

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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## **APPENDIX D:** **EMG ABBREVIATED ADA CHECKLIST**

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PROPERTY NAME: PROP N STAR VIEW  
DATE: OSD  
PROJECT NUMBER: 119317.16R000.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?	X	<input type="checkbox"/>		
2.	Have any ADA improvements been made to the property?	X			RL
3.	Does a Barrier Removal Plan exist for the property?				?
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.?				?
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?		<del>X</del>	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	



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		
<b>PATHS OF TRAVEL</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
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			
<b>ELEVATORS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?				
2.	Are there visual and audible signals inside cars indicating floor change?				
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?				
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?				
5.	Do elevator lobbies have visual and audible indicators of car arrival?				
6.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?				
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?				
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?				
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?				
<b>RESTROOMS</b>		<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>COMMENTS</b>
1.	Are common area public restrooms located on an accessible route?	X			
2.	Are pull handles push/pull or lever type?	X			

N/A

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

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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# APPENDIX E: PRE-SURVEY QUESTIONNAIRE

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# Facility Condition Assessment Pre-Survey Questionnaire

013,317

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. 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 report.

## NAME OF INSTITUTION:

Name of Building: STAR VIEW

Building #:

Name of person completing questionnaire: NOAH VALADEZ

Length of Association With the Property: 25 YEARS

Phone Number:

## SITE INFORMATION

Year of Construction?

1965

No. of Stories?

1 Floors.

Total Site Area?

Acres

Total Building Area?

AR 15665 40,069

6 PORT, LIBRARY, MPR

## INSPECTIONS

## DATE OF LAST INSPECTION

## LIST OF ANY OUTSTANDING REPAIRS

1. Elevators

2. HVAC Mechanical, Electric,  
Plumbing?

3. Life-Safety/Fire?

4. Roofs?

9/2015  
2000

CHILLWTR, SPLIT  
HP-PORT

## KEY QUESTIONS

## RESPONSE

Major Capital Improvements in Last 3 yrs.

PR - 2015, FIRE ALARM

Planned Capital Expenditure For Next  
Year?

UNKNOWN

Age of the Roof?

16 YRS

What bldg. Systems Are Responsibilities  
of Tenants?

N/A

(HVAC/Roof/Interior/Exterior/Paving)

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		Y	N	UNK	NA	COMMENTS
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES						
1	Are there any unresolved building, fire, or zoning code issues?		X			
2	Is there any pending litigation concerning the property?		X			
3	Are there any other significant issues/hazards with the property?		X			

October 2015 Update



# Facility Condition Assessment Pre-Survey Questionnaire

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	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?		X			
5	Has any part of the property ever contained visible suspect mold growth?		X			
6	Is there a mold Operations and Maintenance Plan?	X				
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		X			
8	Have there been indoor air quality or mold related complaints from tenants?		X			
GENERAL SITE						
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	X				BETWEEN PORT # 13 BCD
10	Are there any problems with the landscape irrigation systems?		X			
BUILDING STRUCTURE						
11	Are there any problems with foundations or structures?		X			
12	Is there any water infiltration in basements or crawl spaces?				X	
13	Has a termite/wood boring insect inspection been performed within the last year?			X		
14	Are there any wall, or window leaks?		X			
BUILDING ENVELOPE						
15	Are there any roof leaks?		X			
16	Is the roofing covered by a warranty or bond?		X			
17	Are there any poorly insulated areas?		X			
18	Is Fire Retardant Treated (FRT) plywood used?			X		





# Facility Condition Assessment Pre-Survey Questionnaire

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	Y	N	UNK	NA	COMMENTS
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		X			
BUILDING HVAC & ELECTRICAL						
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?		X			
22	Do Residential units have a less than 60-Amp service?				X	
23	Do Commercial units have less than 200-Amp service?				X	
24	Are there any problems with the utilities, such as inadequate capacities?		X			
ADA						
25	Has the management previously completed an ADA review?	X				
26	Have any ADA improvements been made to the property?	X				SMO - RR
27	Does a Barrier Removal Plan exist for the property?					JUL 15
28	Has the Barrier Removal Plan been approved by an arms-length third party?					JUL 15
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?				X	
PLUMBING						
31	Is the property served by private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			
33	Is polybutylene piping used?		X			
34	Are there any plumbing leaks or water pressure problems?		X			



# Facility Condition Assessment Pre-Survey Questionnaire

## ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

1	
2	
3	

## ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Signature of person interviewed or completing form

Date

5/5/22

## FACILITY CONDITION ASSESSMENT

STAR VIEW ELEMENTAY SCHOOL  
8411 WORTHY DRIVE  
MIDWAY CITY, CALIFORNIA 92655

EMG PROJECT NO: 119317.16R000-013.017

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

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.</li><li>2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.</li><li>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).</li><li>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.</li><li>5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.</li><li>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.</li><li>7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.</li></ol> | <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>10. Records of system &amp; material ages (roof, MEP, paving, finishes, and furnishings).</li><li>11. Any brochures or marketing information.</li><li>12. Appraisal, either current or previously prepared.</li><li>13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).</li><li>14. Previous reports pertaining to the physical condition of property.</li><li>15. ADA survey and status of improvements implemented.</li><li>16. Current / pending litigation related to property condition.</li></ol> |
|---|---|

Your timely compliance with this request is greatly appreciated.