FACILITY CONDITION ASSESSMENT

Prepared for

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FACILITY CONDITION ASSESSMENT

OF

WESTMONT ELEMENTARY
8251 HEIL AVENUE
WESTMINSTER, CALIFORNIA 92683

PREPARED BY:
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DATE OF REPORT:
June 3, 2016

ONSITE DATE:
May 10, 2016

Immediate Repairs Report
Westmont Elementary
6/3/2016

Location Name	Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Westmont Elementary	5.5	Play surface	437915	Asphalt Pavement, Roadways, Seal & Stripe	10000	SF	$0.38	$3,795	**$3,795**
Immediate Repairs Total									**$3,795**

* Location Factor included in totals.

Replacement Reserves Report

Westmont Elementary

6/3/2016

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
5.2	Front parking lot and driveway	437948	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	1	4	32000	SF	$0.38	$12,144					$12,144					$12,144					$12,144					$12,144	**$48,576**
5.5	Play surface	437915	G2012 Asphalt Pavement, Roadways, Seal & Stripe	5	1	* 4	10000	SF	$0.38	$3,795	$3,795					$3,795					$3,795					$3,795					**$15,180**
6.3	Classroom Buildings and Multipurpose room	437911	B3011 Roof, Built-Up, Replace	20	10	10	48000	SF	$12.96	$622,147											$622,147										**$622,147**
6.4	Classroom buildings, office building and multi-purpose room	438067	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	6	4	65000	SF	$2.87	$186,596					$186,596										$186,596						**$373,191**
7.1	Classrooms	438069	D3032 Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	9	6	34	EA	$3,578.67	$121,675							$121,675														**$121,675**
7.1	Classrooms	438071	D3032 Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	2	13	34	EA	$3,578.67	$121,675														$121,675							**$121,675**
7.6	Main Office	438078	D5037 Fire Alarm System, School, Upgrade/Install	20	15	5	48000	SF	$3.13	$150,322						$150,322															**$150,322**
8.1	Classrooms and offices	438085	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	50000	SF	$1.42	$71,160			$71,160								$71,160								$71,160		**$213,480**
8.1	Classrooms and multi-purpose room	438082	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	9	6	35000	SF	$4.80	$168,021							$168,021														**$168,021**
8.1	Offices and classrooms	438084	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	5000	SF	$7.26	$36,282					$36,282										$36,282						**$72,563**
8.2	Multi-purpose room	438080	E1093 Freezer/Cooler, Commercial, Walk-In, Replace	15	10	5	1	EA	$22,317.14	$22,317						$22,317															**$22,317**
Totals, Unescalated											**$3,795**	**$0**	**$71,160**	**$0**	**$235,021**	**$176,434**	**$289,696**	**$0**	**$0**	**$12,144**	**$697,102**	**$0**	**$0**	**$121,675**	**$235,021**	**$3,795**	**$0**	**$0**	**$71,160**	**$12,144**	**$1,929,146**
Location Factor (1.00)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0% inflation, compounded annually)											**$3,795**	**$0**	**$75,494**	**$0**	**$264,518**	**$204,535**	**$345,912**	**$0**	**$0**	**$15,845**	**$936,847**	**$0**	**$0**	**$178,683**	**$355,490**	**$5,912**	**$0**	**$0**	**$121,145**	**$21,295**	**$2,529,472**

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

Property Information	
Address:	8251 Heil Avenue, Westminster, Orange, California 92683
Year Constructed/Renovated:	1962
Current Occupants:	Westmont Elementary School
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance & Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Elementary School
Site Area:	12.12 acres
Building Area:	57,751 SF
Number of Buildings:	Eighteen
Number of Stories:	One
Parking Type and Number of Spaces:	103 spaces in open lots
Building Construction:	Conventional wood frame structure on concrete slab.
Roof Construction:	Sloped roofs with built-up membrane
Exterior Finishes:	Stucco
Heating, Ventilation and Air Conditioning:	Individual split-system heat pumps and condensing units
Fire and Life/Safety:	Partial fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	May 10, 2016
On-Site Point of Contact (POC):	Noah Vasquez
Assessment and Report Prepared by:	Mary Endsley
Reviewed by:	George Luce Technical Report Reviewer gluce@emgcorp.com 800.733.0660 x6261

Systemic Condition Summary			
Site	Good	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Good	Electrical	Fair

Systemic Condition Summary			
Vertical Envelope	Fair	Elevators	Good
Interiors	Fair	Fire	Fair

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

- Installation of a complete fire suppression system
- Installation of CO detectors in rooms with gas fired equipment

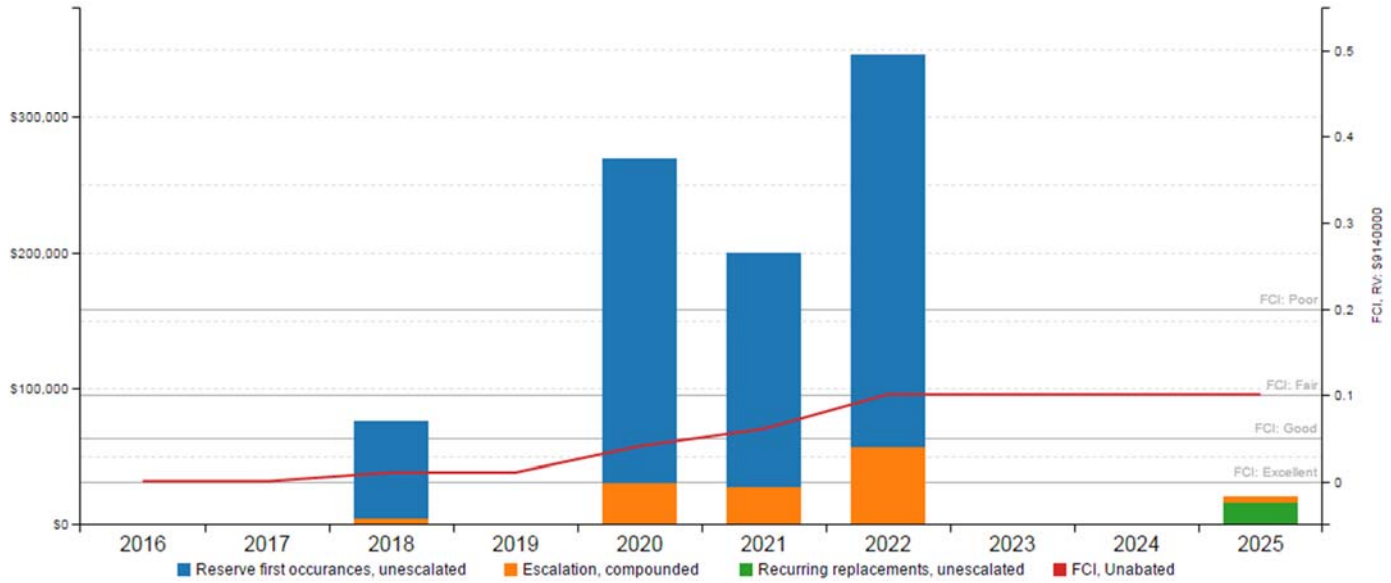
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of new bathroom fixtures and finishes and asphalt pavement seal coating at the parking lots. 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: Westmont Elementary

⚠ Replacement Value: $ 9,140,000; Inflation rate: 3.0%



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%

FCI Condition Rating	Definition	Percentage Value
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)	0.0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	10.0%	Fair
Current Replacement Value (CRV)	57,751 SF * Y.YY / SF = $9,140,000	
Year **1** (Current Year) - Immediate Repairs (IR)	$3,795	
Years **2-10** – Replacement Reserves (RR)	$906,304	
TOTAL Capital Needs	**$910,099**	

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

1.4. OPINIONS OF PROBABLE COST

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

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

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

1.4.1. METHODOLOGY

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

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

1.4.2. IMMEDIATE REPAIRS

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

1.4.3. REPLACEMENT RESERVES

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

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

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

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

2. PURPOSE AND SCOPE

2.1. PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2. SCOPE

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

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

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

2.3. PERSONNEL INTERVIEWED

The management and maintenance staff and building engineers were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility 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
Noah Vasquez Building Engineer	Ocean View School District	714.847.7083

The FCA was performed with the assistance of Noah Vasquez, Building Maintenance, Ocean Valley 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 26 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.

- Original construction documents by Frick-Frick-Tipton Architects dated May 25, 1960.

2.5. PRE-SURVEY QUESTIONNAIRE

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

2.6. WEATHER CONDITIONS

On the day of the site visit, May 10, 2016 the weather was cloudy, with temperatures in the 60s (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1. ADA ACCESSIBILITY

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

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

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

Fire Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints.

According to the Flood Insurance Rate Map, 06059C0251J, published by the Federal Emergency Management Agency (FEMA) and dated December 3, 2009, the property is located in Zone A, defined as an area subject to 100-year flood. Base flood elevation undetermined.

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 57,751 square feet of the building are owned by the Ocean View Unified School District, and occupied by Westmont Elementary School. The spaces are mostly a combination of offices, classrooms, a multi-purpose room, and portable classrooms.

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

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

5. SITE IMPROVEMENTS

5.1. UTILITIES

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

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	Westminster Department of Public Works	Good
Storm sewer	Westminster Department of Public Works	Good
Domestic water	Westminster Department of Public Works	Good
Electric service	Edison Electric	Good
Natural gas service	Southern California Gas Company	Good

Actions/Comments:

- According to the Building Engineer Mr. Vasquez, 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	Heil Street
Access from	South
Additional Entrances	South
Additional Access from	NA

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	2014	Good
Parking Lot	Asphalt and Concrete	2014	Good
Drive Aisles	Asphalt	2014	Good
Service Aisles	Asphalt	2014	Good
Sidewalks	Concrete	2014	Good
Curbs	Concrete	2014	Good
Site Stairs	None	--	--
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
103	0	0	0	0

Total Number of ADA Compliant Spaces	5
Number of ADA Compliant Spaces for Vans	2
Total Parking Spaces	103
Parking Ratio (Spaces/Apartments)	
Method of Obtaining Parking Count	Drawings

Exterior Stairs			
Location	Material	Handrails	Condition
None	None	None	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating

Actions/Comments:

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

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4. TOPOGRAPHY AND LANDSCAPING

Item	Description						
Site Topography	The property is generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☐	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☒		☐		☐		☐
Irrigation Condition	Good						

Retaining Walls		
Type	Location	Condition
None	--	--

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	Post mounted wood
Street Address Displayed?	Yes

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

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Perimeter	Good

Refuse Disposal				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Service aisle behind Multi-purpose building	Concrete pad	CMU fence	Yes	Good
Employee parking lot	Asphalt paving	None	Yes	Good

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	Rear yard	Good
Playground Surfaces	Asphalt	Rear yard	Fair
Basketball Court	Asphalt	Rear yard	Fair
Swimming Pool	None	--	--

The playground equipment and playground surfaces are surrounded by a chain link fence.

Anticipated Lifecycle Replacements:

- Playground/Basketball court surface seal coat

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 playground and basketball court surfaces are worn and the court surface must be resealed during the reserve term.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2. SUPERSTRUCTURE

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Roof Framing	Wood trusses	Good
Roof Decking	Plywood or OSB	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

Primary Roof			
Type / Geometry	Flat or low-sloping	Finish	Modified bituminous
Maintenance	In-house staff	Roof Age	15 years
Flashing	Built-up base and edge flashing	Warranties	No

Primary Roof			
Parapet Copings	No copings; membrane-topped	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Could not be determined
Soffits	Concealed	Skylights	Yes
Attics	No	Ponding	No
Ventilation Source-1	Ridge vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

The primary roof is located at the classroom buildings.

Secondary Roof			
Type / Geometry	Flat or low-sloping	Finish	Modified bituminous
Maintenance	In-house staff	Roof Age	15 years
Flashing	Built-up base and edge flashing	Warranties	No
Parapet Copings	Sheet metal	Roof Drains	Gutters and downspouts
Fascia	Metal	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

The secondary roof is located at the Multi-purpose building, the offices, the covered walkways and the portable classrooms.

Anticipated Lifecycle Replacements:

- The classroom and multipurpose building roof membranes

Actions/Comments:

- The roof finishes were reportedly installed in 2000. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- According to the Client's representative, there are no active roof leaks. There is no evidence of active roof leaks
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.

6.4. EXTERIOR WALLS

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Stucco	Good
Secondary Finish	Brick veneer	Good
Accented with	Wood trim	Fair
Soffits	Concealed	Good

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended.

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, operable	Double pane	Classrooms	☐	Good
Aluminum framed, operable	Double pane	Office building	☐	Good

Building Doors		
Main Entrance Doors	Door Type	Condition
	Metal, hollow	Good
Secondary Entrance Doors	Fully glazed, metal framed	Good
Service Doors	Metal, hollow	Good
Overhead Doors	None	--

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.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

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

Individual Units	
Primary Components	Split System Heat Pumps
Cooling (if separate from above)	Performed via components above
Quantity and Capacity Ranges	34 units ranging from 3 tons to 4 tons
Total Heating or Cooling Capacity	3 tons
Heating Fuel	Natural gas
Location of Equipment	Mechanical rooms
Space Served by System	Classrooms
Age Ranges	Condensing units/2006 | Heat pumps/2013
Primary Component Condition	Good

Supplemental Components	
Multi-purpose Room	Roof Top Unit
Location	Mechanical room
Condition	Fair
Portable Classrooms	Split system heat pumps
Location	Portable Classrooms
Heat pump Condition	Fair
Library and computer room	Mini split systems
Location	Roof
Condition	Good

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

Anticipated Lifecycle Replacements:

- Condensing units
- Split system heat pumps/furnaces

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
  The HVAC equipment appears to vary in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Good
Waste/Sewer Piping	PVC	Good
Vent Piping	PVC	Good
Water Meter Location	Vault at street	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Natural gas
Quantity and Input Capacity	1 unit at 36,000 BTUH
Storage Capacity	50 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	0
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior walls of the building. 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	Underground	Transformer	Pad-mounted
Main Service Size	400 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Electrical Closet	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Fair		

Building Emergency System			
Size	None	Fuel	None
Generator / UPS Serves	--	Tank Location	--
Testing Frequency	--	Tank Type	--
Generator / UPS Condition	--		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.

- The panels and step-down transformers are mostly 2006 components. The electrical service is reportedly adequate for the facility's needs.
- The light fixtures throughout most of the facility utilize older, inefficient T-12 lamps with magnetic ballasts. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Building Elevators			
Manufacturer	None	Machinery Location	--
Safety Stops	--	Emergency Equipment	--
Cab Floor Finish	--	Cab Wall Finish	--
Hydraulic Elevators	None		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Good		
Controls Condition	Good		
Cab Finish Condition	--		
Other Conveyances	Wheelchair Lift		
Other Conveyance Condition	Good		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is a wheel chair lift rated for 750 lbs. located in the multi-purpose room to provide access to the stage. According to the Client's representative on site, the lift was installed in 2000 and is rarely used. Based upon its condition it will require routine maintenance during the reserve term.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

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

Item	Description			
Type	Partial Wet Pipe			
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel	
	Main office		2000	
Fire Extinguishers	Last Service Date		Servicing Current?	
	8/2015		Yes	
Hydrant Location	Heil Avenue			
Siamese Location	NA			
Special Systems	Kitchen Suppression System	☒	Computer Room Suppression System	☐

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 Note that replacement of a fire alarm panel or other components may trigger a requirement to update to a fully automatic system to comply with current codes.
- 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. INTERIOR SPACES

8.1. INTERIOR FINISHES

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

The most significant interior spaces include classrooms, multi-purpose room with stage, and offices. Supporting areas include hallways administrative offices, storage rooms and restrooms.

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	Offices, classrooms,	Good
Vinyl tile	Classrooms, multi-purpose rooms	Good
Ceramic tile	Restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Offices, classrooms, restrooms, multi-purpose room	Good
Ceramic tile	Restrooms	Good
Vinyl wall coverings	Classrooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Painted drywall	Restrooms	Good
Suspended T-Bar (acoustic tile)	Offices, classrooms, multi-purpose room	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Hollow core metal	Good
Door Framing	Metal	Good
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Interior paint

Actions/Comments:

- The interior classrooms and office areas were last renovated in 2000 and the bathrooms were renovated in 2014.
- 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:

- No components of significance

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 good condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period. This work is considered routine maintenance and is part of the school's operational expense.

8.3. COMMERCIAL KITCHEN

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

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

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

Anticipated Lifecycle Replacements:

- 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.

- The kitchen equipment is not used for preparation of food. Most of the food is premade and reheated. The suppression systems and major cooking components are not in use at this time. The cooler is used to store food and will require replacement during the reserve term.

9. OTHER STRUCTURES

There are nine self-contained portable classroom buildings located at the east and west sides of the property. The buildings are pre-manufactured wood structures set on concrete block foundations. The portable classrooms were installed from 1997 through 2014. Cooling and heating is supplied by 3.5 ton heat pumps located at the rear of the buildings. The interiors are constructed of, and finished with, materials similar to the main buildings. The exterior is finished with painted T-11 siding and wood trim with metal doors and frames and aluminum framed operable windows. Two of the portable classrooms are owned by the Lakeview Elementary School which is under renovation. Those portable classrooms will no longer be required when the work is completed at the other school.

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.

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 Westmont Elementary School, 8251 Heil Avenue, Westminster, California, 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.

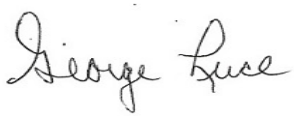
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Mary Endsley ,
Project Manager

Reviewed by: 

George Luce
Technical Report Reviewer
gluce@emgcorp.com 800.733.0660 x6261

11. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

WESTMONT ELEMENTARY
8251 HEIL AVENUE
WESTMINSTER, CALIFORNIA 92683

EMG PROJECT NO: 119317.16R000-017.017

Photo #1:	Main entrance

Photo #2:	Courtyard

Photo #3:	Classroom entrance

Photo #4:	Classroom entrances

Photo #5:	Multi-purpose room entrance

Photo #6:	Rear elevation

Photo #7:	Rear elevation

Photo #8:	Portable classroom

Photo #9:	Portable classroom entrance

Photo #10:	Portable classroom entrance

Photo #11:	Rear elevation of portable classrooms

Photo #12:	Rear elevation of portable classrooms

Photo #13:	Covered walkways

Photo #14:	Covered lunch area

Photo #15:	Rear yard play surfaces

Photo #16:	Damaged rear yard play surfaces

Photo #17:	Front elevation

Photo #18:	Concrete employee parking lot

Photo #19:	Covered walkway between buildings

Photo #20:	Playground equipment

Photo #21:	Courtyard between buildings

Photo #22:	Overview of main courtyard

Photo #23:	Classroom building roof

Photo #24:	Portable classroom roof

Photo #25: Classroom building roof

Photo #26: Multi-purpose building roof

Photo #27: Classroom entrance windows and door

Photo #28: Rear elevation ribbon windows

Photo #29: Awning windows at classrooms

Photo #30: Roof top unit for Multi-purpose room

Photo #31:	Condensing unit outside classroom

Photo #32:	Condensing units outside of classrooms

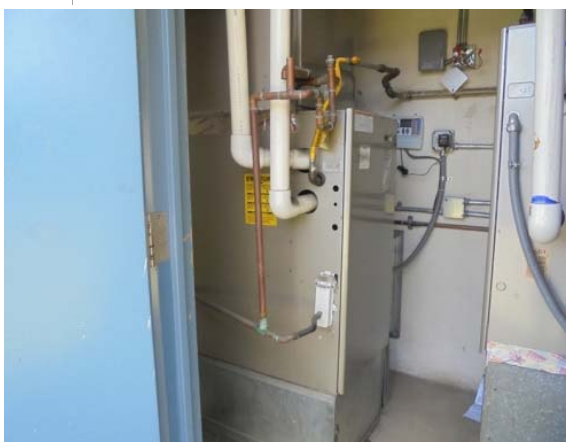


Photo #33:	Classroom condensing furnace

Photo #34:	Classroom condensing furnace

Photo #35:	Renovated bathrooms

Photo #36:	Renovated ADA bathroom

Photo #37: Transformer and electric panel

Photo #38: Electric panel in portable classroom

Photo #39: Gas service

Photo #40: Wheel chair lift

Photo #41: Fire alarm panel

Photo #42: Fire alarm/strobe

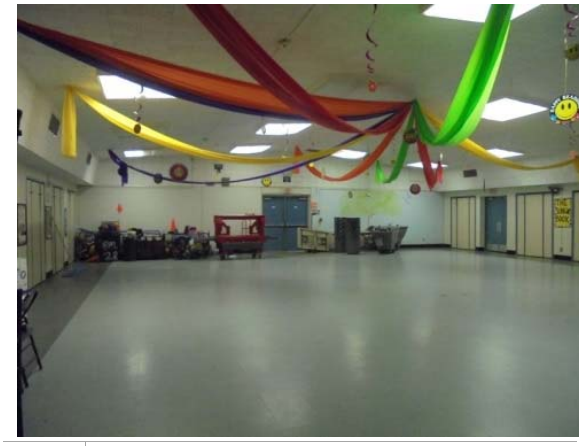


Photo #43:	Multi-purpose room

Photo #44:	Multi-purpose room stage

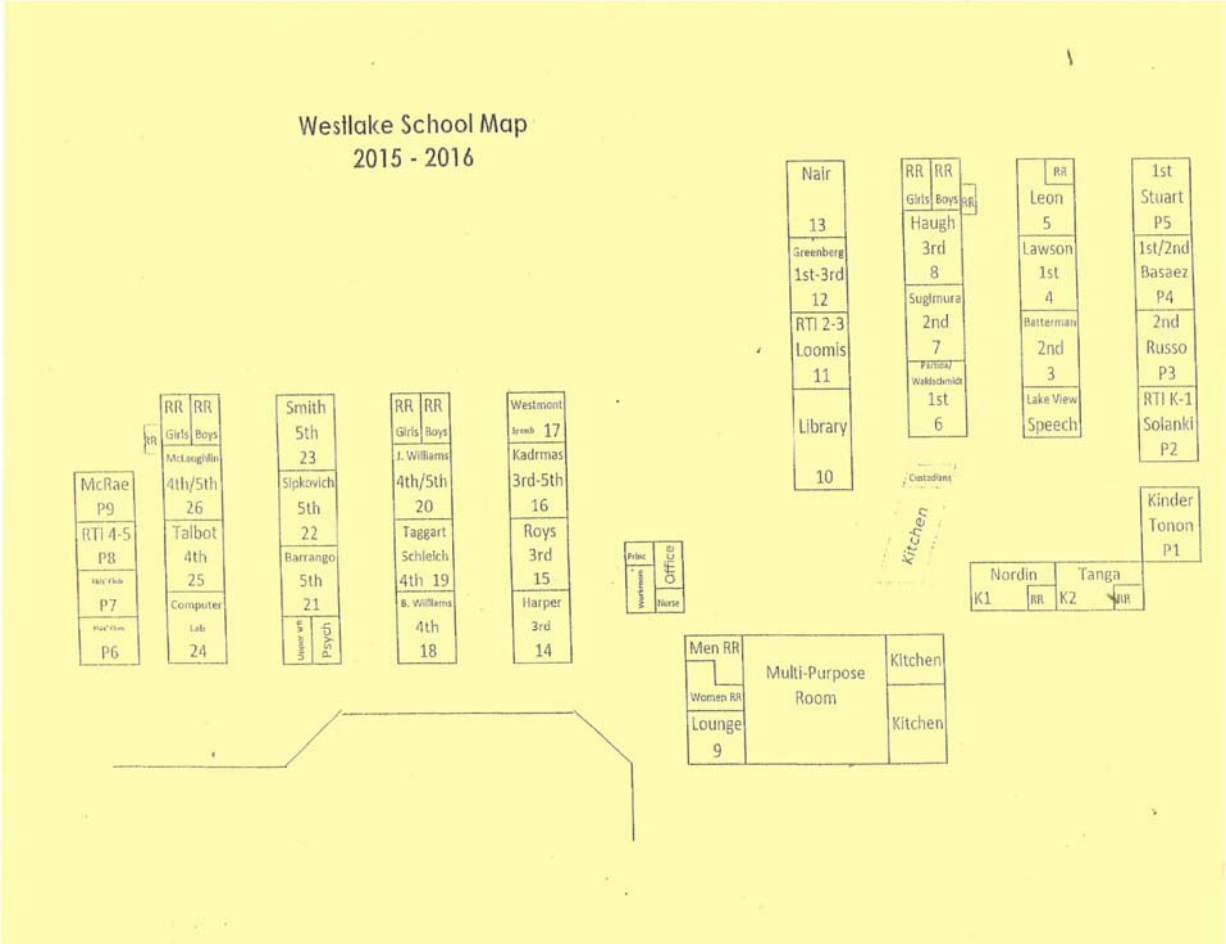
Photo #45:	Classroom

Photo #46:	Classroom

Photo #47:	Classroom

Photo #48:	Classroom

APPENDIX B:
SITE PLANS



SOURCE:
Ocean View School District

ON-SITE DATE:
May 10, 2016

AERIAL SITE PLAN

WESTMONT ELEMENTARY
8251 HEIL AVENUE
WESTMINSTER, CALIFORNIA 92683

EMG PROJECT NO: 119317.16R000-017.017

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

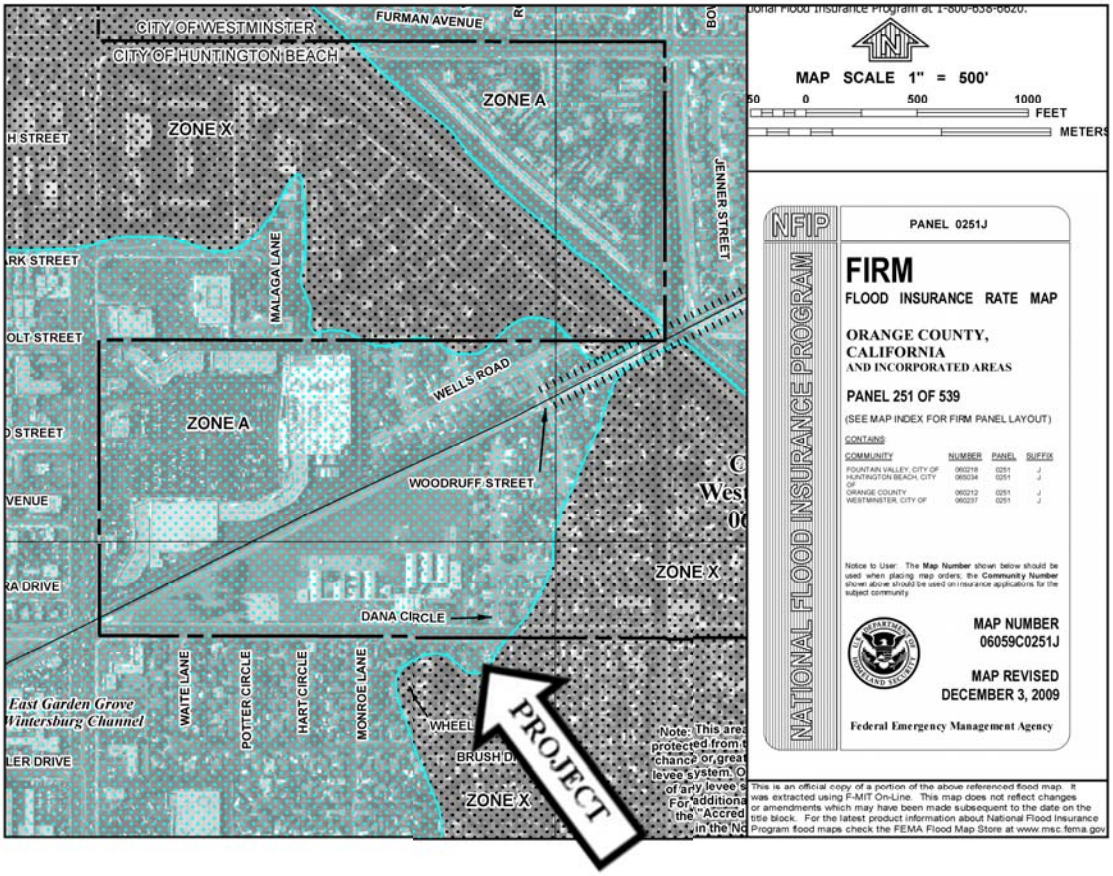
ON-SITE DATE:
May 10, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

WESTMONT ELEMENTARY
8251 HEIL AVENUE
WESTMINSTER, CALIFORNIA 92683

EMG PROJECT NO: 119317.16R000-017.017



SOURCE:
FEMA Panel No.: 06059CO25IJ Dated: 12/03/2009

ON-SITE DATE:
May 10, 2016

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

PROPERTY NAME: Westmont Elementary
DATE: May 10, 2016
PROJECT NUMBER: 119317.16R000-017.017

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			New bathrooms were installed in 2014
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			

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

	Restrooms	Yes	No	N/A	Comments
1.	Are common area public restrooms located on an accessible route?	X			
2.	Are pull handles push/pull or lever type?	X			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	X			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60” turning diameter)?	X			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		X		
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			At the ADA toilets only
12.	Are soap dispensers, towel, etc. reachable (48” from floor for frontal approach, 54” for side approach)?	X			
13.	Is the base of the mirror no more than 40” from the floor?	X			

APPENDIX E:
PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

Name of person completing form: Noah Vasquez

Title / Association with property: Bonding Estimator

Length of time associated w/ property: 20 years

Date Completed: 5/10/16

Phone Number:

Building / Facility Name: Westmont Elementary School

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	1962
2	Building size in SF	57,751 ☐ 23 including portables
3	Replacement Value	
4	Acreage	
5	Number of parking spaces	
6	Age of roof (known or estimated); active warranty w/ expiration date?	1997. 2000 - Flat emulsion coated
	QUESTION	**RESPONSE**
7	List all major renovations or rehabilitations since construction (with estimated dates).	Bathrooms - 2014 ADA Improvements Parking lots
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	
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.	
11	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	no ball fields

playground equipment

5/10 – 12:30 pm

Project Work Plan

Shows a summary of the Project Work Plan and supporting details.

SERVICE INFORMATION

Long Name: DLR/Ocean View-Westmont Elementary-FCA

Project: 119317.16R000 | Project Type: Asset Management

Site.Service: 017.017 | Portfolio: Yes

Service Desc: Facility Assessment - 017 | Client Tran #::

Report Format: AssetCalc w/Narrative | Reserve Term: 20.00000

Assessment Reason: Asset Management | Lab Comments: No Sampling

Protocol: Client Specific

Special Instructions: new seismic upgrades sprinklers

Client Comments:

SITE INFORMATION

Name: Westmont Elementary

Address: 8251 Heil Avenue | County: Orange

Westminster CA 92683

Type: Mixed-Use | Client Specified Type:

# of Buildings: 23 | Year Built: 1962 | Land Acreage: 0.00000

# of Stories: | Basement: | Square Footage: 57751.00000

# of Units: | Occupied: Yes | Built in Phases:

Years of Phases:

Site Comments: AssetCalc FCA

Site Issues:

Recommendations:

CLIENT INFORMATION

Name: DLR Group | EMG Client #: 84641

Address: 1650 Spruce Street | Client Type: Education (K - 12)

Riverside CA 92507 | Role: Owner Consultant

Client Primary Contact (HEADQUARTER USE ONLY)

Name: Mr. Kevin Fleming | ***PM not to contact! Use Site POC below.

Phone: (951) 682-0470* | Fax:

Email: kfleming@dlrgroup.com*

4ADA / 32 / 60 = 92 + 4ADA

Multipurpose Room - Frick . Frick . Tipton + original plans Architects . 5.25.60

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.)					
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?					

Signature of person interviewed or completing form Date

Lead Paint - certified lead free
-Copper Wire (yes)

Sprinkler/ food service.

Cafeteria - just to heat up. - Food Rep area

no gymnasium.

MP Room. multepurpose Room - lo.

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?					City of Huntington Beach
14	Are there any problems with the utilities, such as inadequate pressure or capacities?		X			
15	Have there been any leaks or pressure problems with natural gas service?					natural gas — hot water (elec)?
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				irrigation — timer
18	Are there any problems or inadequacies with exterior lighting?					some LED flourescent / pole lights
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			no
22	Are there any plumbing leaks or water pressure problems?		X			
23	Are any areas of the facility inadequately heated, cooled or ventilated?					HVAC
24	Are there any poorly insulated areas?					
25	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?					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			

Flat Roof
open web steel joists
masonry / stucco - brick
slabs

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					any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)					any time; water penetration and premature failure (looks like stucco but feels "lighter")
4	Galvanized Water Piping					prior to early 1980's; common in1970's; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping					1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall					1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall					1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)					1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)					1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels					prior to 1986; potential fire hazards
11	Fused Electrical Panels					prior to early 1960's; easily tampered with, as such potential fire hazard
12	Low Unit Amperage					any time; relevant to housing
13	Fire Sprinkler Head Recalls					1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls					1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

copper
pvc. drains
galvanized

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

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system & material ages (roof, MEP, paving, finishes, and furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.