

# FACILITY CONDITION ASSESSMENT

*Prepared for*

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FACILITY CONDITION ASSESSMENT  
OF

GOLDEN VIEW ELEMENTARY SCHOOL  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

## PREPARED BY:

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## EMG PROJECT #:

119317.16R000-003.017

## DATE OF REPORT:

June 1, 2016

## ONSITE DATE:

May 3, 2015



engineering | environmental | capital planning | project management

**Immediate Repairs Report**  
**Golden View Elementary**  
**6/1/2016**



Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
5.5	Play area separation	436359	Chain Link Fence, 3' to 4' High (per LF), Replace	300	LF	\$30.51	\$9,154	<b>\$9,154</b>
6.3	Center of building	436307	Gutters & Downspouts, Aluminum w/ Fittings, Replace	175	LF	\$8.37	\$1,465	<b>\$1,465</b>
6.4	Throughout property	436334	Exterior Wall, Joint Caulking 0" to 1/2", 1-2 Stories, Replace	1000	LF	\$2.82	\$2,820	<b>\$2,820</b>
6.4	Exterior walls between Tilt Wall Sections	436339	Exterior Wall, Wood Clapboard, 1-2 Stories, Replace	1000	SF	\$27.03	\$27,026	<b>\$27,026</b>
7.1	Rooftop	436082	Package Unit, 21 to 25 Ton, Replace	4	EA	\$44,377.70	\$177,511	<b>\$177,511</b>
7.1	Rooftop	436311	Package Unit, 16 to 20 Ton, Replace	1	EA	\$36,777.37	\$36,777	<b>\$36,777</b>
9	Portable Classroom on West Side of Building	436362	Roof, Asphalt Shingle, Replace	1100	SF	\$3.42	\$3,763	<b>\$3,763</b>
9	Portable Classrooms	436361	Heat Pump, 3.5 to 5 Ton, Replace	4	EA	\$8,928.22	\$35,713	<b>\$35,713</b>
<b>Immediate Repairs Total</b>								<b>\$294,228</b>

\* Location Factor (1.0) included in totals.



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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:	17251 Golden View, Huntington Beach, California 92647
Year Constructed/Renovated:	1972, Phase I / 1995 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:	Unknown acres
Building Area:	36,996 SF
Number of Buildings:	1 Main – 4 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:	Flat roofs with built-up membrane.
Heating, Ventilation and Air Conditioning:	Roof Top Package Units with Zone Dampers - Main Heat pump – Portables
Fire and Life/Safety:	Smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs..
Dates of Visit:	05/03/2016
On-Site Point of Contact (POC):	Noah Valadez
Assessment and Report Prepared by:	SJN Senior Project Manager
Reviewed by:	Joe Bernatowicz Program Manager <a href="mailto:jbernatowicz@emgcorp.com">jbernatowicz@emgcorp.com</a> 800.733.0660 x6318

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Systemic Condition Summary			
Site	Excellent	HVAC	Fair
Structure	Excellent	Plumbing	Good
Roof	Good	Electrical	Good
Vertical Envelope	Excellent	Elevators	--
Interiors	Fair	Fire	Excellent

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

- Replacement of rooftop package units
- DDC HVAC balancing and control system upgrade
- Modernization of electrical system, replace original 1970 Switch Gear Enclosures , branch reportedly upgraded in 2002/4
- Significant ADA accessibility upgrades – based on previous ADA study and upgrades scheduled for Aug 2016
- 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 excellent overall condition.

The site has four portable classrooms and one portable restroom building delivered in 1995. Three (3) classrooms have a pitched metal roof, one classroom has a flat asphalt shingle roof, and the rest room has pitched asphalt roof. All buildings are wood frame construction, wood panel exterior walls, aluminum windows, and solid wood doors.

### **Anticipated Lifecycle Replacements for Portable Buildings:**

- Storage building
- Portable classrooms

### **Actions/Comments for Portable Buildings:**

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

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of new carpeting, 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)

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%



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FCI Condition Rating	Definition	Percentage Value
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) $FCI = (IR)/(CRV)$	4% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	18% Poor
Current Replacement Value (CRV)	\$6,861,000
Year 0 (Current Year) - Immediate Repairs (IR)	\$294,228
Years 1-10 – Replacement Reserves (RR)	\$472,252
<b>TOTAL Capital Needs</b> (with 3% annual escalation)	<b>\$766,480</b>

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

- Exterior Wall Caulk
- Exterior Wall Section Repair
- Replace Gutters and Downspouts
- Replace Rooftop Package Units
- Add Digital Control (DDC) System
- Replace Portable Heat Pumps
- Replace Roof on 1 Portable

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

## 1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

## 1.4. OPINIONS OF PROBABLE COST

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

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

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



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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
Mike Hoeker HVAC Maintenance Lead	Ocean View School District	714-642-3258

The FCA was performed with the assistance of Noah Valadez, and Mike 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

May 7, 2016: Clear, with temperatures in the 60s (°F) and light winds.

## 3. ACCESSIBILITY & PROPERTY RESEARCH

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### 3.1 ADA ACCESSIBILITY

A complete ADA Study was performed in 2015 with noted Deficiencies that will be corrected in August 2016.

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

According to Audrey Hui of 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.

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

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### 4.1. SPACE TYPES

All 36,996 square feet of the building are owned by the Ocean View Unified School District, and occupied by Golden View Elementary School. The spaces include classrooms, multi-purpose rooms, cafeteria, supporting restrooms, administrative offices, mechanical and other utility spaces.

### 4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

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

## 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 Huntington Beach	Good
Storm sewer	City of Huntington Beach	Good
Domestic water	City of Huntington Beach	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	Norino Drive
Access from	North
Additional Entrances	Golden View Lane
Additional Access from	East

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	1972	Excellent
Parking Lot	Asphalt	2004	Good
Drive Aisles	Asphalt	1972	Good
Service Aisles	Asphalt	1972	Good
Sidewalks	Concrete	1972	Good
Curbs	Concrete	1972	Good

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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			4	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			36	
Method of Obtaining Parking Count			Physical count	

### Anticipated Lifecycle Replacements:

- Asphalt seal coating

### Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, and localized depressions
- The concrete sidewalks have isolated areas of vertically-displaced concrete due to settlement.

## 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
Underground Piping	<input checked="" type="checkbox"/>	Good
Municipal System	<input checked="" type="checkbox"/>	Good

## 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						



# FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
 17251 GOLDEN VIEW LANE  
 HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

## Retaining Walls

Type	Location
None	None

### Anticipated Lifecycle Replacements:

- Irrigation system components

### Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- The underground irrigation system has a history of maintenance requirements. Isolated areas of the irrigation system must be repaired and restored.

## 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"/>
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Site Fencing

Type	Location	Condition
Chain link with metal posts	Perimeter of Property	Fair

### Refuse Disposal

Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
North Entrance	Concrete pad	CMU fence	Yes	Good

## FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

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Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	SW Area of Property	Fair
Tennis Courts	None	None	None
Basketball Court	None	None	None
Swimming Pool	None	None	None

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

- Site fencing

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

- Future lifecycle replacements of the components listed above will be required.
- The chain link site fencing has isolated portions of the fence that are damaged and weathered. The affected portions of the fence should be replaced.

## 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	Steel beams or girders	Good
Roof Decking	Metal decking	Good

**Anticipated Lifecycle Replacements:**

- No components of significance

**Actions/Comments:**

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

### 6.3. ROOFING

Primary Roof			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	In-house staff	Roof Age	1 year
Flashing	Flashings match main membrane	Warranties	No
Parapet Copings	No copings; exposed	Roof Drains	Internal drains

# FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
 17251 GOLDEN VIEW LANE  
 HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

Primary Roof			
Fascia	Metal	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
		Roof Condition	Fair

The primary roof is located at 17251 Golden View Lane.

### Anticipated Lifecycle Replacements:

- Asphalt shingles on Portable
- Replace existing roof on main building 30000 SF roof membrane.

### Actions/Comments:

- According to the POC, the roof finishes were reportedly installed in 1972 original with an elastomeric coating applied in 2015. Information regarding roof warranties or bonds was not available and there are no active roof leaks.
- The 1 portable building has an asphalt roll roof and appears to be weathering. This is located on the west side of the main building.

## 6.4. EXTERIOR WALLS

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Stone masonry	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
- Repair and Paint Panels

### Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including re-caulking, is highly recommended. Future lifecycle replacements of the components listed above are recommended.
- The wood panels have deteriorated. The damaged materials must be replaced. In addition to these repairs, the exterior walls will require painting.
- There are isolated areas of brittle, deteriorated, and missing sealant. The damaged sealant must be replaced.

The substrate shown in the photo documentation is actually ceramic tile, and the paint is peeling away.

## 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	Solid core wood	Good
Service Doors	Metal, hollow	Good

**Anticipated Lifecycle Replacements:**

- Exterior 35 doors

**Actions/Comments:**

- There are a few damaged doors and door frames. The damaged doors must be replaced.
- 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 program.

## 6.7. PATIO, TERRACE, AND BALCONY

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

## 7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

Individual Units	
Primary Components	Package units
Quantity and Capacity Ranges	5 units ranging from 20 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 1999
Primary Component Condition	Fair

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

**Anticipated Lifecycle Replacements:**

- Package 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 have been installed in 1999. HVAC equipment is replaced on an "as needed" basis.
- A DDC System is recommended to be installed.

### 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	Vault	

## FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
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HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	4 units
Storage Capacity	40 gallons
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Condition	Excellent

### Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks

### Actions/Comments:

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

## 7.3. BUILDING GAS DISTRIBUTION

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

## 7.4. BUILDING ELECTRICAL

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	277/480 Volts	Volts	277/480 Volt, three-phase
Meter and Panel Location	West Side of Property	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Good		

## FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

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### **Anticipated Lifecycle Replacements:**

- Circuit breaker panels
- Main switchgear
- Switchboards
- Step-down transformers
- Interior light fixtures

### **Actions/Comments:**

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The panels, switchboards, and step-down transformers are mostly original 1972 components, some were reportedly upgraded in 2004, and is reportedly adequate for the facility's needs. However, due to the age of the panels and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

## 7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

## 7.6. FIRE PROTECTION AND SECURITY SYSTEMS

Item	Description					
Type	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"/>
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"/>
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Administration Office			August 2015		

### **Anticipated Lifecycle Replacements:**

- Central alarm panel
- Alarm devices and system

### **Actions/Comments:**

- The central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year. Fire alarm panels contain sophisticated electronic circuits that are constantly energized. Over time, circuit components deteriorate or become obsolete. Even though an alarm panel may continue to function well past its estimated design life, replacement parts may become difficult to obtain and in many cases the alarm panel will not communicate with new devices it is supposed to monitor. Replacement is recommended during the reserve time. 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	lobby	Good
Carpet	offices, classrooms	Fair
Ceramic tile	restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	lobby, offices, classrooms, restrooms	Good
Ceramic tile	restrooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-Bar (acoustic tile)	Lobby, offices, classrooms, administration	Good
Painted drywall	restrooms	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Good
Door Framing	Metal	Good
Fire Doors	Yes	Good

**Anticipated Lifecycle Replacements:**

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

**Actions/Comments:**

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

## 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

## 8.3. COMMERCIAL KITCHEN EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment.

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	Gas	Good
Ovens	Electric	Good
Hood	Exhaust ducted to exterior	Good
Microwave	☒	Good
Ice Machines	☒	Good
Shelving	☒	Good

**Anticipated Lifecycle Replacements:**

- Cooking Range
- Convection oven
- Dishwasher
- Walk-in freezer
- Walk-in cooler
- Ice maker

**Actions/Comments:**

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

## 9. OTHER STRUCTURES

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Not applicable. There are no major accessory structures.

## 10. CERTIFICATION

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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 17251 Golden View Lane, Huntington Beach, 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.

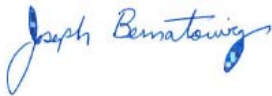
No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems.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



---

Joseph Bernatowicz  
Program Manager  
[jbernatowicz@emgcorp.com](mailto:jbernatowicz@emgcorp.com)  
800.733.0660 x6318

## 11. APPENDICES

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APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

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**APPENDIX A:**  
**PHOTOGRAPHIC RECORD**

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# PHOTOGRAPHIC RECORD

GOLDEN VIEW ELEMENTARY  
172541 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017



Photo #1: Golden View ES - East Elevation



Photo #2: Front Entrance



Photo #3: Reception Area

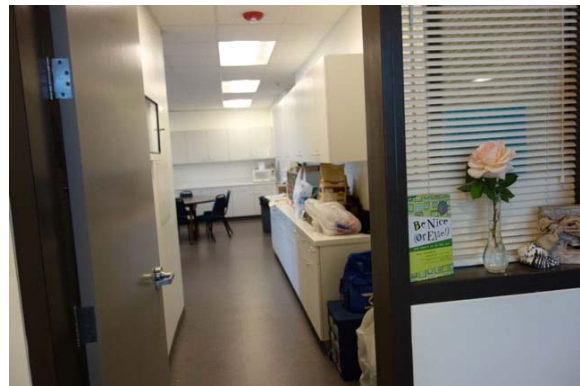


Photo #4: Staff Break Area

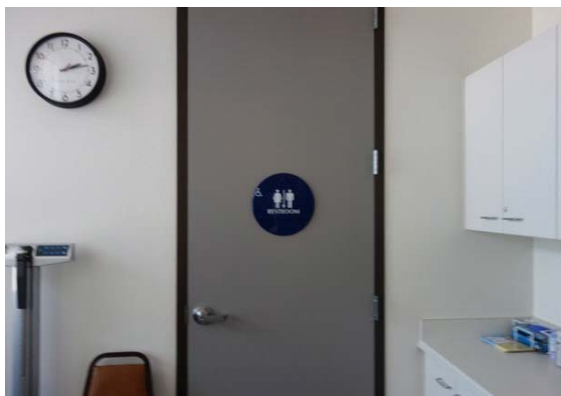


Photo #5: Lobby Restroom



Photo #6: Reception Area Rest Room

# PHOTOGRAPHIC RECORD

GOLDEN VIEW ELEMENTARY  
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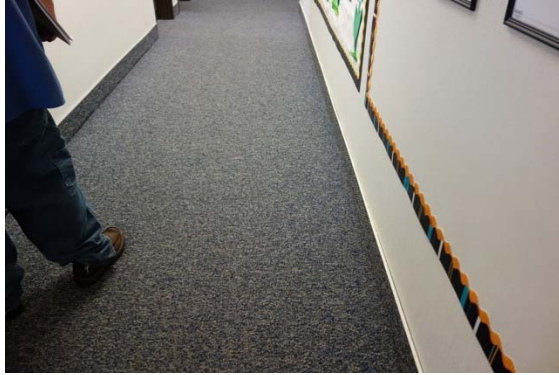


Photo #7: Hallway Carpeting



Photo #8: Staff RR Lighting



Photo #9: Staff RR Sink



Photo #10: Front Entrance Soffit



Photo #11: Exterior Wood Panel Damage

The substrate here is actually ceramic tile, and the paint is peeling away.



Photo #12: Student Play Area



# PHOTOGRAPHIC RECORD

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Photo #13: Portable Classroom



Photo #14: Portable Restroom



Photo #15: Window Detail



Photo #16: Fire Panel in Custodian Office

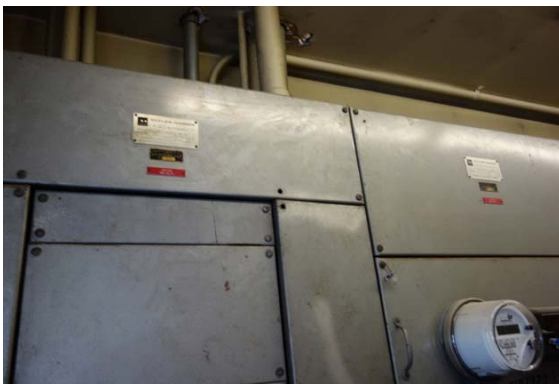


Photo #17: Main Switchgear



Photo #18: Stepdown Transformer

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HUNTINGTON BEACH, CALIFORNIA 92647

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Photo #19: Mechanical Room NW Area



Photo #20: Concrete Sidewalk



Photo #21: New RR Partitions



Photo #22: RR Wall detail



Photo #23: New RR Urinals



Photo #24: New RR Ceiling Detail

# PHOTOGRAPHIC RECORD

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Photo #25: Electric 20 Gal Domestic HW



Photo #26: Outside Drinking Fountain



Photo #27: Food Cooler



Photo #28: Outside Drain

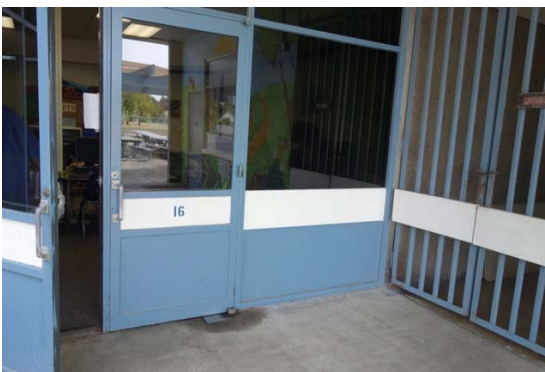


Photo #29: Exterior Double Doors



Photo #30: Classroom Ceiling

# PHOTOGRAPHIC RECORD

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Photo #31: Classroom Carpeting



Photo #32: Classroom Sink and Faucets



Photo #33: Multi Purpose Room



Photo #34: 20 Ton Mammoth Heating and AC Package Unit



Photo #35: Builtup Roof with Elastomeric Coating



Photo #36: Portable Roof View

# PHOTOGRAPHIC RECORD

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Photo #37: South View and Roof Drain



Photo #38: 25 Ton Mammoth Heating and AC Package Unit



Photo #39: Portable with Asphalt Roof



Photo #40: Soffit and Gutter View



Photo #41: North View and Chain Link Fence



Photo #42: Parking Lot View SE

# PHOTOGRAPHIC RECORD

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Photo #43: Roof and Roof Drain



Photo #44: Roof Flashing Detail



Photo #45: Open Classroom Concept



Photo #46: Student Water Closet



Photo #47: Portable Entrance

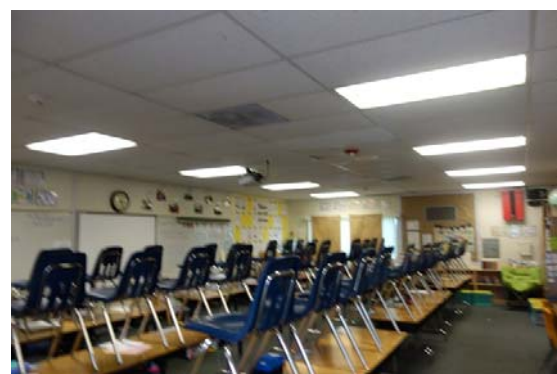


Photo #48: Portable Classroom

# PHOTOGRAPHIC RECORD

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Photo #49: Portable Classroom Aluminum Window Detail



Photo #50: Portable Wooden Panel Damage



Photo #51: Irrigation Supply Valve



Photo #52: Maintenance Building



Photo #53: Domestic Water Supply Shut-off and Backflow Preventer



Photo #54: Electrical Breaker Panel

# PHOTOGRAPHIC RECORD

GOLDEN VIEW ELEMENTARY  
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Photo #55: Original Electrical Breaker Panel



Photo #56: Main Gas Shutoff



Photo #57: Main Site Transformer



Photo #58: Site Lighting



Photo #59: Drain in Dumpster Area



Photo #60: Parking Lot Looking South



FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

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**APPENDIX B:**  
**SITE PLAN**

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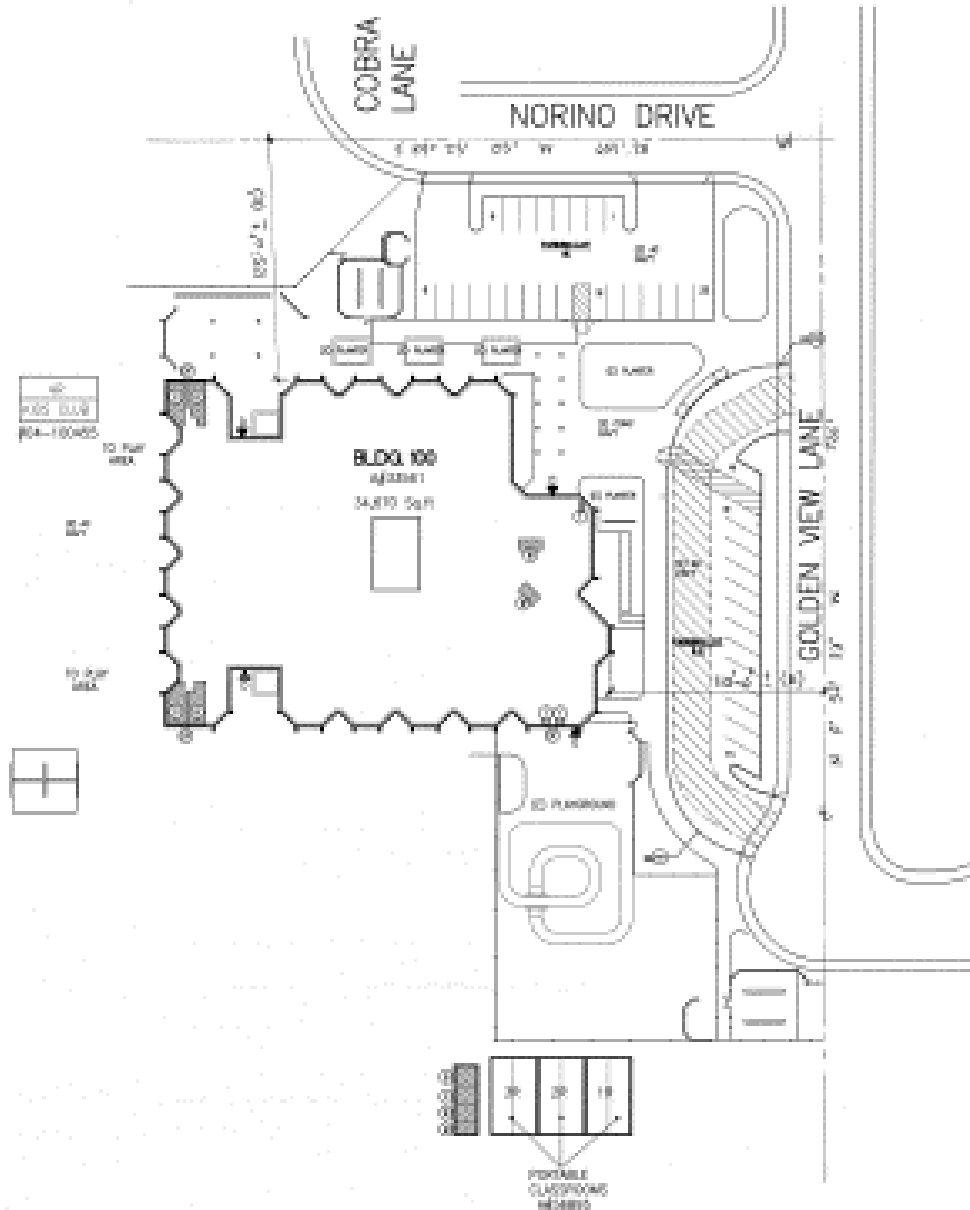
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# SITE PLAN

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017



SOURCE:  
BC | A Architects



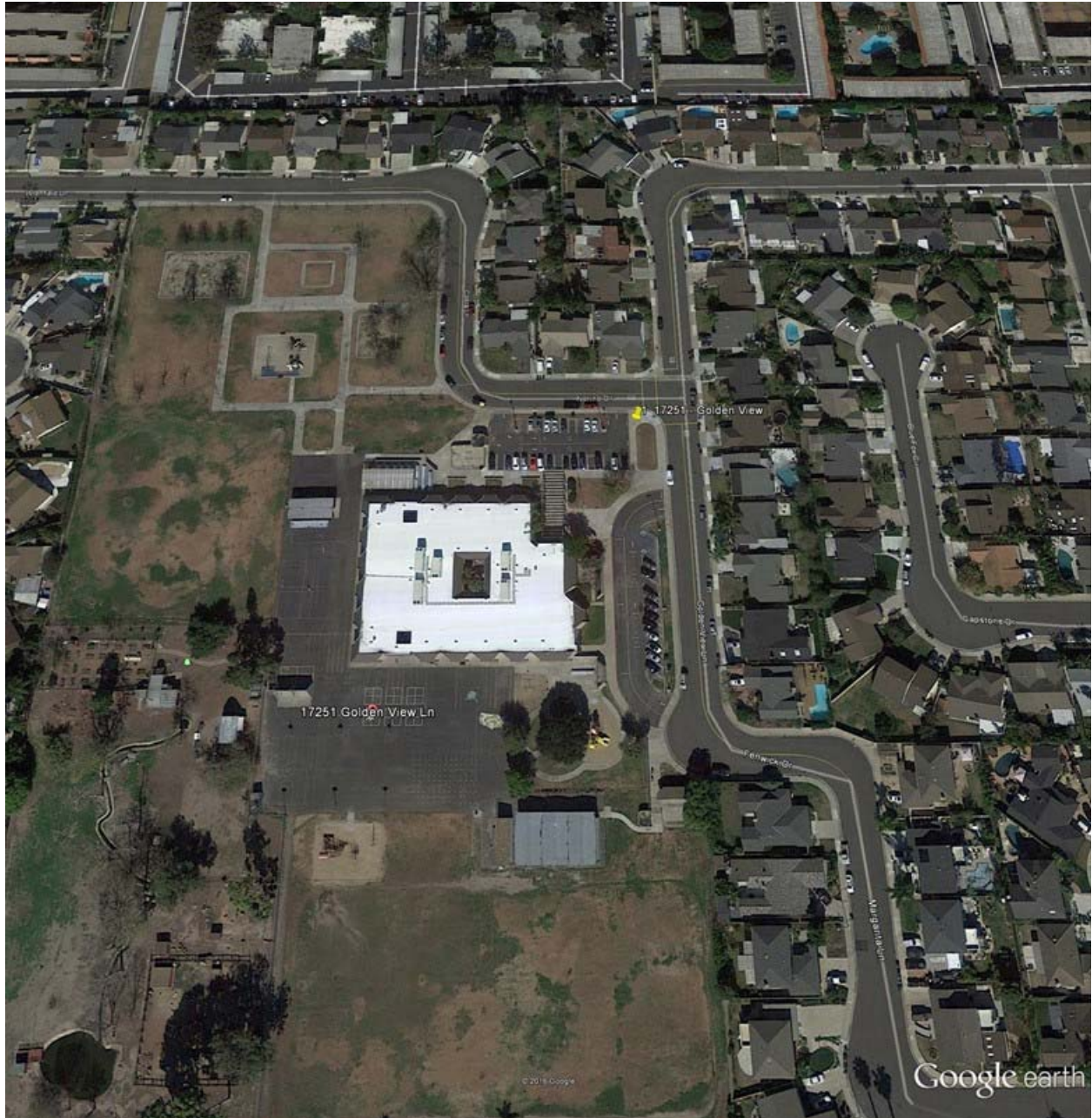
ON-SITE DATE:  
May 3, 2016



# AERIAL SITE PLAN

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017



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



ON-SITE DATE:  
May 3, 2016

FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
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EMG PROJECT NO: 119317.16R000-003.017

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

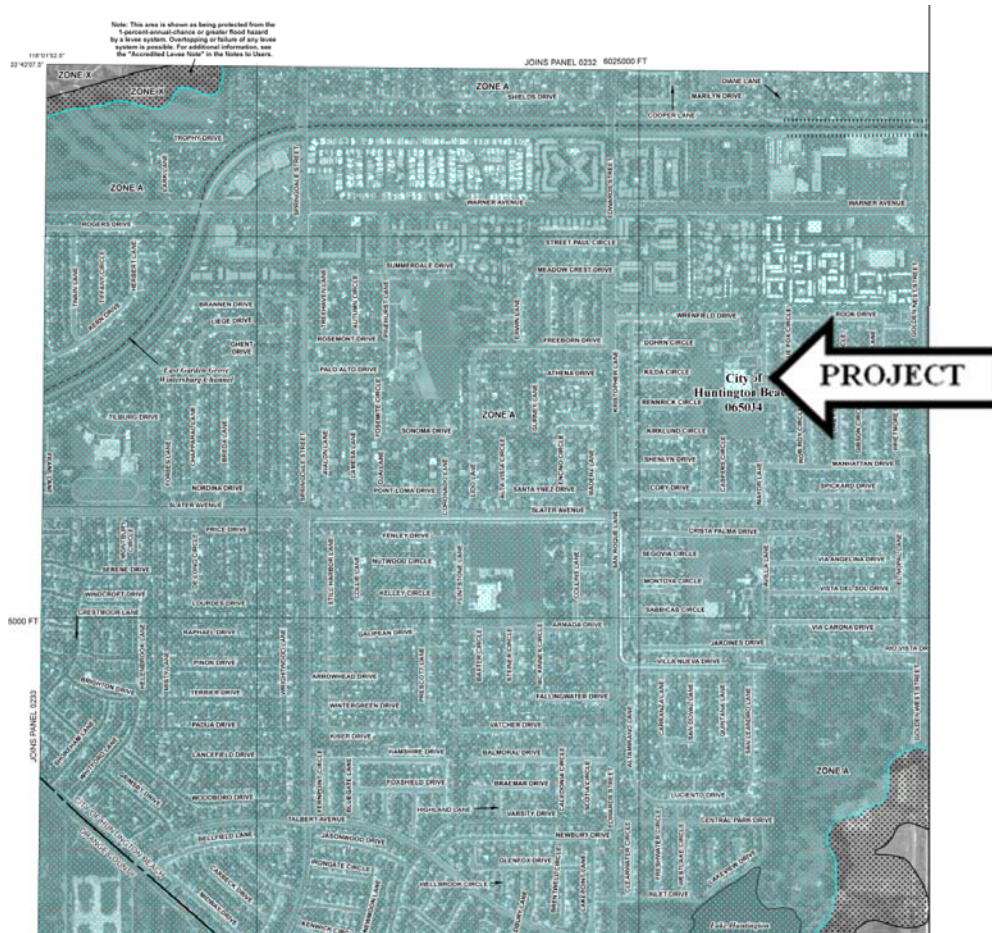
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# FLOOD MAP

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017



SOURCE:  
FEMA Panel No.: 232 of 539 Dated: December 3, 2009

ON-SITE DATE:  
May 3, 2016

FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
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EMG PROJECT NO: 119317.16R000-003.017

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

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FACILITY CONDITION ASSESSMENT

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

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**APPENDIX E:**  
**PRE-SURVEY QUESTIONNAIRE**

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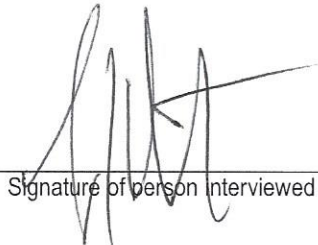
# Facility Condition Assessment Pre-Survey Questionnaire

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

1	ADA-STUDY IN 2015 - RESULTED IN REPORT PROVIDING DEFICIENCIES TO
2	BE REMEDIATED IN JUL-AUG 2016 .
3	

## ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" 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 checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

  
\_\_\_\_\_  
Signature of person interviewed or completing form

5/3/16  
\_\_\_\_\_  
Date



# 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. 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.

<b>NAME OF INSTITUTION:</b>	
Name of Building: <i>Golden View Elem.</i>	Building #:
Name of person completing questionnaire: <i>NOAH VALADEZ, STEVE NOVOTNY</i>	
Length of Association With the Property: <i>25 YRS</i>	Phone Number: <i>714-847-7083</i>
EMG Project No.: 119317.16R000-003.017	

SITE INFORMATION	
Year of Construction?	<i>1972</i> , <i>3 PORTABLES 1995 + RESTROOM</i>
No. of Stories?	<i>1</i> Floors.
Total Site Area?	Acres
Total Building Area?	Sq. ft.

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	<i>N/A</i>	
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	<i>SEP 2015</i>	<i>NONE</i>
4. Roofs?	<i>2015</i>	

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	<i>Staff Lounge, Main Building Restrooms</i>
Planned Capital Expenditure For Next Year?	
Age of the Roof?	<i>2015</i>
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	<i>N/A</i>

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
<b>ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES</b>					
1 Are there any unresolved building, fire, or zoning code issues?			<i>X</i>		
2 Is there any pending litigation concerning the property?		<i>X</i>	<i>X</i>		
3 Are there any other significant issues/hazards with the property?		<i>X</i>			



# 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	<del>UNK</del>		
8 Have there been indoor air quality or mold related complaints from tenants?			X		
<b>GENERAL SITE</b>					
9 Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		X			
10 Are there any problems with the landscape irrigation systems?		X			
<b>BUILDING STRUCTURE</b>					
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			
<b>BUILDING ENVELOPE</b>					
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			
<b>BUILDING HVAC &amp; ELECTRICAL</b>						
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?				N/A	
23	Do Commercial units have less than 200-Amp service?		X			
24	Are there any problems with the utilities, such as inadequate capacities?		X			
<b>ADA</b>						
25	Has the management previously completed an ADA review?	X				
26	Have any ADA improvements been made to the property?		X			SCHED AUGUST 2016
27	Does a Barrier Removal Plan exist for the property?	X				
28	Has the Barrier Removal Plan been approved by an arms-length third party?	X				
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?				X	
<b>PLUMBING</b>						
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

GOLDEN VIEW ELEMENTARY  
17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CALIFORNIA 92647

EMG PROJECT NO: 119317.16R000-003.017

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

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 and material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.