FACILITY CONDITION ASSESSMENT

prepared for

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Kevin Fleming

FACILITY CONDITION ASSESSMENT

OF

LAKE VIEW
17451 ZEIDER LANE
HUNTINGTON BEACH, CALIFORNIA 92647

PREPARED BY:
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EMG PROJECT #:
119317.16R000-006.017

DATE OF REPORT:
June 2, 2016

ONSITE DATE:
May 16, 2016

Immediate Repairs Report
Lake View
6/2/2016

Report Section ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Immediate Repairs Total						**$0**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Lake View

6/2/2016

Report Section	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
6.6	439379	B2021 Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	20	10	17	EA	$870.45	$14,798											$14,798										**$14,798**
6.6	439386	B2032 Exterior Door, Steel Insulated, Replace	25	15	10	9	EA	$1,577.53	$14,198											$14,198										**$14,198**
7.1	438894	D3042 Exhaust Fan, Roof Mounted, 151 to 400 CFM, Replace	15	12	3	5	EA	$1,499.53	$7,498				$7,498															$7,498		**$14,995**
7.1	439362	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	439346	D3052 Package Unit, 3.5 Ton, Replace	15	12	3	1	EA	$10,226.65	$10,227				$10,227															$10,227		**$20,453**
7.1	439348	D3052 Package Unit, 3.5 Ton, Replace	15	12	3	1	EA	$10,226.65	$10,227				$10,227															$10,227		**$20,453**
7.1	439350	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	439361	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	439358	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	439352	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.1	439356	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	12	3	1	EA	$8,928.22	$8,928				$8,928															$8,928		**$17,856**
7.4	439365	D5012 Secondary Transformer, Dry, 45 kVA, Replace	30	19	11	1	EA	$6,857.93	$6,858												$6,858									**$6,858**
7.4	439364	D5012 Building/Main Switchgear, 480 Y, 277 V, 1,000 Amp, Replace	30	19	11	1	EA	$195,649.21	$195,649												$195,649									**$195,649**
7.6	439367	D5037 Fire Alarm Control Panel, Multiplex, Replace	15	10	5	3	EA	$4,284.35	$12,853						$12,853															**$12,853**
8.1	439371	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	10780	SF	$1.42	$15,342			$15,342								$15,342								$15,342		**$46,026**
8.1	439372	C3012 Interior Wall Finish, Concrete/Masonry, Prep & Paint	8	1	7	46752	SF	$1.45	$67,837								$67,837								$67,837					**$135,674**
8.1	439369	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	3080	SF	$4.80	$14,786					$14,786															$14,786	**$29,572**
8.1	439368	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	4620	SF	$7.26	$33,524					$33,524										$33,524						**$67,048**
8.1	439373	C3032 Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	15	5	7700	SF	$5.05	$38,868						$38,868															**$38,868**
8.3	439374	E1093 Freezer/Cooler, Commercial, Walk-In, Replace	15	7	8	1	EA	$22,317.14	$22,317									$22,317												**$22,317**
Totals, Unescalated										**$0**	**$0**	**$15,342**	**$81,520**	**$48,310**	**$51,721**	**$0**	**$67,837**	**$22,317**	**$0**	**$44,337**	**$202,507**	**$0**	**$0**	**$33,524**	**$67,837**	**$0**	**$0**	**$96,862**	**$14,786**	**$746,902**
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)										**$0**	**$0**	**$16,276**	**$89,079**	**$54,373**	**$59,959**	**$0**	**$83,431**	**$28,271**	**$0**	**$59,586**	**$280,317**	**$0**	**$0**	**$50,708**	**$105,688**	**$0**	**$0**	**$164,902**	**$25,927**	**$1,018,518**

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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:	17451 Zeider Lane, Huntington Beach, Orange County, California 92647
Year Constructed/Renovated:	Varies: 1967 - 2006
Current Occupants:	None
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance and Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Elementary School
Site Area:	13.77 acres
Building Area:	42,894 SF
Number of Buildings:	8
Number of Stories:	1
Parking Type and Number of Spaces:	43 spaces in open lots
Building Construction:	Conventional wood frame structure on concrete slab. / with raised floor. Masonry bearing walls and wood-framed roofs.
Roof Construction:	Gabled roofs with asphalt Flat roofs with built-up membrane.
Exterior Finishes:	CMU, Stucco, Wood Siding
Heating, Ventilation and Air Conditioning:	Central system with boiler, chiller, air handlers, and fan coils. Individual wall-mounted package heat pumps Rooftop package units
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel and exit signs
Dates of Visit:	May 16, 2016
On-Site Point of Contact (POC):	Michael Hoeker
Assessment and Report Prepared by:	Henry Kimber
Reviewed by:	Joseph Bernatowicz Program Manager jbernatowicz@emgcorp.com 800.733.0660 x6318

SYSTEMIC CONDITION SUMMARY			
Site	Good	HVAC	Good
Structure	Fair	Plumbing	Good
Roof	Fair	Electrical	Good
Vertical Envelope	Fair	Elevators	N/A
Interiors	Excellent	Fire	Fair

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

- Installation of a complete fire suppression system
- Install poured-in-place rubber at the play equipment
- Replace galvanized piping

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property is currently going through a full rehabilitation, EMG observed modernization work taking place while on site.

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%
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%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	4.9%	Good
Current Replacement Value (CRV)	$7,548,000	
Year **0** (Current Year) - Immediate Repairs (IR)	$0	
Years **1-10** – Replacement Reserves (RR)	$370,351	

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 buildings 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.

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

1.4. OPINIONS OF PROBABLE COST

Cost estimates are attached at the front of this report.

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 that 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, 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. Representatives from the local municipality were also contacted for code compliance, zoning, and other related information. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Michael Hoeker HVAC Mechanic	Ocean View School District	714.642.3258
Christina Espinoza Personnel	Huntington Beach Fire Department	714.536.5411

The FCA was performed with the assistance of Michael Hoeker, HVAC Mechanic, 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 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 six 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.

- Appraisal Report by American Appraisal, dated 12/17/2015
- Summary of recent capital improvements
- Summary of capital improvement budget for 2002-2003.

A prior Appraisal Report was reviewed while performing the FCA. The report, dated December 17, 2016 was prepared by American Appraisal. Property condition and factual information discrepancies between the prior report and actual conditions are not readily apparent.

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was filled out by the onsite POC. 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 16, 2016: Clear, with temperatures in the 70s (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1. ADA ACCESSIBILITY

The facility is currently going through a complete rehabilitation; a full ADA modernization is part of the ongoing work.

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

4.1. SPACE TYPES

All 42,894 square feet of the property are owned by the Ocean View Unified School District, and occupied by Lake View Elementary School. The spaces are a combination of classrooms, portables, multi-purpose rooms, lunch area, supporting restrooms, administrative offices, mechanical rooms and utility spaces.

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The school was generally accessible. However, areas of note that were either inaccessible or not observed for other reasons are listed in the table below:

KEY SPACES NOT OBSERVED		
ROOM #	AREA	ACCESS ISSUES
Portables	Roof	Lack of ladder or other means of egress

The entire facility is not currently occupied, the school has been closed for two years; it is currently undergoing a major rehabilitation.

5. SITE IMPROVEMENTS

5.1. UTILITIES

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

SITE UTILITIES		
UTILITY	SUPPLIER	CONDITION AND ADEQUACY
Sanitary sewer	Huntington Beach Department of Public Works	Good
Storm sewer	Huntington Beach Department of Public Works	Good
Domestic water	City of Huntington Beach	Good
Electric service	Southern California Edison Co.	Good
Natural gas service	Southern California Gas Co.	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

EMG observed full rehabilitation work at the site; the parking lot, site lights and asphalt pavement are within the scope of the ongoing work. EMG's condition ratings anticipate installation of new components.

ITEM	DESCRIPTION
Main Ingress and Egress	Zeider Lane
Access from	East
Additional Entrances	Slater Avenue
Additional Access from	South

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Asphalt	2016	Good
Parking Lot	Asphalt	2016	Good
Drive Aisles	Asphalt	2016	Good
Sidewalks	Concrete	Less than 10 years	Fair
Curbs	Concrete	Less than 10 years	Fair
Pedestrian Ramps	Cast-in-place concrete	Less than 10 years	Fair

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
43	None	None	None	None
Total Number of ADA Compliant Spaces			6	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			43	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Buildings 20 and 21	Steel-framed with pre-cast treads	Metal	Fair
Building 19	Steel-framed with wood treads	Metal	Fair

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete pavement
- Sidewalks

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	☒	Fair
Inlets	☒	Fair
Swales	☒	Fair
Underground Piping	☒	Fair
Pits	☐	--
Municipal System	☒	Fair
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	Slopes gently down from the north east side of the property to the south west property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☒	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☒		☐		☐		☐
Irrigation Condition	Fair						

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 and building mounted
Street Address Displayed?	No

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 of property	Fair

REFUSE DISPOSAL				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Adjacent to Parking Lot	Asphalt paving	Chain link fence	Yes	Fair

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Play Area	Good
Playing Field	Lawn	Playing Field	Fair
Basketball Court	Asphalt	Courtyard	Fair
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Signage
- Site fencing
- Chain link dumpster enclosures
- Playground surfaces
- Basketball court seal coating

Actions/Comments:

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

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
Foundation (main building)	Slab on grade with integral footings	Fair
Foundation (portable)	Concrete with piers	Fair
Basement and Crawl Space	Crawl space, concrete floor	Fair

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 (portables)	Conventional wood/metal studs	Fair
Framing/Load-Bearing Walls (main building)	Masonry Walls	Fair
Ground Floor (Main building)	Concrete slab	Fair
Ground Floor (portables)	Raised wood	Fair
Roof Framing (main building)	Steel beams or girders	Fair
Roof Framing (portables)	Wood joists, purlins rafters	Fair
Roof Decking (main building)	Metal decking	Fair
Roof Decking (portables)	Plywood or OSB	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Built up roof with a reflective elastomeric coating
Maintenance	In-house staff	Roof Age	1 year
Flashing	Flashings match main membrane	Warranties	Yes
Parapet Copings	Sheet metal	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	Yes
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
		Roof Condition	Good

The primary roof is located at the Main Building

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	Varies: 17 – 21 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
		Roof Condition	Fair

The secondary roof is located at Buildings 20, 21, 22, 23, 24 and MPR

Anticipated Lifecycle Replacements:

- Built-up roof membrane
- Metal roof
- Skylights

Actions/Comments:

- The roof finishes vary in age. Information regarding roof warranties or bonds was not available. The roofs are maintained by in-house maintenance staff.

- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repairs 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.
- There is no evidence of moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be adequate.

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	CMU / Masonry	Fair
Secondary Finish	Wood siding	Fair
Secondary Finish	Stucco	Fair
Accented with	Stucco moulding	Fair
Soffits	Concealed and exposed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint
- stucco
- Wood trim (included with siding)
- Caulking
- Masonry re-pointing

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. EXTERIOR AND INTERIOR STAIRS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	Steel framed with pan-filled concrete	Open	Metal	Metal	Fair
Building Exterior Stairs	Steel framed with wood treads	Open	Metal		Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6. EXTERIOR WINDOWS AND DOORS

EMG observed a major rehabilitation work going on at the facility. The installation of new interior and exterior windows, doors, etc. at the main building is within the scope of the ongoing work. EMG's condition ratings anticipate installation of new components.

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Wood framed, fixed	Double pane	Main Building	☐	Good
Aluminum framed storefront	Double pane	Main Building	☐	Good
Aluminum framed, operable	Double pane	Bldgs. 20, 21, 22, 23, 24, and MPR	☐	Fair
Hopper Windows	Double pane	Building 19	☐	Fair

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

Anticipated Lifecycle Replacements:

- Aluminum-framed Windows
- Metal doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is recommended. Future lifecycle replacements of the components listed above will be required.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

EMG observed a complete modernization work ongoing at the Lake View campus; this work entails the installation of a new HVAC system for the main building. Some of the HVAC units were already installed, while others were still being installed. EMG's condition ratings anticipate the installation of new components.

BUILDING CENTRAL HEATING SYSTEM	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	One boiler at 650 MBH
Total Heating Capacity	650 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire Main Building
Age Ranges	2016
Boiler Condition	Good

BUILDING CENTRAL COOLING SYSTEM	
Primary Cooling System Type	Air-cooled chillers
Quantity and Capacity of Major Components	One chiller at 100 tons
Total Cooling Capacity	100 tons
Cooling Towers	None
Location of Major Equipment	Mechanical rooms & exterior
Space Served by System	Entire Main Building
Age Ranges	2016
Chiller Condition	Good

DISTRIBUTION SYSTEM	
HVAC Water Distribution System	Four-pipe
Heating Water Circulation Pump Size and Quantity	Unknown
Chilled Water Circulation Pump Size and Quantity	Unknown
Pump Condition	Good
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	Unknown
Location of Air Handlers	Along Ceiling
Large Spaces the Larger Dedicated AHU's Serve	Lobby, Hallway, Classrooms
Age of Air Handlers	2016
Air Handler Condition	Good
Terminal Units	Fan coil units (hydronic)
Quantity and Capacity of Terminal Units	25

DISTRIBUTION SYSTEM	
Location of Terminal Units	Along ceilings
Spaces Served by Terminal Units	Throughout facility
Terminal Unit Condition	Good

SUPPLEMENTAL COMPONENTS	
Supplemental Components	Package units
Location / Space Served by Package Unit	MPR
Package Unit Condition	Fair
Choose an item.	Wall-mounted package heat pumps
Location / Space Served by Heat Pumps	Buildings 19, 20, 21, 22, 23 and 24
Heat Pumps Condition	Fair

CONTROLS AND VENTILATION	
HVAC Control System Condition	Good
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Package units
- Package wall-mounted heat pumps
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by 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 varies in age. HVAC equipment is replaced on an "as needed" basis. The HVAC systems in the main building are currently being replaced, while the HVAC units in the portables are original to the building construction.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff interviewed about the historical and recent performance of the equipment and systems indicated that 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. A budgetary cost for lifecycle replacements are included.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron	Fair
Waste/Sewer Piping	Cast iron	Fair
Water Meter Location	Exterior of Building	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	2 Water Heaters (capacity unknown)
Storage Capacity	20 gallons
Water Heater Condition	Good
Supplementary Storage Tanks?	No
Domestic Hot Water Circulation Pumps (3 HP and over)	None
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	Unknown
Common Area Faucet Nominal Flow Rate	Unknown
Condition	Excellent

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.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter and regulator 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 meter and regulator 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

EMG observed a major rehabilitation work going on at the facility. The installation of new interior and exterior lights, circuit breakers, and panels is within the scope of the ongoing work. EMG's condition ratings anticipate installation of new components.

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted

BUILDING ELECTRICAL SYSTEMS			
Main Service Size	1000 Amps	Volts	277/480 Volt, three-phase
Meter and Panel Location	Throughout buildings	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8, CFL and LED		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Good		

BUILDING EMERGENCY SYSTEM			
Size	None	Fuel	None

Anticipated Lifecycle Replacements:

- Main switchgear
- Step-down transformers

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 electrical service is reportedly adequate for the facility's needs. However, due to the age of the switchboard and step-down transformers, and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per the above.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

EMG observed a major rehabilitation work ongoing at the facility, the installation of a new fire alarm system is within the scope of the work. EMG's condition ratings anticipate the installation of new components.

ITEM	DESCRIPTION					
Type	Wet pipe main system with supplemental/secondary components					
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	Excellent					
Sprinkler	None	☐	Standpipes	☒	Backflow Preventer	☒

ITEM	DESCRIPTION					
Type	Wet pipe main system with supplemental/secondary components					
System	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Electrical room		May 2016			
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2014		No			
Hydrant Location	Curbside					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Fire Alarm Control Panel

Actions/Comments:

- The central alarm panel is newly installed and in excellent condition. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed near 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.
- 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 and offices. Supporting areas include hallways, administrative offices, restrooms and mechanical and electrical rooms.

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	Classrooms and offices	Good
Vinyl tile	Lobby, hallway	Good
Ceramic tile	Restrooms	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby, offices, classrooms	Good
Ceramic tile	Restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Main building	Good
Suspended T-Bar (acoustic tile)	Portable buildings	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow Metal	Good
Door Framing	Metal	Good
Fire Doors	Unknown	--

Anticipated Lifecycle Replacements:

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

Actions/Comments:

- The interior areas in the main building are currently being replaced (2016). However, the interior finishes in the portables appear original.
- 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 recommended

8.3. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

The cafeteria kitchen includes the following:

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Freezer	Walk-in	Fair

Anticipated Lifecycle Replacements:

- Walk-in freezer

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is recommended. Future lifecycle replacement of the component listed above will be required.

9. OTHER STRUCTURES

Not applicable.

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 Lake View Elementary School, 17451 Zeider Lane, Huntington Beach, 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: Henry Kimber, MSPM
Project Manager

Reviewed by:

Joseph Bernatowicz
Program Manager
jbernatowicz@emgcorp.com 800.733.0660 x6318

11. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE AND FLOOR PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

Photo #1:	Front elevation of Main Building

Photo #2:	Side elevation of Main Building

Photo #3:	Front view of portables

Photo #4:	Side view of a portable building

Photo #5:	Front view of Building 19

Photo #6:	Side view of Building 19

Photo #7: Parking lot

Photo #8: Parking lot with ADA spaces

Photo #9: Lunch shelter

Photo #10: Playing field

Photo #11: Basketball court

Photo #12: Play area

Photo #13: Play area

Photo #14: Play area

Photo #15: Overview of roofing at Main Building

Photo #16: Overview of roofing at Main Building

Photo #17: Exterior CMU wall at Main Building

Photo #18: Stucco wall at Building 19

Photo #19: Wood siding at portables

Photo #20: Soffit, gutter and downspout at portables

Photo #21: Steel framed with wood treads stairs

Photo #22: Concrete stairs with metal rails

Photo #23: Exhaust fan

Photo #24: Electric water heater

Photo #25: Boiler with expansion tank

Photo #26: Irrigation pump

Photo #27: Main switchgear

Photo #28: Newly installed panel boxes

Photo #29: Fire alarm control panel

Photo #30: Fire extinguisher and pull station

Photo #31: Backflow preventer

Photo #32: Walk-in freezer

Photo #33: Wall-mounted package heat pump

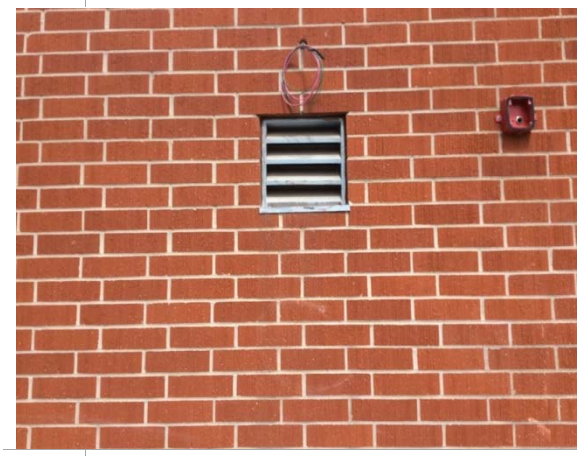


Photo #34: Wall ventilation

Photo #35: Lavatories

Photo #36: Water closets

Photo #37: Urinals

Photo #38: Ceramic wall tiles in bathroom

Photo #39: Fiberglass insulation

Photo #40: Single metal exterior door

Photo #41: Double metal exterior door

Photo #42: Metal interior door

Photo #43: Aluminum-framed sliding window

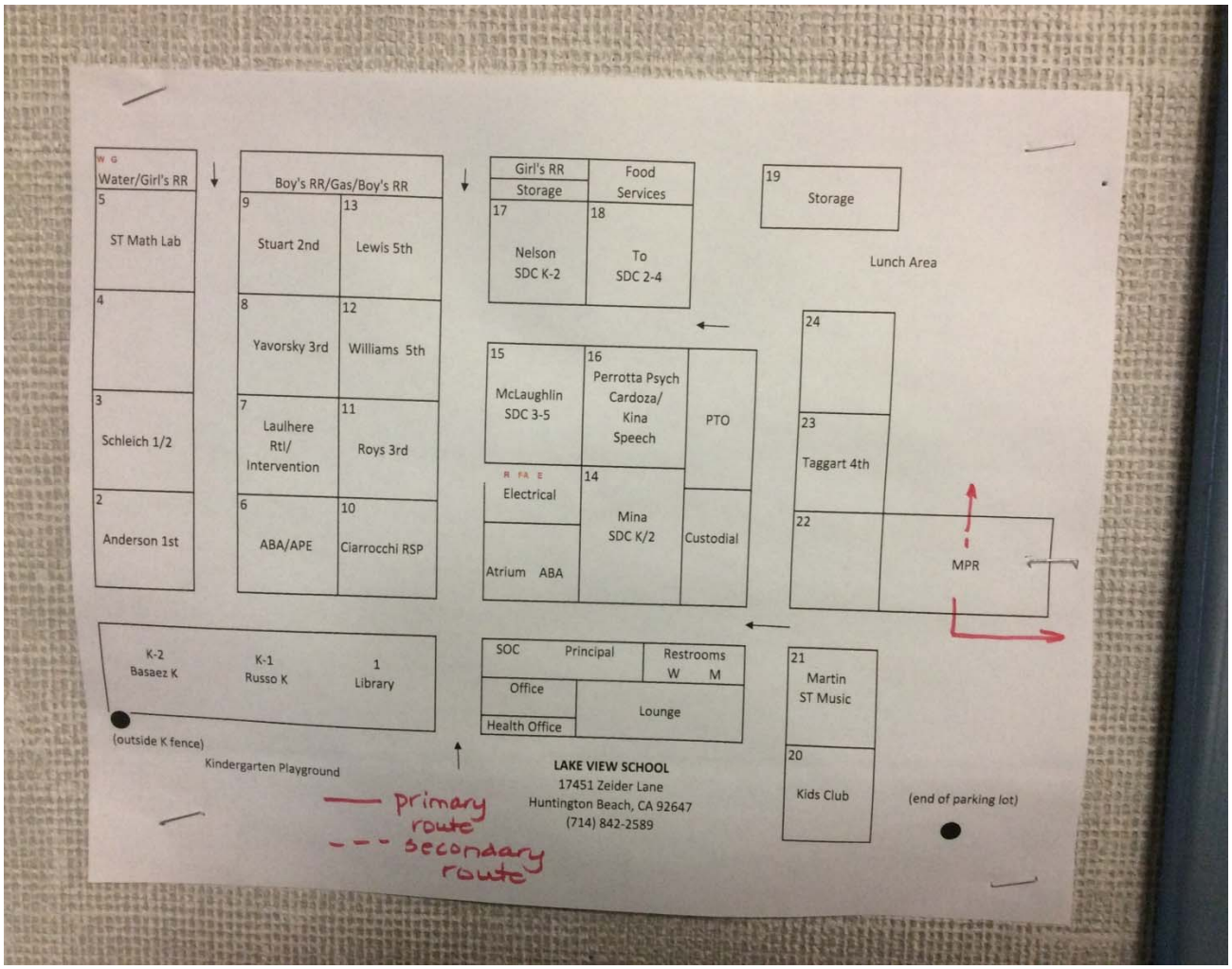
Photo #44: Aluminum-framed hopper window

APPENDIX B:
SITE PLANS

SITE PLAN

LAKE VIEW

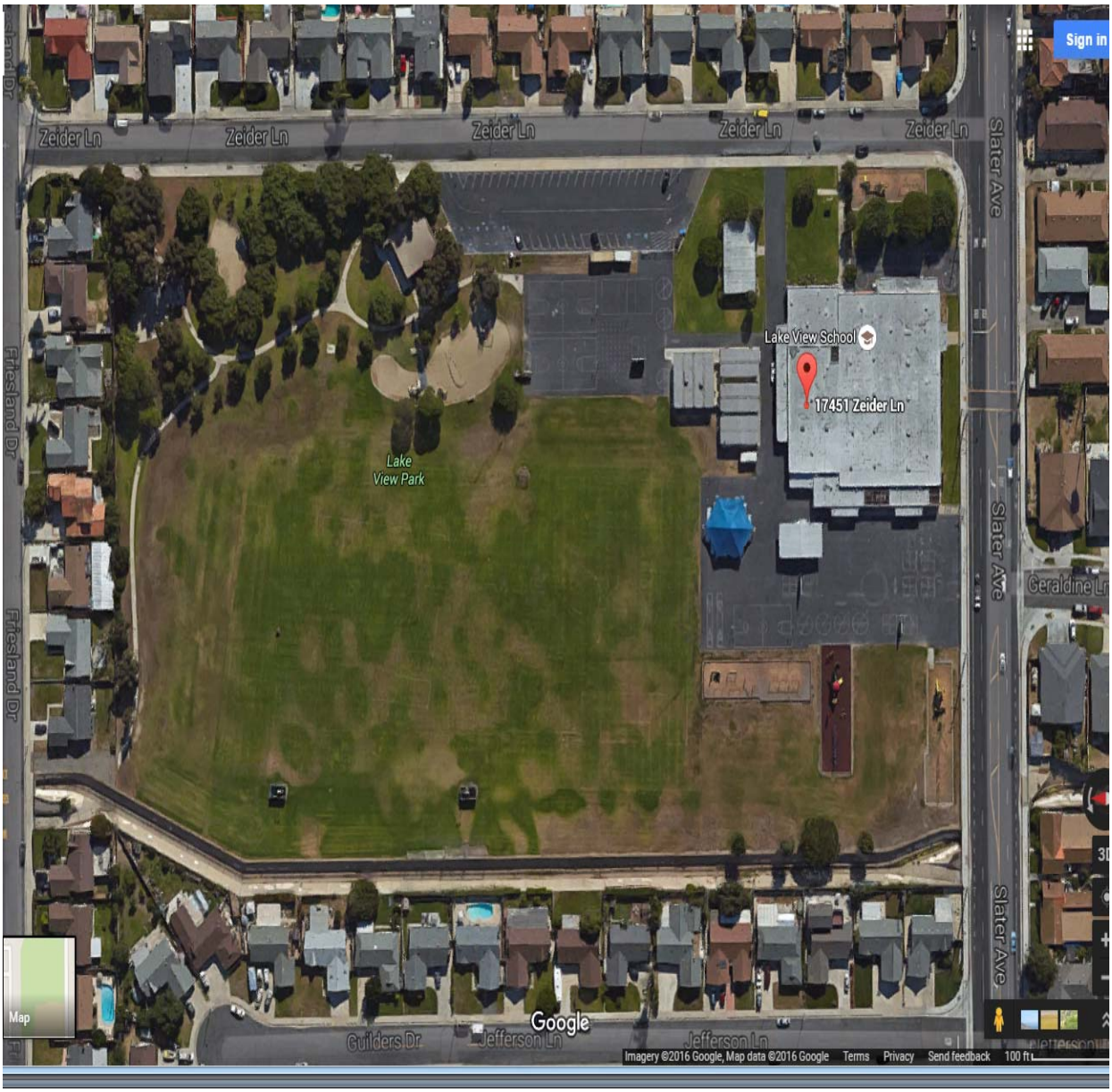
EMG PROJECT NO: 119317.16R000-006.017



SOURCE:
Ocean View School District

ON-SITE DATE:
October 15, 2016

AERIAL SITE PLAN



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

ON-SITE DATE:
May 16, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

SOURCE:
FEMA Panel No.: 253 Dated: December 3, 2000

ON-SITE DATE:
May 16, 2016

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

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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: MICHAEL HOEKER

Title / Association with property: HVAC MECHANIC

Length of time associated w/ property: 6 YRS

Date Completed: 5/17/16

Phone Number: 714 642-3258

Building / Facility Name: LAKE VIEW

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

DATA OVERVIEW		RESPONSE
1	Year constructed	
2	Building size in SF	
3	Replacement Value	
4	Acreage	
5	Number of parking spaces	
6	Age of roof (known or estimated); active warranty w/ expiration date?	
QUESTION		**RESPONSE**
7	List all major renovations or rehabilitations since construction (with estimated dates).	NEW ROOF NEW ELECTRICAL, FIRE CONTROL, ADA BATHROOM NEW HVAC SYSTEM, MAJOR PLUMBING RENNOVATION. ACM. ABATEMENT (SEE ALHAMBRA REPORT) EXTERIOR LIGHTING, PARKING LOT SLURRY SEAL AND RESTRIPE (SCHOOL SITE UNDER CONSTRUCTION
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.	

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				SITE CLOSED UNTIL AUG 2016 FOR CONSTUCTION
13	Is the facility served by a private water well, septic system or other special waste treatment system?		X			
14	Are there any problems with the utilities, such as inadequate pressure or capacities?		X			
15	Have there been any leaks or pressure problems with natural gas service?		X			
16	Are there any problems with erosion or areas with storm water drainage issues?		X			
17	Are there any problems with the landscape irrigation systems?			X		
18	Are there any problems or inadequacies with exterior lighting?			X		
19	Are there any problems with foundations or structures, like excessive settlement?			X		
20	Are there any known issues with termites or other wood-boring pests?		X			
21	Are there any wall, window, basement or roof leaks?			X		
22	Are there any plumbing leaks or water pressure problems?		X			
23	Are any areas of the facility inadequately heated, cooled or ventilated?		X			
24	Are there any poorly insulated areas?			X		
25	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?	X				PORTABLE CLASSROOMS 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		

backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
28	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?			X		
29	Is there any pending litigation concerning the property?			X		
30	Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.)		X			
31	Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.)					
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

RED FLAG CHECKLIST & MATRIX

Mark the **single** column corresponding to the most appropriate situation. (**PSQ only** indicates POC acknowledged presence during interview but item was not observed on-site; **OBS only** indicates the item was observed but not identified as known to be present during interview process; **PSQ & OBS** indicates item was both verbally identified and physically observed; **NOT EVID** indicates the item was neither observed during limited visual assessment nor identified as present during discussions).

	RED FLAG ISSUE	OBSERVED?				GUIDANCE
		PSQ only	OBS only	PSQ & OBS	NOT EVID	most prevalent time of potential use
1	Fire Retardant Plywood (FRT)	X	X	X	X	1955 to 1998; as roof sheathing; view attics; sometimes stamped; moisture absorbance leads to premature failure
2	Engineered / Hardboard Wood Siding			X		any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS)				X	any time; water penetration and premature failure (looks like stucco but feels "lighter")
4	Galvanized Water Piping			X		prior to early 1980's; common in1970's; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping				X	1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall				X	1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall				X	1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana)				X	1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior)				X	1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels				X	prior to 1986; potential fire hazards
11	Fused Electrical Panels				X	prior to early 1960's; easily tampered with, as such potential fire hazard
12	Low Unit Amperage				X	any time; relevant to housing
13	Fire Sprinkler Head Recalls				X	1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls				X	1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

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.