FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
1650 Spruce Street, Suite 300
Riverside, California 92507
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FACILITY CONDITION ASSESSMENT

OF

OAK VIEW
17241 OAK LANE
HUNTINGTON BEACH, CALIFORNIA 92647

PREPARED BY:
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EMG PROJECT #:
119317.16R000-009.017

DATE OF REPORT:
May 29, 2016

ONSITE DATE:
May 10, 2016

Immediate Repairs Report
Oak View
5/29/2016

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
5.2	438424	Concrete Sidewalk, Repair	8	SF	$28.94	$232	**$232**
7.1	438313	Heat Pump, 1.5 to 2 Ton, Replace	1	EA	$5,030.68	$5,031	**$5,031**
7.1	438149	Heat Pump, 3.5 to 5 Ton, Replace	1	EA	$8,928.22	$8,928	**$8,928**
7.1	438310	Heat Pump, 1.5 to 2 Ton, Replace	1	EA	$5,030.68	$5,031	**$5,031**
7.1	438312	Heat Pump, 1.5 to 2 Ton, Replace	1	EA	$5,030.68	$5,031	**$5,031**
7.1	438150	Heat Pump, 3.5 to 5 Ton, Replace	1	EA	$8,928.22	$8,928	**$8,928**
7.1	438342	Heat Pump, 3.5 to 5 Ton, Replace	1	EA	$8,928.22	$8,928	**$8,928**
7.1	438315	Heat Pump, 1.5 to 2 Ton, Replace	1	EA	$5,030.68	$5,031	**$5,031**
7.1	438314	Heat Pump, 1.5 to 2 Ton, Replace	1	EA	$5,030.68	$5,031	**$5,031**
7.2	438385	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	1	EA	$1,249.92	$1,250	**$1,250**
Immediate Repairs Total							**$53,420**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Oak View

5/29/2016

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
5.2	440023	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	2	3	11360	SF	$0.38	$4,311				$4,311					$4,311					$4,311					$4,311		**$17,244**
5.2	438422	G2022 Asphalt Pavement, Parking Lot, Overlay	25	6	19	11360	SF	$1.79	$20,304																				$20,304	**$20,304**
5.2	438424	G2031 Concrete Sidewalk, Repair	0	0	* 0	8	SF	$28.94	$232	$232																				**$232**
5.5	440024	G2047 Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	5	2	3	86275	SF	$0.38	$32,828				$32,828					$32,828					$32,828					$32,828		**$131,311**
5.5	438209	G2047 Play Structure, Medium, Replace	20	10	10	2	EA	$40,005.63	$80,011											$80,011										**$80,011**
5.5	438273	G2047 Basketball/Tennis/Play Court, Asphalt, Mill & Overlay	25	6	* 19	86275	SF	$3.28	$282,982																				$282,982	**$282,982**
6.3	438391	B3011 Roof, Modified Bituminous, Replace	20	1	19	40000	SF	$9.01	$360,212																				$360,212	**$360,212**
6.3	438392	B3011 Roof, Modified Bituminous, Replace	20	10	10	17000	SF	$9.01	$153,090											$153,090										**$153,090**
6.4	438398	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	5400	SF	$2.87	$15,502						$15,502										$15,502					**$31,004**
6.4	438403	B2011 Exterior Wall, Vinyl Siding, 1-2 Stories, Replace	25	23	2	4000	SF	$7.81	$31,236			$31,236																		**$31,236**
6.6	438374	B2021 Window Screen, Aluminum 12 SF, Replace	10	5	5	3	EA	$518.50	$1,556						$1,556										$1,556					**$3,111**
6.6	438371	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	17	* 13	12	EA	$584.21	$7,010														$7,010							**$7,010**
6.6	438225	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	25	5	36	EA	$584.21	$21,031						$21,031															**$21,031**
6.6	438282	B2021 Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	17	13	28	EA	$584.21	$16,358														$16,358							**$16,358**
7.1	438155	D3032 Ductless Split System, Single Zone, 1.5 to 2 Ton, Replace	15	1	14	1	EA	$4,473.11	$4,473															$4,473						**$4,473**
7.1	438214	D3041 Fan Coil Unit, Hydronic, 801 to 1,200 CFM, Replace	15	1	14	31	EA	$3,235.37	$100,297															$100,297						**$100,297**
7.1	438154	D3041 Fan, Centrifugal, Inline, 3,400 CFM, Replace	20	1	19	8	EA	$3,875.39	$31,003																				$31,003	**$31,003**
7.1	438152	D3042 Exhaust Fan, Centrifugal, 801 to 2,000 CFM, Replace	15	10	5	1	EA	$2,664.18	$2,664						$2,664															**$2,664**
7.1	438151	D3042 Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	10	5	1	EA	$2,021.87	$2,022						$2,022															**$2,022**
7.1	438136	D3044 Circulation Pump, Heating Water, 3 HP, Replace	20	1	19	1	EA	$4,652.29	$4,652																				$4,652	**$4,652**
7.1	438134	D3045 Circulation Pump, Chiller & Condenser Water, 5 HP, Replace	20	1	19	1	EA	$5,518.88	$5,519																				$5,519	**$5,519**
7.1	438163	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438313	D3052 Heat Pump, 1.5 to 2 Ton, Replace	15	15	* 0	1	EA	$5,030.68	$5,031	$5,031															$5,031					**$10,061**
7.1	438146	D3052 Heat Pump, 2.5 to 3 Ton, Replace	15	14	* 1	1	EA	$5,770.93	$5,771		$5,771															$5,771				**$11,542**
7.1	438353	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	10	* 5	1	EA	$8,928.22	$8,928						$8,928															**$8,928**
7.1	438149	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	0	1	EA	$8,928.22	$8,928	$8,928															$8,928					**$17,856**
7.1	438161	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438205	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438164	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438351	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	10	* 5	1	EA	$8,928.22	$8,928						$8,928															**$8,928**
7.1	438206	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438203	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438310	D3052 Heat Pump, 1.5 to 2 Ton, Replace	15	15	* 0	1	EA	$5,030.68	$5,031	$5,031															$5,031					**$10,061**
7.1	438312	D3052 Heat Pump, 1.5 to 2 Ton, Replace	15	15	* 0	1	EA	$5,030.68	$5,031	$5,031															$5,031					**$10,061**
7.1	438204	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438150	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	* 0	1	EA	$8,928.22	$8,928	$8,928															$8,928					**$17,856**
7.1	438349	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	10	* 5	1	EA	$8,928.22	$8,928						$8,928															**$8,928**
7.1	438145	D3052 Heat Pump, 2.5 to 3 Ton, Replace	15	14	* 1	1	EA	$5,770.93	$5,771		$5,771															$5,771				**$11,542**
7.1	438342	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	15	* 0	1	EA	$8,928.22	$8,928	$8,928															$8,928					**$17,856**
7.1	438315	D3052 Heat Pump, 1.5 to 2 Ton, Replace	15	15	* 0	1	EA	$5,030.68	$5,031	$5,031															$5,031					**$10,061**
7.1	438148	D3052 Heat Pump, 2.5 to 3 Ton, Replace	15	14	* 1	1	EA	$5,770.93	$5,771		$5,771															$5,771				**$11,542**
7.1	438162	D3052 Heat Pump, 3.5 to 5 Ton, Replace	15	14	* 1	1	EA	$8,928.22	$8,928		$8,928															$8,928				**$17,856**
7.1	438314	D3052 Heat Pump, 1.5 to 2 Ton, Replace	15	15	* 0	1	EA	$5,030.68	$5,031	$5,031															$5,031					**$10,061**
7.1	438147	D3052 Heat Pump, 2.5 to 3 Ton, Replace	15	14	* 1	1	EA	$5,770.93	$5,771		$5,771															$5,771				**$11,542**
7.1	438208	D3068 Building Automation System (HVAC Controls), Upgrade	20	1	19	38700	SF	$5.36	$207,529																				$207,529	**$207,529**
7.1	438271	D3094 Air Curtain, 1,000 CFM, Replace	20	5	15	1	EA	$1,597.24	$1,597																$1,597					**$1,597**
7.2	438223	D2011 Toilet, Tankless (Water Closet), Replace	20	1	19	2	EA	$842.97	$1,686																				$1,686	**$1,686**
7.2	438222	D2011 Toilet, Tankless (Water Closet), Replace	20	1	19	22	EA	$842.97	$18,545																				$18,545	**$18,545**
7.2	438242	D2012 Urinal, Vitreous China, Replace	20	1	19	8	EA	$1,193.44	$9,548																				$9,548	**$9,548**

7.2	438224	D2013 Lavatory, Vitreous China, Replace	20	1	19	20	EA	$572.66	$11,453																	$11,453	**$11,453**
7.2	438240	D2014 Service Sink, Porcelain Enamel, Cast Iron, Replace	20	10	* 10	1	EA	$1,360.33	$1,360										$1,360								**$1,360**
7.2	438231	D2014 Sink, Enameled Steel, Replace	20	15	* 5	18	EA	$616.03	$11,088						$11,088												**$11,088**
7.2	438220	D2014 Sink, Enameled Steel, Replace	20	15	* 5	2	EA	$616.03	$1,232						$1,232												**$1,232**
7.2	438227	D2014 Sink, Stainless Steel, Replace	20	1	19	7	EA	$1,054.05	$7,378																	$7,378	**$7,378**
7.2	438356	D2014 Sink, Stainless Steel, Replace	20	17	3	11	EA	$1,054.05	$11,595				$11,595														**$11,595**
7.2	438382	D2014 Sink, Porcelain Enamel, Cast Iron, Replace	20	17	3	4	EA	$1,167.28	$4,669				$4,669														**$4,669**
7.2	438325	D2014 Sink, Stainless Steel, Replace	20	10	* 10	1	EA	$1,054.05	$1,054										$1,054								**$1,054**
7.2	438212	D2018 Drinking Fountain, Refrigerated, Replace	10	1	9	1	EA	$1,257.51	$1,258								$1,258									$1,258	**$2,515**
7.2	438237	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	1	14	1	EA	$1,249.92	$1,250													$1,250					**$1,250**
7.2	438385	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	15	* 0	1	EA	$1,249.92	$1,250	$1,250													$1,250				**$2,500**
7.2	438135	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	1	14	1	EA	$1,249.92	$1,250													$1,250					**$1,250**
7.2	438141	D2023 Booster Pump, 7.5 HP, Replace	20	10	10	1	EA	$11,641.34	$11,641										$11,641								**$11,641**
7.2	438236	D2023 Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	3	* 12	1	EA	$1,249.92	$1,250														$1,250				**$1,250**
7.2	438261	D2023 Water Heater, Gas, Tankless, 4.0 to 6.4 GPM, Replace	15	3	12	1	EA	$1,407.41	$1,407												$1,407						**$1,407**
7.2	438272	E1093 Food Waste Disposer, 1 to 3 HP, Replace	15	5	10	1	EA	$3,434.22	$3,434										$3,434								**$3,434**
7.2	438339	E2012 Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24 to 30", Replace	20	10	10	1	EA	$1,082.84	$1,083										$1,083								**$1,083**
7.4	438266	D5012 Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	25	5	1	EA	$9,487.85	$9,488						$9,488												**$9,488**
7.4	438197	D5012 Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	25	5	1	EA	$7,906.20	$7,906						$7,906												**$7,906**
7.4	438143	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	26	4	1	EA	$8,844.95	$8,845					$8,845													**$8,845**
7.4	438367	D5012 Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	17	13	1	EA	$7,906.20	$7,906													$7,906					**$7,906**
7.4	438264	D5012 Distribution Panel, 480 Y, 277 V, 400 Amp, Replace	30	25	5	1	EA	$11,202.02	$11,202						$11,202												**$11,202**
7.4	438265	D5012 Distribution Panel, 480 Y, 277 V, 200 Amp, Replace	30	25	5	1	EA	$9,777.06	$9,777						$9,777												**$9,777**
7.4	438308	D5012 Distribution Panel, 208 Y, 120 V, 200 Amp, Replace	30	17	13	1	EA	$7,906.20	$7,906													$7,906					**$7,906**
7.4	438346	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	15	15	1	EA	$8,844.95	$8,845														$8,845				**$8,845**
7.4	438365	D5012 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	15	15	11	EA	$5,079.93	$55,879														$55,879				**$55,879**
7.4	438200	D5012 Distribution Panel, 208 Y, 120 V, 400 Amp, Replace	30	25	5	1	EA	$9,487.85	$9,488						$9,488												**$9,488**
7.4	438258	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	25	* 5	1	EA	$8,844.95	$8,845						$8,845												**$8,845**
7.4	438267	D5012 Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	25	5	2	EA	$7,951.00	$15,902						$15,902												**$15,902**
7.4	438258	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	25	* 5	1	EA	$8,844.95	$8,845						$8,845												**$8,845**
7.4	438267	D5012 Distribution Panel, 208 Y, 120 V, 225 Amp, Replace	30	25	5	2	EA	$7,951.00	$15,902						$15,902												**$15,902**
7.4	438139	D5012 Building/Main Switchgear, 480 Y, 277 V, 1,000 Amp, Replace	30	25	5	1	EA	$195,649.21	$195,649						$195,649												**$195,649**
7.4	438201	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	25	5	1	EA	$8,844.95	$8,845						$8,845												**$8,845**
7.4	438259	D5012 Secondary Transformer, Dry, 75 kVA, Replace	30	25	5	1	EA	$8,844.95	$8,845						$8,845												**$8,845**
7.4	438338	D5012 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	18	12	1	EA	$5,079.93	$5,080												$5,080						**$5,080**
7.4	438218	D5022 Metal Halide Lighting Fixture w/ Electronic Ballast, Wall Mount, 150 W, Replace	20	5	15	33	EA	$574.32	$18,953														$18,953				**$18,953**
7.6	438257	D5037 Fire Alarm System, School, Upgrade/Install	20	1	19	55493	SF	$3.13	$173,787																	$173,787	**$173,787**
8.1	438226	C1017 Interior Window, 12 SF, Replace	30	15	15	30	EA	$224.01	$6,720														$6,720				**$6,720**
8.1	438221	C1031 Toilet Partitions, Metal Overhead-Braced, Replace	20	1	19	21	EA	$850.00	$17,850																	$17,850	**$17,850**
8.1	438419	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	1	* 7	7800	SF	$1.42	$11,101								$11,101							$11,101			**$22,202**
8.1	438411	C3024 Interior Floor Finish, Vinyl Sheeting, Replace	15	5	* 10	1665	SF	$7.01	$11,670									$11,670									**$11,670**
8.1	438414	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	5550	SF	$4.80	$26,643									$26,643									**$26,643**
8.1	438410	C3025 Interior Floor Finish, Carpet Residential-Grade Nylon, Replace	7	3	4	47170	SF	$5.19	$244,874					$244,874					$244,874						$244,874		**$734,621**
8.1	440025	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	1	* 19	38700	SF	$3.11	$120,396																	$120,396	**$120,396**
8.1	440026	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	8	12	16793	SF	$3.11	$52,243												$52,243						**$52,243**
8.2	438235	E1094 Refrigerator, Residential, 14-18 CF, Replace	15	10	5	2	EA	$956.04	$1,912						$1,912												**$1,912**
8.2	438234	E1094 Range, Electric, Residential, Replace	15	10	5	1	EA	$665.09	$665						$665												**$665**
8.2	438320	E1094 Refrigerator, Residential, 14-18 CF, Replace	15	5	10	2	EA	$956.04	$1,912										$1,912								**$1,912**
8.2	438230	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	1	19	157	LF	$467.63	$73,418																	$73,418	**$73,418**
8.2	438233	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	15	* 5	180	LF	$467.63	$84,174						$84,174												**$84,174**
8.2	438332	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	18	2	20	LF	$467.63	$9,353			$9,353															**$9,353**
8.2	438377	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	17	3	32	LF	$467.63	$14,964				$14,964														**$14,964**
8.2	438380	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	7	3	32	LF	$43.90	$1,405				$1,405									$1,405					**$2,809**
8.2	438330	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	8	* 2	16	LF	$43.90	$702			$702									$702						**$1,405**
8.2	438228	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	1	9	133	LF	$43.90	$5,838								$5,838									$5,838	**$11,676**
8.2	438363	E2012 Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	5	15	44	LF	$467.63	$20,576														$20,576				**$20,576**
8.2	438232	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	7	* 3	180	LF	$43.90	$7,901				$7,901									$7,901					**$15,802**

8.2	438358	E2012 Kitchen Counter, Plastic Laminate, Postformed, Replace	10	5	5	44	LF	$43.90	$1,931						$1,931									$1,931					**$3,863**
8.3	438270	E1093 Convection Oven, Replace	10	5	5	2	EA	$5,077.62	$10,155						$10,155									$10,155					**$20,310**
8.3	438207	E1093 Freezer/Cooler, Commercial, Walk-In, Replace	15	5	10	1	EA	$22,317.14	$22,317										$22,317										**$22,317**
8.3	438383	E1093 Refrigerator, Commercial Kitchen, Replace	15	5	10	1	EA	$1,406.90	$1,407										$1,407										**$1,407**
8.3	438269	E1093 Freezer/Cooler, Commercial, Reach-In, 72 CF, Replace	15	5	10	4	EA	$8,388.40	$33,554										$33,554										**$33,554**
Totals, Unescalated										**$53,420**	**$94,510**	**$41,291**	**$77,673**	**$253,719**	**$466,665**	**$0**	**$0**	**$37,139**	**$18,197**	**$349,178**	**$244,874**	**$59,433**	**$85,625**	**$107,269**	**$196,152**	**$94,510**	**$11,101**	**$282,012**	**$1,353,358**	**$3,826,123**
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)										**$53,420**	**$97,345**	**$43,806**	**$84,875**	**$285,562**	**$540,992**	**$0**	**$0**	**$47,046**	**$23,742**	**$469,265**	**$338,962**	**$84,737**	**$125,744**	**$162,255**	**$305,598**	**$151,660**	**$18,348**	**$480,107**	**$2,373,121**	**$5,686,587**

TABLE OF CONTENTS

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:	17241 Oak Lane, Huntington Beach, Orange County, CA 92647
Year Constructed/Renovated:	1967 Main building renovation 2015
Current Occupants:	Oak View Elementary School
Management Point of Contact:	Ocean View School District Craig Sample, Maintenance & Operations Supervisor 714.847.7083 phone 714.847.3445 cell csample@ovsd.org
Property Type:	Elementary School
Site Area:	11.00 acres
Building Area:	55,493 SF
Number of Buildings:	17
Number of Stories:	1
Parking Type and Number of Spaces:	18 spaces in open lots
Building Construction:	Steel frame structure on concrete slab
Roof Construction:	Flat roofs with asphalt membrane
Exterior Finishes:	Stucco, Brick Veneer, and Engineered Wood
Heating, Ventilation and Air Conditioning:	Rooftop units Central chiller/boiler systems with fan coil units Split system heat pumps
Fire and Life/Safety:	Fire sprinklers in mechanical and electrical spaces only, hydrants, smoke detectors, and extinguishers
Dates of Visit:	5/10/2016
On-Site Point of Contact (POC):	Mike Hoeker
Assessment and Report Prepared by:	Paul Prusa P.E., LEED AP
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

SYSTEMIC CONDITION SUMMARY			
Site	Fair	HVAC	Main – Excellent Remaining - Poor

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

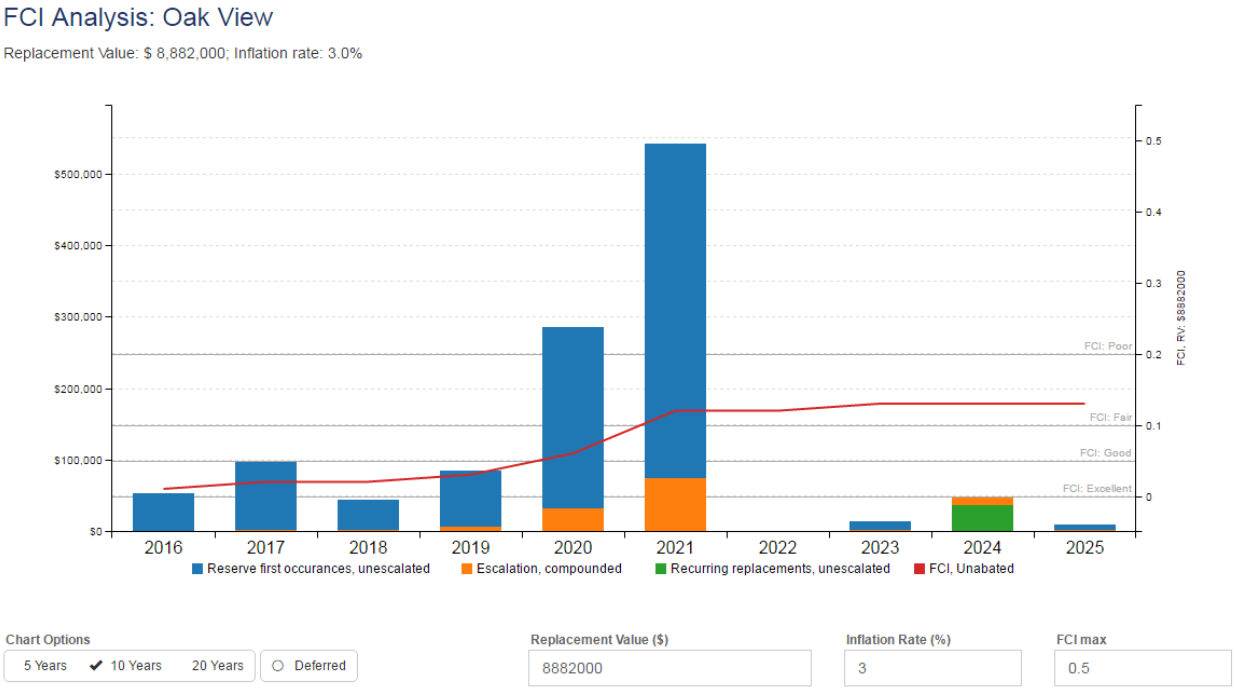
The following bullet points highlight the most significant short term and modernization recommendations:

- Replacement of failed heat pumps, rooftop units and unit ventilators
- Water heater replacement
- Concrete sidewalk repair

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

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of new carpeting, interior painting, and roof finish replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. FACILITY CONDITION INDEX (FCI)



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)	0.6%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	13.2%	Poor
Current Replacement Value (CRV)	55,493 SF $160.34 / SF = $8,882,000	
Year **1** (Current Year) - Immediate Repairs (IR)	$53,420	
Years **2-10** – Replacement Reserves (RR)	$1,123,369	
TOTAL Capital Needs	**$1,176,789**	

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

- Replace heat pumps on portable units.
- Replace rooftop units on Multipurpose Building and 4-Classroom Building.
- Replace heat pump and unit ventilators on Family Building.

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

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

No follow up studies are required.

1.4. OPINIONS OF PROBABLE COST

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

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

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

1.4.1. METHODOLOGY

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

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

1.4.2. IMMEDIATE REPAIRS

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

1.4.3. REPLACEMENT RESERVES

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

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

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

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

2. PURPOSE AND SCOPE

2.1. PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

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.
- Observe the interior spaces and site in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

2.3. PERSONNEL INTERVIEWED

The maintenance staff was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Mike Hoeker HVAC Mechanic	Ocean View School District	714.642.3258

The FCA was performed with the assistance of Mike Hoeker, of Ocean View School District, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 6 years.

2.4. DOCUMENTATION REVIEWED

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

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

- No documentation of site was provided.

2.5. PRE-SURVEY QUESTIONNAIRE

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

2.6. WEATHER CONDITIONS

May 10, 2016: Partly cloudy, with temperatures in the 80's (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1. ADA ACCESSIBILITY

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

During the FCA, a limited visual observation for accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's Abbreviated ADA Checklist, provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full Accessibility Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking for this report. The Abbreviated ADA Checklist targets key areas for compliance with 2010 ADA Standards for Accessible Design, and does not include California Building Code accessibility requirements. A full Accessibility Compliance Survey conducted by EMG would include both ADA and State of California accessibility requirements. For the FCA, only a representative sample of areas was observed and, other than those shown on the Abbreviated ADA Checklist, actual measurements were not taken to verify compliance.
The facility does appear to be accessible with respect to Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

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

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

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

According to Mike Hoeker of the Ocean View School District, there are no outstanding building code violations on file. The DSA does not have an annual inspection program. They only inspect new construction, work that requires DSA approval, and citizen complaints.

According to Mike Hoeker of the Ocean View School District, there are no outstanding fire code violations on file. The most recent inspection was conducted by the Fire Department on August, 2015. The Fire Department inspects the property on an annual basis.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated December 3, 2009, the property is located in Zone X (shaded), defined as an area between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the 100-year flood.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 4, defined as an area of high probability of damaging ground motion.

According to the Wind Zone Map, published by the Federal Emergency Management Agency (FEMA), the property is located in Zone I and is not located in a Hurricane-Susceptible Region or Special Wind Region.

4. EXISTING BUILDING ASSESSMENT

4.1. SPACE TYPES

All 55,493 square feet of the building are owned by the Ocean View Unified School District, and occupied by Pleasant View Elementary School. The spaces are a combination of classrooms, restrooms, warming kitchen, administrative offices, mechanical and other utility spaces.

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

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

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

5. SITE IMPROVEMENTS

5.1. UTILITIES

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

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

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Oak Lane
Access from	East
Additional Entrances	N/A
Additional Access from	N/A

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

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
18	0	0	0	0

Total Number of ADA Compliant Spaces	2
Number of ADA Compliant Spaces for Vans	1
Total Parking Spaces	18
Parking Ratio (Spaces/Apartments)	N/A
Method of Obtaining Parking Count	Drawings

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
None	None	None	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Sidewalks

Actions/Comments:

- The concrete sidewalks have isolated areas of cracked concrete sidewalks. These areas occur at the perimeter of the parking lot. The damaged areas of concrete sidewalks require replacement.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	☒	Fair
Inlets	☒	Fair
Swales	☐	N/A
Detention pond	☐	N/A
Lagoons	☐	N/A
Ponds	☐	N/A
Underground Piping	☒	Fair
Pits	☐	N/A
Municipal System	☒	Fair
Dry Well	☐	N/A

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Generally flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☒	☐	☐
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☒		☐		☐		☐
Irrigation Condition	Good						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
Brick	West side of site	Good

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	Building mounted
Street Address Displayed?	Yes

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	Overall Site Lighting Condition		--		
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☒
	Overall Building Lighting Condition		Good		

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Site Perimeter, Around Playground	Good

REFUSE DISPOSAL				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Parking Lot	Asphalt paving	None	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Northside of site	Good
Tennis Courts	None	N/A	--
Basketball Court	Asphalt	Adjacent to building	Good
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Playground equipment

Actions/Comments:

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

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Framing / Load-Bearing Walls	Steel columns and beams	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	N/A	--
Upper Floor Decking	N/A	--
Roof Framing	Steel beams or girders	Fair
Roof Decking	Plywood or OSB	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Asphalt Membrane
Maintenance	In-house staff	Roof Age	0-10 Yrs.

PRIMARY ROOF			
Flashing	Built-up base and edge flashing	Warranties	Main Building
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains-Main Building Gutters and Downspouts - Portable
Fascia	Metal	Insulation	Could not be determined
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	10 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	None
Fascia	None	Insulation	None
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at the lunch pavilion.

Anticipated Lifecycle Replacements:

- Asphalt roof membrane
- Roof flashings

Actions/Comments:

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

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick veneer – Main Building Stucco – 4-Classroom Building Engineered Wood – Portable Buildings	Fair Fair Poor
Secondary Finish	Stucco - Stucco	Fair
Accented with	NA; No accenting	--
Soffits	Exposed and Concealed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Wood siding

Actions/Comments:

- The wood siding has isolated areas of deterioration from decay. The damaged materials require replacement. In addition to these repairs, the exterior walls will require painting.

6.5. EXTERIOR AND INTERIOR STAIRS

Not applicable. There are no exterior or interior stairs.

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	Main Building	☐	Fair
Aluminum framed, operable	Single pane	Portable	☐	Fair
Aluminum framed, fixed	Single pane	4-Classroom Building	☒	Fair

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

Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows

Actions/Comments:

- The windows are antiquated, energy-inefficient units with single-pane glazing. Window replacement is recommended.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

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

PORTABLE UNITS	
Primary Components	Split system heat pumps, wall mounted heat pumps
Quantity and Capacity Ranges	17 units ranging from 2 tons to 5 tons
Heating Fuel	Electric
Location of Equipment	Building exterior, roof
Space Served by System	Classrooms, offices
Age Ranges	Vary from 1997 to 1998
Primary Component Condition	Poor

MAIN BUILDING CENTRAL HEATING SYSTEM	
Primary Heating System Type	Hot water boiler
Quantity and Capacity of Major Components	1 boiler at 650 MBH
Total Heating Capacity	650 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Building exterior
Space Served by System	Entire building
Age Ranges	All units dated 2015
Boiler Condition	Excellent
Heat Exchanger Condition	--

MAIN BUILDING CENTRAL COOLING SYSTEM	
Primary Cooling System Type	Air-cooled chillers
Quantity and Capacity of Major Components	1 chiller at 210 tons
Total Cooling Capacity	210 tons
Refrigerant	R-134A
Cooling Towers	None
Location of Major Equipment	Building exterior
Space Served by System	Entire building
Age Ranges	All units dated 2015
Chiller Condition	Excellent
Cooling Tower Condition	--

DISTRIBUTION SYSTEM	
HVAC Water Distribution System	Four-pipe
Heating Water Circulation Pump Size & Quantity	1 pumps at 1.5 HP
Chilled Water Circulation Pump Size & Quantity	1 pumps at 5 HP
Condenser Water Circulation Pump Size & Quantity	NA
Pump Condition	Excellent
Air Distribution System	Constant
Quantity of Fan Coil Units	31 Fan Coil Units
Location of Fan Coil Units	Dedicated to space served
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Fan Coil Units	All units dated 2015
Fan Coil Units Condition	Excellent

SUPPLEMENTAL COMPONENTS	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served by Ductless Split-System	Computer room
Ductless Split-System Condition	Excellent

CONTROLS AND VENTILATION	
HVAC Control System	Main - BAS, direct digital controls (DDC) Portable - Local programmable thermostats
HVAC Control System Condition	Excellent
Building Ventilation	Main - Outdoor air fans Portable – Natural ventilation
Ventilation System Condition	Excellent

Anticipated Lifecycle Replacements:

- Fan coil units
- Rooftop exhaust fans
- Heat pumps
- Ductless split-system

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- Approximately 30 percent of the HVAC equipment is original. HVAC equipment is replaced on an "as needed" basis.
- The heating side and chilling side of the system appears to lack system redundancy. If the single boiler, chiller or pump fails the facility would be without central heat or cooling. When the systems are replaced, consideration should be given to providing two units that provide an equivalent or higher amount of capacity as the unit currently in place. Some associated engineering design services are recommended.
- The heat pumps, unit ventilators, and rooftop units are failing or have failed and require maintenance often. Units should be replaced.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC Portable - ABS	Fair Fair
Vent Piping	PVC	Fair
Water Meter Location	In ground box	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	4 units at 6,000 W each 1 unit at 18 kW (Tankless)
Storage Capacity	19 gallons
Boiler or Water Heater Condition	Main Building – Excellent 4-Classroom Building - Failed
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	N/A
Quantity of Storage Tanks	0
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	N/A
Adequacy of Hot Water	Inadequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	2.0 GPM
Condition	Excellent

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Vanities

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.
- When water heaters fail they are removed from service. A majority of the campus and school district does not utilize hot water sinks unless located in food handling or preparation areas.
- Some of the domestic water lines are galvanized iron. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. EMG highly encourages some easily accessible pipe sections be examined to more accurately determine the interior pipe wall conditions after nearly 49 years of use. Pending these results, consideration should be given to replacing all the plumbing supply lines with copper.
- A water heater has failed. The water heater is recommended for replacement.

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter is located along the exterior walls of the buildings. The gas distribution piping within the 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 appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	1,000 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Exterior Mechanical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Switchboards

- Step-down transformers
- Exterior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meter is owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1967 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	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	Good					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☒
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Electrical Room		2015			
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2015		Yes			
Hydrant Location	On-site					
Siamese Location	Exterior Wall					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel
- Alarm devices and system
- Sprinkler heads

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.
- The vast majority of the building is not protected by fire suppression; sprinkler heads are currently limited to mechanical spaces. Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. As part of the major recommended short term renovations, a facility-wide fire suppression retrofit is recommended. A budgetary cost is not included.

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

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

The most significant interior spaces include classrooms. Supporting areas include hallways, administrative offices, restrooms, employee break rooms, mechanical rooms, utility closets and back-of-house areas.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Carpet and vinyl tile	Classrooms	Good
Vinyl tile	Lobby and corridors	Good
Ceramic tile	Restrooms	Excellent
Carpet	Offices	Good
Vinyl sheet	Lounge	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby, offices, classrooms	Good
Fabric Tact Board	Portable classrooms	Good
Ceramic tile	Restrooms	Excellent
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Kitchen, restrooms, corridors	Good
Suspended T-Bar (acoustic tile)	Offices, classrooms	Good to Fair

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

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Sheet vinyl
- Interior paint

Actions/Comments:

- The interior areas were last renovated in 2015 at the Main Building; other buildings are original finishes with replacement of floor coverings and paint performed periodically.
- Interior doors are scheduled to be replaced this summer as a final portion of the 2015 renovation of the main building. Budgetary costs have not been included as it is assume this cost was covered by the previous renovation budget.
- 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:

- Wood cabinets
- Laminate countertops
- Kitchenette appliances

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required
- The school's FF&E vary in age and are in good to fair condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period. This work is considered routine maintenance and is part of the school's operational expense.

8.3. COMMERCIAL KITCHEN EQUIPMENT

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

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Fair
Freezers	Walk-in and Up-right	Fair
Ranges	N/A	--
Warming Ovens	Electric	Fair
Griddles / Grills	N/A	--
Fryers	N/A	--
Hood	N/A	--
Dishwasher	N/A	--
Microwave	☐	--
Ice Machines	☐	--
Steam Tables	☐	--
Work Tables	☐	--
Shelving	☐	--

Anticipated Lifecycle Replacements:

- Walk-in Freezer
- Upright Freezer
- Upright Refrigerator
- Warming Oven

Actions/Comments:

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

9. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

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 Oak View Elementary School, 17241 Oak Lane, Huntington Beach, CA 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.

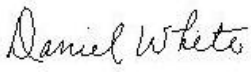
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

Reviewed by: 

Daniel White
Report Reviewer for,
Mark Surdam, RA
Program Manager
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10. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD
APPENDIX B: SITE PLANS
APPENDIX C: SUPPORTING DOCUMENTATION
APPENDIX D: EMG ABREVIATED ADA CHECKLIST
APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

PHOTO #1:	MAIN BUILDING FRONT ELEVATION

PHOTO #2:	MAIN BUILDING LEFT ELEVATION

PHOTO #3:	MAIN BUILDING REAR ELEVATION

PHOTO #4:	MAIN BUILDING RIGHT ELEVATION

PHOTO #5:	TYPICAL PORTABLE CLASSROOM FRONT ELEVATION

PHOTO #6:	FAMILY AND MULTIPURPOSE BUILDING

PHOTOGRAPHIC RECORD

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

PHOTO #7: 4 CLASSROOM BUILDING ELEVATION

PHOTO #8: PARKING LOT

PHOTO #9: ACCESSIBLE CURB CUTS

PHOTO #10: ACCESSIBLE STUDENT LOADING ZONE

PHOTO #11: ASPHALT STUDENT PLAYGROUND

PHOTO #12: PLAY STRUCTURE WITH WOOD CHIP SURFACE

PHOTO #13: BASKETBALL COURT

PHOTO #14: SAND BOX

PHOTO #15: BRICK RETAINING WALL MAIN ENTRANCE

PHOTO #16: TYPICAL ASPHALT MEMBRANE ROOF

PHOTO #17: MAIN BUILDING NEW ASPHALT MEMBRANE ROOF

PHOTO #18: LUNCH PAVILION METAL ROOF

PHOTOGRAPHIC RECORD

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

PHOTO #19: MAIN BUILDING BRICK VENEER FAÇADE

PHOTO #20: PORTABLE BUILDING ENGINEERED WOOD FAÇADE

PHOTO #21: PORTABLE BUILDING DAMAGED WOOD SIDING

PHOTO #22: 4-CLASSROOM BUILDING STUCCO FAÇADE

PHOTO #23: MAIN BUILDING MAIN ENTRANCE

PHOTO #24: PORTABLE BUILDING SLIDING TYPE WINDOW

PHOTO #25:	MAIN BUILDING AIR COOLED CHILLER

PHOTO #26:	MAIN BUILDING GAS BOILER

PHOTO #27:	MAIN BUILDING SWITCHGEAR

PHOTO #28:	ELECTRIC WATER HEATER

PHOTO #29:	ROOFTOP HEAT PUMP

PHOTO #30:	MAIN BUILDING COMPUTER ROOM DUCTLESS SPLIT SYSTEM

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

PHOTO #31: PORTABLE BUILDING HEAT PUMP

PHOTO #32: CAMPUS FIRE ALARM SYSTEM (HONEYWELL)

PHOTO #33: MAIN BUILDING 4-PIPE FAN COIL UNIT

PHOTO #34: MAIN BUILDING CORRIDOR

PHOTO #35: MAIN BUILDING TEACHER'S LOUNGE

PHOTO #36: MAIN BUILDING TYPICAL RESTROOM

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

PHOTO #37: MAIN BUILDING LIBRARY

PHOTO #38: MAIN BUILDING KITCHEN

PHOTO #39: MULTI-PURPOSE ROOM

PHOTO #40: FAMILY BUILDING KITCHENETTE

PHOTO #41: PORTABLE BUILDING CLASSROOM

PHOTO #42: 4-CLASSROOM BUILDING CLASSROOM

APPENDIX B:
SITE PLANS

AERIAL SITE PLAN

OAK VIEW
17241 OAK LANE
HUNTINGTON, CALIFORNIA 92647

EMG PROJECT NO.: 119317.16R000-009.017

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

ON-SITE DATE:
May 10, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

THIS APPENDIX IS INTENTIONALLY LEFT BLANK.

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

PROPERTY NAME: Oak View
DATE: May 10, 2016
PROJECT NUMBER: 119317.16R000-009.017

EMG ABREVIATED ADA CHECKLIST					
	BUILDING HISTORY	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Has the management previously completed an ADA review?		X		
2.	Have any ADA improvements been made to the property?	X			2015 upgrades.
3.	Does a Barrier Removal Plan exist for the property?		X		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		X		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		X		
6.	Is any litigation pending related to ADA issues?		X		
	PARKING	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	X			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	X			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	X			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	X			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?	X			
	RAMPS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	X			
2.	Are ramps longer than 6 ft complete with railings on both sides?	X			
3.	Is the width between railings at least 36 inches?	X			
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	X			
	ENTRANCES/EXITS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Is the main accessible entrance doorway at least 32 inches wide?	X			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	X			
3.	Can the alternate accessible entrance be used independently?	X			

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

	RESTROOMS	YES	NO	N/A	COMMENTS
2.	Are pull handles push/pull or lever type?	X			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	X			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	X			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60” turning diameter)?	X			
6.	In unisex toilet rooms, are there safety alarms with pull cords?			X	
7.	Are stall doors wheelchair accessible (at least 32” wide)?	X			
8.	Are grab bars provided in toilet stalls?	X			
9.	Are sinks provided with clearance for a wheelchair to roll under (29” clearance)?	X			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	X			
11.	Are exposed pipes under sink sufficiently insulated against contact?	X			
12.	Are soap dispensers, towel, etc. reachable (48” from floor for frontal approach, 54” for side approach)?	X			
13.	Is the base of the mirror no more than 40” from the floor?	X			

APPENDIX E:
PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

Name of person completing form: Paul Prusa / Mike Hoeher

Title / Association with property:

Length of time associated w/ property:

Date Completed: 5/10/16

Phone Number:

Building / Facility Name: Oak View Elementary School

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

	DATA OVERVIEW	RESPONSE
1	Year constructed	1967
2	Building size in SF	55993
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).	Main - HVAC, asbestos abatement, EMS, flooring 02/2016 painting, ceiling, lighting, fireproofing.
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	Fire alarm system upgrade - 2015
9	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Interior door replacement - 2016
10	Describe any extremely problematic, historically chronic, or immediate facility needs.	AC is at end of EUL. Compressors replaced on many units.
11	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	Shared parking lot

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)

	QUESTION	RESPONSE				COMMENTS
		Yes	No	Unk	NA	
12	Are there any unusable or "down" areas, units, or spaces within the facility?		X			
13	Is the facility served by a private water well, septic system or other special waste treatment system?		X			
14	Are there any problems with the utilities, such as inadequate pressure or capacities?		X			
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			Newer system - 2015
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				R-22 in portable units.
26	Has any part of the facility ever contained visible suspect mold growth?		X			
27	Have there been indoor air quality or mold related complaints from building occupants?		X			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")						
	QUESTION	**RESPONSE**				**COMMENTS**
		Yes	**No**	**Unk**	**NA**	
28	Are there any known unresolved building, fire, or zoning code issues with the governing municipality?		X			
29	Is there any pending litigation concerning the property?	X				Potentially related to construction activities.
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?	X				#. Interior Doors.

5/10/16

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	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

Portable Buildings

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.

2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.

3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).

4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.

5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.

6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.

7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.

9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.

10. Records of system & material ages (roof, MEP, paving, finishes, 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.