

FACILITY CONDITION ASSESSMENT

Prepared for

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FACILITY CONDITION ASSESSMENT
OF
VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

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EMG PROJECT #:

119317.16R000-016.017

DATE OF REPORT:

June 8, 2016

ONSITE DATE:

May 12, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
Vista View Middle
6/8/2016



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

* Location Factor included in totals.

Replacement Reserves Report

Vista View Middle



6/8/2016

Report Section	Location	Description	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate												
5.2	Front parking lot		440204	G2012 Asphalt Pavement, Roadways, Seal & Stripe	5	2	* 3	26000	SF	\$0.38	\$9,867					\$9,867																	\$9,867	\$39,468											
5.5	Playing courts		440201	G2047 Basketball/Tennis/Play Court, Asphalt, Seal & Stripe	5	2	* 3	10000	SF	\$0.38	\$3,805					\$3,805																		\$3,805	\$15,220										
6.3	Gymnasium Roof		443650	B3011 Roof, Modified Bituminous, Replace	20	14	* 6	20000	SF	\$9.01	\$180,106								\$180,106																\$180,106										
6.4	Soffits and trim		440207	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	2	* 8	10000	SF	\$2.87	\$28,707											\$28,707												\$28,707	\$57,414										
7.1	Portable Classroom		443666	D3032 Condensing Unit/Heat Pump, Split System, 3.5 Ton, Replace	15	10	* 5	6	EA	\$4,129.27	\$24,776							\$24,776																	\$24,776										
7.1	Gym Roof - Locker Rooms		443646	D3051 Unit Heater, Natural Gas, 26 to 55 MBH, Replace	20	14	* 6	2	EA	\$4,281.60	\$8,563											\$8,563													\$8,563										
7.1	Main Building Roof		443660	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																			\$94,686	\$189,373											
7.1	Gymnasium Roof		443662	D3052 Package Unit, 26 to 50 Ton, Replace	15	14	1	1	EA	\$83,488.40	\$83,488		\$83,488															\$83,488							\$83,488	\$166,977									
7.1	Gymnasium Roof		443663	D3052 Package Unit, 26 to 50 Ton, Replace	15	14	1	1	EA	\$83,488.40	\$83,488		\$83,488															\$83,488							\$83,488	\$166,977									
7.1	Main Building Roof		443659	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																			\$94,686	\$189,373											
7.1	Main Building Roof		443654	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																			\$94,686	\$189,373											
7.1	Gymnasium		443665	D3052 Package Unit, 6 to 7.5 Ton, Replace	15	14	* 1	1	EA	\$14,395.83	\$14,396			\$14,396																			\$14,396	\$28,792											
7.1	Main Building Roof		443661	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																			\$94,686	\$189,373											
7.1	Main Building Roof		443657	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																			\$94,686	\$189,373											
7.1	Gymnasium Roof		443664	D3052 Package Unit, 4 Ton, Replace	15	14	* 1	1	EA	\$10,581.39	\$10,581			\$10,581																		\$10,581		\$10,581	\$21,163										
7.1	Main Building Roof		443656	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																		\$94,686		\$94,686	\$189,373										
7.1	Main Building Roof		443658	D3052 Package Unit, Variable Volume, 41 to 60 Ton, Replace	15	14	* 1	1	EA	\$94,686.43	\$94,686			\$94,686																		\$94,686		\$94,686	\$189,373										
7.2	Main building		440237	D2023 Water Heater, Gas, Commercial, 60 to 120 GAL., Replace	15	2	* 13	1	EA	\$10,698.82	\$10,699																\$10,699							\$10,699	\$10,699										
7.2	Gymnasium		440242	D2023 Water Heater, Gas, Commercial, 60 to 120 GAL., Replace	15	4	11	1	EA	\$10,698.82	\$10,699												\$10,699												\$10,699	\$10,699									
7.6	Main office		440244	D5037 Fire Alarm Control Panel, Addressable, Replace	15	2	* 13	1	EA	\$20,297.59	\$20,298																\$20,298								\$20,298	\$20,298									
8.1	All buildings		440286	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	2	* 6	50000	SF	\$1.42	\$71,160								\$71,160									\$71,160							\$71,160	\$142,320									
8.1	Main building		440275	C3024 Interior Floor Finish, Vinyl Tile (VCT), Replace	15	12	3	5000	SF	\$4.80	\$24,003			\$24,003																		\$24,003		\$24,003	\$48,006										
8.1	Main building classrooms		440282	C3025 Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	2	* 8	2000	SF	\$7.26	\$14,513												\$14,513												\$14,513	\$14,513									
8.1	Main building		440277	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	14	* 6	2500	SF	\$3.11	\$7,778								\$7,778																\$7,778	\$7,778									
Totals, Unescalated												\$0	\$166,977	\$677,201	\$34,584	\$13,672	\$0	\$24,776	\$259,044	\$0	\$42,379	\$8,563	\$25,211	\$0	\$0	\$44,668	\$71,160	\$166,977	\$677,201	\$34,584	\$42,379	\$2,289,376													
Location Factor (1.00)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$171,986	\$718,442	\$37,791	\$15,388	\$0	\$29,583	\$318,591	\$0	\$55,295	\$11,508	\$34,899	\$0	\$0	\$67,565	\$110,865	\$267,949	\$1,119,310	\$58,878	\$74,312	\$3,092,362													

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VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

Property Information	
Address:	16250 Hickory Street, Fountain Valley, Orange, California 92708
Year Constructed/Renovated:	1970 – Main building 2001 – Gymnasium 2013 - Modernization
Current Occupants:	Vista View Middle 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:	Middle School
Site Area:	8.5 acres
Building Area:	71,845 SF
Number of Buildings:	Ten
Number of Stories:	One
Parking Type and Number of Spaces:	65 spaces in open lots
Building Construction:	Masonry bearing walls and steel truss framed roofs.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Central system with boilers and gas fired roof top units chillers feeding VAV units. Supplemental components: ductless split-systems.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
Date of Visit:	May 12, 2016
On-Site Point of Contact (POC):	Michael Hoeker
Assessment and Report Prepared by:	Mary Endsley
Reviewed by:	Daniel White Report Reviewer for Mark Surdam msurdam@emgcorp.com 800.733.0660 x6215

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

There are no significant short term and modernization recommendations.

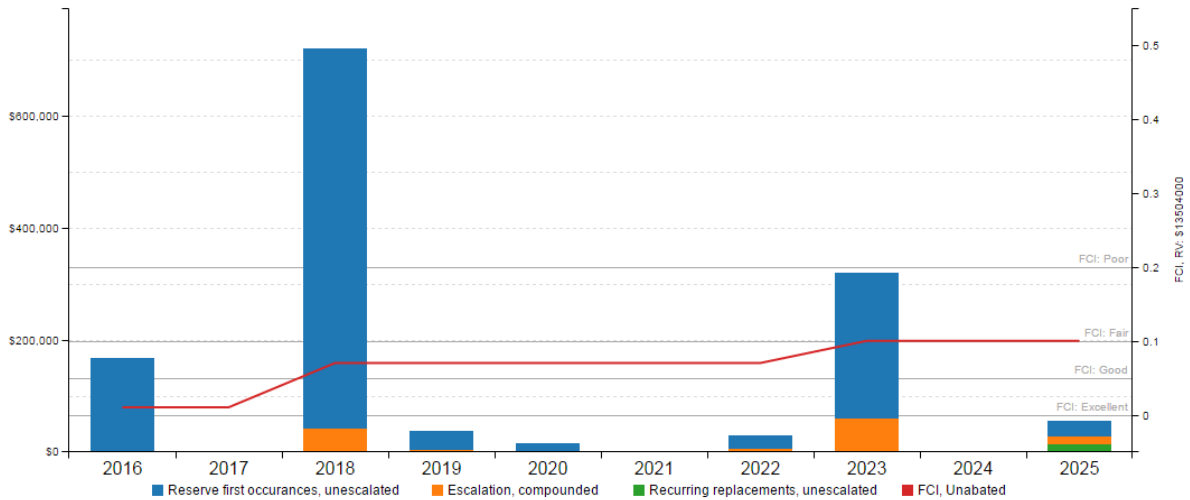
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in since it was first occupied and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of new fire alarm system, new restrooms including plumbing fixtures and fittings, electrical upgrades and new interior finishes including carpet, flooring and painting at the main building. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. FACILITY CONDITION INDEX (FCI)

FCI Analysis: Vista View Middle

Replacement Value: \$ 13,504,000; Inflation rate: 3.0%



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

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%



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FCI Condition Rating	Definition	Percentage Value
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	0.0% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	9.9% Fair
Current Replacement Value (CRV)	71,845 SF * 187.96 / SF = \$13,504,000
Year 1 (Current Year) - Immediate Repairs (IR)	\$0
Years 2-10 – Replacement Reserves (RR)	\$1,347,077
TOTAL Capital Needs	\$1,347,077

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

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 (following the cover page).

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

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



1.4.1. METHODOLOGY

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

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

1.4.2. IMMEDIATE REPAIRS

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

1.4.3. REPLACEMENT RESERVES

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

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

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

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

2. PURPOSE AND SCOPE

2.1. PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

One of EMG’s data-sorting exercises and deliverables of fundamental value is to evaluate and rank the recommendations and needs of the facility via a logical and well-developed prioritization scheme. The factors under consideration and built into the evaluation criteria include Plan Type (the “why”), Unifomat/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.



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- Provide a general statement of the Subject property's compliance with the Americans with Disability Act (ADA). Compliance with Title 24 California Building Code, Chapter 11B and other California Building Code chapters referenced in Chapter 11B, was not surveyed. This report does not constitute a full accessibility survey, but identifies exposure to selected ADA accessibility issues and the need for further accessibility review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungus, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Appropriate inquiries of municipal officials regarding the existence of pending unresolved building, zoning or fire code violations on file, and a determination of the current zoning category, flood plain zone, and seismic zone for the Property.
- 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 were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Craig Sample Maintenance and Operations Supervisor	Ocean View School District	714.847.7083
Michael Hoeker HVAC Mechanic	Ocean View School District	714.847.7083

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 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 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.

- Construction documents for the Main building modernization project prepared by BCA Architects, dated February 2, 2009
- MEP Info (CSM)
- LRMMP Workbooks (CSM)
- Site Plan (CSM)
- Ocean View School District – Property Insurance Appraisal

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2.5. PRE-SURVEY QUESTIONNAIRE

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

2.6. WEATHER CONDITIONS

May 12, 2016: Clear, with temperatures in the 70s (°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 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 some aspects of the property that are not in compliance.

3.2. MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

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

According to the Fountain Valley Fire Department, there are no outstanding fire code violations on file. The Fire Department does not have an annual inspection program. They only inspect new construction, work that requires a building permit, and citizen complaints.

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 12/03/2009, 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 71,845 square feet of the building are owned by the Ocean View Unified School District, and occupied by Vista View Middle School. The spaces are mostly classrooms, multi-purpose rooms, gymnasium, locker rooms, restrooms and supporting restrooms, 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	Fountain Valley Department of Public Works	Good
Storm sewer	Fountain Valley Department of Public Works	Good
Domestic water	Fountain Valley Department of Public Works	Good
Electric service	Edison Electric	Good
Natural gas service	Southern California Gas	Good

Actions/Comments:

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

5.2. PARKING, PAVING, AND SIDEWALKS

Item	Description
Main Ingress and Egress	Hickory Street
Access from	West
Additional Entrances	N/A
Additional Access from	N/A

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	2013	Good
Parking Lot	Asphalt	2013	Good
Drive Aisles	Asphalt	2013	Good
Service Aisles	None	2013	Good
Sidewalks	Concrete	2013	Good
Curbs	Concrete	2013	Good
Site Stairs	None		--
Pedestrian Ramps	Metal	1989	Fair

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Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
65	0	0	0	0
Total Number of ADA Compliant Spaces			4	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			65	
Parking Ratio (Spaces/Apartments)			NA	
Method of Obtaining Parking Count			Drawings	

Exterior Stairs			
Location	Material	Handrails	Condition
None	None	None	--

Anticipated Lifecycle Replacements:

- Asphalt seal coating

Actions/Comments:

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

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	<input checked="" type="checkbox"/>	Good
Inlets	<input checked="" type="checkbox"/>	Good
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Good
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Good
Dry Well	<input type="checkbox"/>	--



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Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4. TOPOGRAPHY AND LANDSCAPING

Item	Description						
Site Topography	The property is primarily flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Good						

Retaining Walls		
Type	Location	Condition
None		--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. GENERAL SITE IMPROVEMENTS

Property Signage	
Property Signage	Building mounted
Street Address Displayed?	Yes

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Site And Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall Site Lighting Condition			Good	
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Overall Building Lighting Condition			Good	

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Courts and property perimeter	Good

Refuse Disposal				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Front service area	Concrete pad	Chain link fence	Yes	Good

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	None	--	--
Tennis Courts	None	--	--
Basketball Court	Asphalt	Site wide	Good
Swimming Pool	None	--	--

The basketball courts are surrounded by a chain link fence.

Anticipated Lifecycle Replacements:

- Basketball and play court seal coating

Actions/Comments:

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



6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. SUPERSTRUCTURE

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	NA	--
Upper Floor Decking	NA	--
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

Primary Roof			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	In-house staff	Roof Age	1 year (Main Building) 15 years (Gym Building)

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Primary Roof			
Flashing	Flashings match main membrane	Warranties	No
Parapet Copings	Sheet metal	Roof Drains	Internal drains
Fascia	Metal	Insulation	Rigid board
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good (Classroom) Fair (Gym)

The primary roof is located at Main building and Gymnasium.

Secondary Roof			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	None	Roof Age	27 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Metal	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	--

The secondary roof is located at Portable classrooms.

Tertiary Roof			
Type / Geometry	Mansard	Finish	Metal
Maintenance	None	Roof Age	15 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No



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Tertiary Roof			
Ventilation Source-2	--	Roof Condition	--

Anticipated Lifecycle Replacements:

- Built-up roof membranes

Actions/Comments:

- The roof finishes at the gymnasium were reportedly installed in 2001 and in 2015 at the classroom buildings. Information regarding roof warranties or bonds was not available.
- 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	Good
Secondary Finish	Stucco	Good
Accented with	Decorative tile or stone veneer	Good
Soffits	Concealed	Good

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

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

6.5. EXTERIOR AND INTERIOR STAIRS

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None				
Building Interior Stairs	Steel framed with pan-filled concrete	Closed	Metal	None	Good

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Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The interior stairs are located in the main building and allow access to a mezzanine above the library. The mezzanine is used for a teacher break room.

6.6. EXTERIOR WINDOWS AND DOORS

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Steel framed, fixed	Single pane	Main building classroom	<input type="checkbox"/>	Good
Aluminum framed storefront	Double pane	Gymnasium entrance	<input type="checkbox"/>	Good
Aluminum framed, fixed	Double pane	Gymnasium	<input type="checkbox"/>	Good

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

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

Building Central Heating System at Main Building	
Primary Heating System Type	Multi-zoned Direct Expansion Units
Quantity and Capacity of Major Components	7 rooftop units at 250 MBH each
Total Heating Capacity	1750 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Rooftop
Space Served by System	Main Building
Age Ranges	All units dated 2001
Boiler Condition	Fair
Heat Exchanger Condition	Fair

Building Central Cooling System at Main Building	
Primary Cooling System Type	Multi-zoned Direct Expansion Units
Quantity and Capacity of Major Components	7 Units at 60 tons each
Total Cooling Capacity	420 tons
Refrigerant	R-22
Cooling Towers	None
Location of Major Equipment	Rooftop
Space Served by System	Main Building
Age Ranges	All units dated 2001
Chiller Condition	--
Cooling Tower Condition	--

Distribution System at Main Building	
HVAC Water Distribution System	NA
Heating Water Circulation Pump Size and Quantity	NA
Chilled Water Circulation Pump Size and Quantity	NA
Condenser Water Circulation Pump Size and Quantity	NA
Pump Condition	--
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	NA
Location of Air Handlers	Rooftop, exterior
Large Spaces the Larger Dedicated AHU's Serve	NA

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Distribution System at Main Building	
Age of Air Handlers	All units dated 2001
Air Handler Condition	Fair
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	approximately 27 VAV boxes
Location of Terminal Units	Along ceilings
Spaces Served by Terminal Units	Main Building
Terminal Unit Condition	Fair

Building Central Heating System at Gymnasium	
Primary Heating System Type	Direct Expansion Units
Quantity and Capacity of Major Components	2 rooftop units
Total Heating Capacity	unknown
Heating Fuel	Natural gas
Location of Major Equipment	Rooftop
Space Served by System	Common area and Gymnasium
Age Ranges	All units dated 2001
Boiler Condition	Fair
Heat Exchanger Condition	Fair

Building Central Heating System at Gymnasium	
Primary Heating System Type	Unit Heater
Quantity and Capacity of Major Components	2 rooftop units
Total Heating Capacity	unknown
Heating Fuel	Natural gas
Location of Major Equipment	Rooftop
Space Served by System	Locker Rooms
Age Ranges	All units dated 2001
Boiler Condition	Fair
Heat Exchanger Condition	Fair

Building Central Cooling System at Gymnasium	
Primary Cooling System Type	Roof top DX units
Quantity and Capacity of Major Components	2 units at 35 tons each
Total Cooling Capacity	70 tons
Refrigerant	R-22
Cooling Towers	None
Location of Major Equipment	Rooftop
Space Served by System	Gymnasium and lobby



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Building Central Cooling System at Gymnasium	
Age Ranges	All units dated 2001
Chiller Condition	--
Cooling Tower Condition	--

Distribution System at Gymnasium	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size and Quantity	NA
Chilled Water Circulation Pump Size and Quantity	NA
Condenser Water Circulation Pump Size and Quantity	NA
Pump Condition	--
Air Distribution System	Variable volume
Quantity and Capacity of Air Handlers	NA
Location of Air Handlers	Rooftop, exterior
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Air Handlers	All units dated 2001
Air Handler Condition	Fair
Terminal Units	VAV boxes
Quantity and Capacity of Terminal Units	unknown
Location of Terminal Units	Above ceilings
Spaces Served by Terminal Units	Gymnasium
Terminal Unit Condition	Fair

Controls And Ventilation	
HVAC Control System	BAS, direct digital controls (DDC)
HVAC Control System Condition	Fair
Building Ventilation	Rooftop exhaust fans
Ventilation System Condition	Fair

Supplemental Components	
Gymnasium	Roof top units
Location	Classrooms/Stage
Condition	Good
Gymnasium	Mini-split system
Location	Coaches offices
Condition	Good
Portable classrooms	Split system heat pumps
Location	Portable classrooms



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Supplemental Components	
Condition	Fair

Anticipated Lifecycle Replacements:

- Roof top units
- Unit heaters at Gymnasium
- Heat pumps

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. The HVAC equipment appears have been installed in 2001. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.
- The HVAC equipment at the Gymnasium and on some units at the Main building show significant damage from graffiti and vandalism. According to the site POC, the building staff routinely repairs damage as part of their routine maintenance program. The roof top unit fan intake panels should be combed to repair the flatted coils.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

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

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	2 units
Storage Capacity	30 gallons (main)/50 gallons (gym)
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	None in use at this time
Quantity of Storage Tanks	none
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate



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Domestic Water Heaters or Boilers	
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	1.5 GPM
Condition	Good

Anticipated Lifecycle Replacements:

- Water heaters

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.
- According to the site POC and supporting documentation, the restrooms and plumbing systems were modernized in 2013.

7.3. BUILDING GAS DISTRIBUTION

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. BUILDING ELECTRICAL

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1200 Amps	Volts	277/480 Volt, three-phase
Meter and Panel Location	Mechanical room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8, T-6 in gym		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		

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Building Electrical Systems	
Lighting Condition	Good

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels and step-down transformers are mostly 2001 or 2013 components. The electrical service is reportedly adequate for the facility's needs.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Building Elevators			
Manufacturer		NA	
Safety Stops		NA	
Cab Floor Finish		NA	
Hydraulic Elevators	None		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	--		
Controls Condition	--		
Cab Finish Condition	--		
Other Conveyances	Wheelchair Lifts		
Other Conveyance Condition	Good		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is wheel chair lift rated for 750 pounds located in the gymnasium to provide access to the stage. According to the site POC, the lift was installed in 2001 and is rarely used. Based upon its condition it will require routine maintenance during the reserve term.

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7.6. FIRE PROTECTION AND SECURITY SYSTEMS

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Good					
Sprinkler System	None	<input type="checkbox"/>	Standpipes	<input checked="" type="checkbox"/>	Backflow Preventer	<input checked="" type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	Good					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Main office			2013		
Fire Extinguishers	Last Service Date			Servicing Current?		
	9/2015			Yes		
Hydrant Location	Hickory Street					
Siamese Location						
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

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

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used as a middle school for the Ocean Valley School District. There is a separate gymnasium building which was constructed in 2001.

The most significant interior spaces include classrooms library, multi-purpose rooms, offices, athletic facilities and locker rooms. Supporting areas include administrative offices restrooms, employee break rooms and mechanical 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
Vinyl tile	Multi-purpose room, classroom	Good
Carpet	Offices, classrooms, library	Good
Rubber flooring	Gymnasium	Good
Ceramic tile	Lobby, bathroom, locker rooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Offices, classrooms,	Good
Painted CMU	Offices, classrooms, gymnasium	Good
Ceramic tile	Lobby, restrooms, locker rooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Hard (glued) tiles	Offices, classrooms, multi-purpose room	Good
Suspended T-Bar (acoustic tile)	Offices, classrooms	Good
Painted drywall	Restrooms	Good
Exposed structure	Gymnasium	Good

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

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl Floor tiles
- Interior paint
- Hard tile ceilings



FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

Actions/Comments:

- The most of the main building interior areas were last renovated in 2013. The gymnasium building interior finishes are original from 2001.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

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

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

8.3. COMMERCIAL KITCHEN

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

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

Commercial Kitchen		
Appliance	Comment and Condition	
Refrigerators	Up-right	Good
Freezers	Up-right	Good
Ranges	Gas	Good
Ovens	Gas	Good
Griddles / Grills	None	--
Fryers	None	--
Hood	Exhaust ducted to exterior	Good
Dishwasher	None	Good
Microwave	<input checked="" type="checkbox"/>	Good
Ice Machines	<input type="checkbox"/>	--
Steam Tables	<input type="checkbox"/>	--
Work Tables	<input checked="" type="checkbox"/>	Good
Shelving	<input checked="" type="checkbox"/>	Good

Anticipated Lifecycle Replacements:

- No components of significance

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The kitchen equipment is not used for preparation of food. Most of the food is premade and reheated. The suppression systems and major cooking components are not in use at this time.

9. OTHER STRUCTURES

There are eight self-contained portable classrooms located at the east and south sides of the property. The buildings are pre-manufactured wood structures set on built up concrete block foundations. Pedestrian ramps provide access to the classroom entry. The portable classrooms were installed in 1989. The interiors are constructed of, and finished with, materials similar to the main buildings. The exterior is finished with painted T-11 siding and wood trim with metal doors and frames and aluminum framed operable windows. The roofs are finished with metal panels. One set of buildings is used for restrooms for the students and staff. Cooling and heating is supplied by 3.5 ton heat pumps located at the rear of the buildings. Each classroom has a 100 electrical panel.

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

10. CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Ocean View School District at Vista View Middle, 16250 Hickory Street, Fountain Valley, California, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Mary Endsley ,
Project Manager

Reviewed by: 

Daniel White
Report Reviewer for,
Mark Surdam, RA
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

11. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE AND FLOOR PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

APPENDIX A:
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
16250 HICKORY LANE
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017



Photo #1: Gymnasium



Photo #2: Main Entrance Gymnasium



Photo #3: Side Elevation Gymnasium



Photo #4: Rear Elevation Gymnasium



Photo #5: Portable Classrooms



Photo #6: Portable Classrooms With Restrooms Wing

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
16250 HICKORY LANE
FOUNTAIN VALLEY, CALIFORNIA 92708

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Photo #7: Main Building Entrance



Photo #8: Main Building Front Elevation



Photo #9: Side Elevation Main Building



Photo #10: Rear Elevation Main Building



Photo #11: Front Parking Lot



Photo #12: Handball Courts

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
16250 HICKORY LANE
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Photo #13: Front Entrance



Photo #14: Basketball Courts



Photo #15: Dumpsters



Photo #16: Playing Surfaces



Photo #17: Front Parking Lot



Photo #18: Pavilions Over Lunch Tables

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
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Photo #19: Roof



Photo #20: Roof



Photo #21: Classroom Entrance Doors and Windows



Photo #22: Multi-Purpose Room and Restrooms Entry Doors



Photo #23: Roof Top Units



Photo #24: Roof Top Unit at Main Building

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
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Photo #25: Roof Top Unit at Main Building



Photo #26: Heat Pumps at Portable Classrooms



Photo #27: Roof Top Unit for Gymnasium



Photo #28: Heating Unit for Locker Room



Photo #29: Roof Top Unit at Main Building



Photo #30: Split System for Offices/Classroom at Gymnasium

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
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Photo #31: Abandoned Boiler at Main Building



Photo #32: Abandoned Water Storage Tank



Photo #33: Water Heater at Main Building



Photo #34: Water Heater at Gymnasium



Photo #35: Main Electric Service at Main Building



Photo #36: Portable Classroom Electric Panel

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
16250 HICKORY LANE
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Photo #37: Fire Alarm Panel at Main Building



Photo #38: Standpipe at Gymnasium Building



Photo #39: Sub-Panel for Portable Classrooms



Photo #40: Wheelchair Lift at Gymnasium



Photo #41: Central Restrooms at Main Building



Photo #42: Central Restrooms at Main Building

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
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FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017



Photo #43: Multipurpose Room at Main Building



Photo #44: Home Economics Classroom at Main Building



Photo #45: Main Gymnasium



Photo #46: Restrooms At Gymnasium



Photo #47: Gymnasium Lobby



Photo #48: Women's Locker Room at Gymnasium

PHOTOGRAPHIC RECORD

VISTA VIEW MIDDLE
16250 HICKORY LANE
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Photo #49: Stage at Gymnasium



Photo #50: Computer Classroom at Main Building



Photo #51: Classroom at Main Building



Photo #52: Classroom at Main Building



Photo #53: Classroom at Gymnasium



Photo #54: Portable Classroom

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

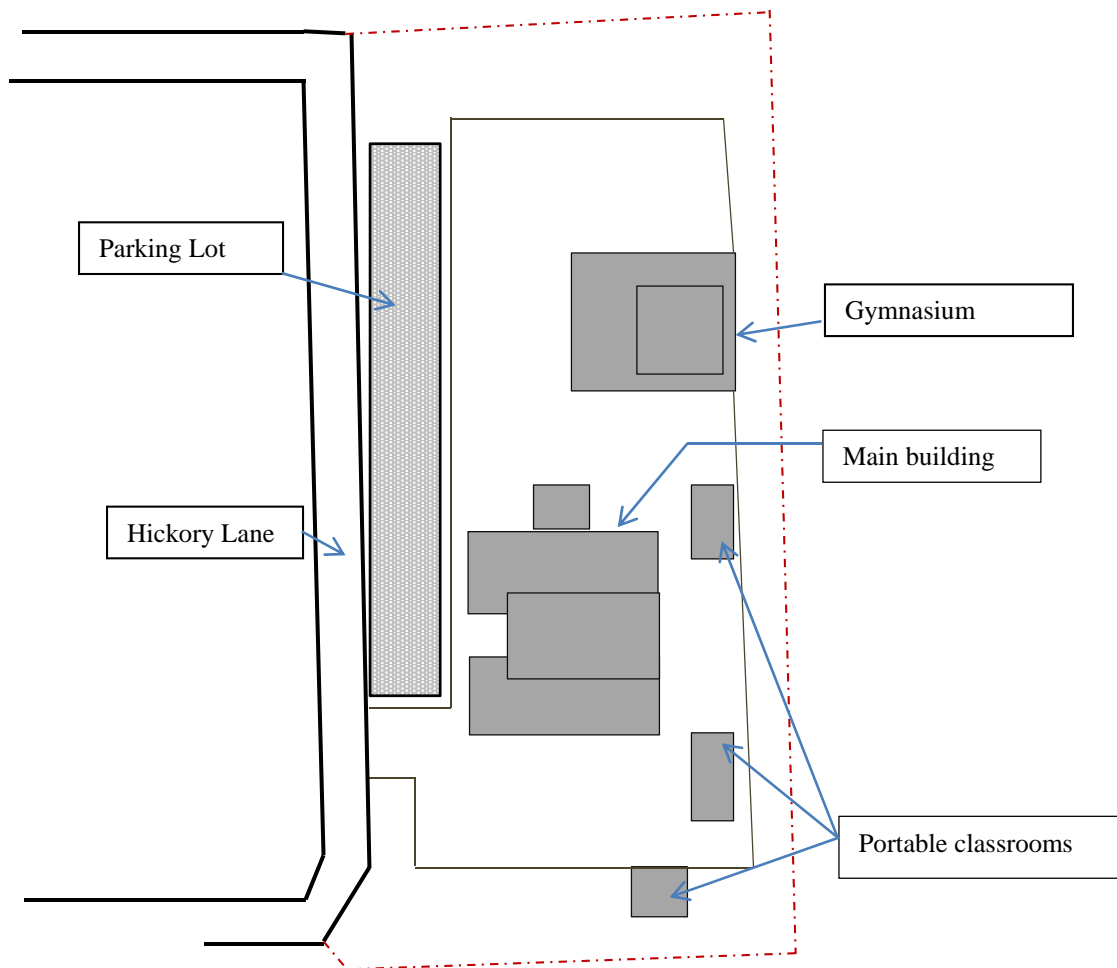
EMG PROJECT NO: 119317.16R000-016.017

APPENDIX B:
SITE AND FLOOR PLANS

SITE PLAN

VISTA VIEW MIDDLE
16250 HICKORY LANE
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017



SOURCE:
Google Maps

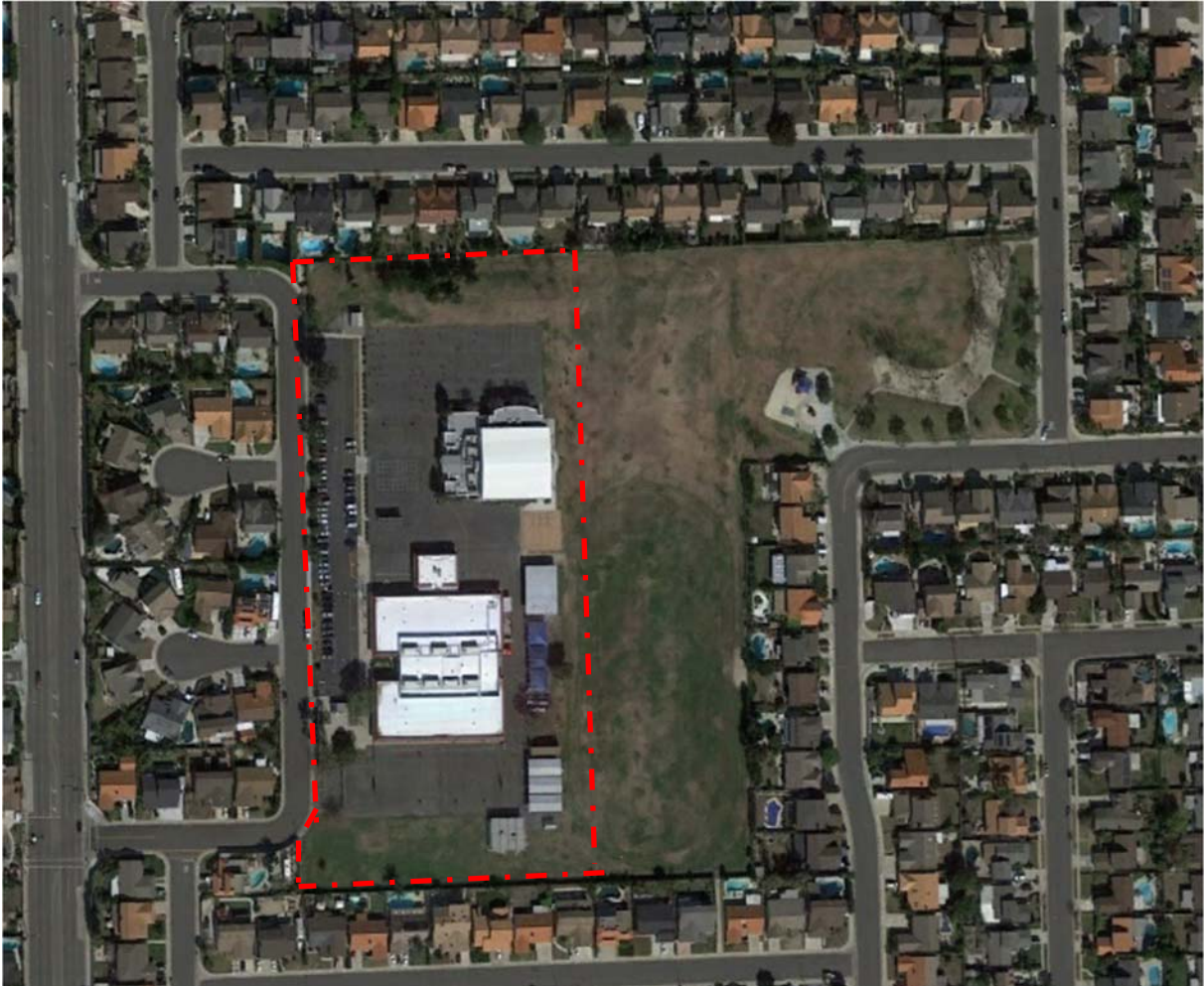


ON-SITE DATE:
May 12, 2016

AERIAL SITE PLAN

VISTA VIEW MIDDLE
16250 HICKORY LANE
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017



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



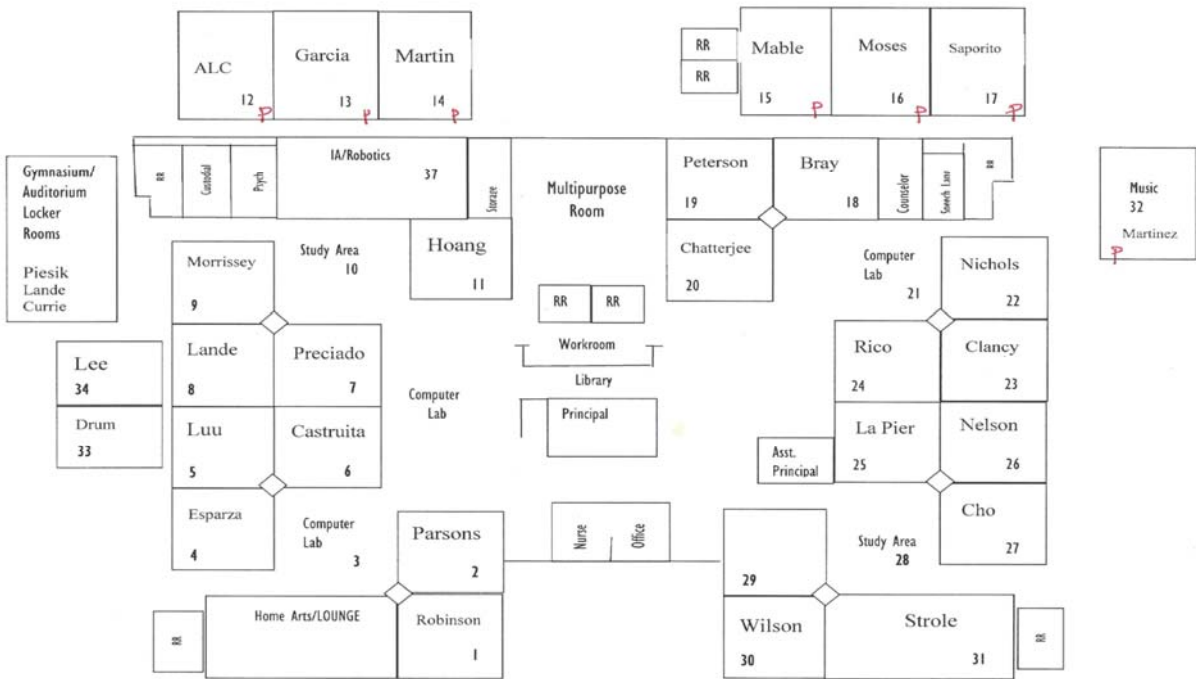
ON-SITE DATE:
May 12, 2016

FLOOR PLAN

VISTA VIEW MIDDLE
 16250 HICKORY LANE
 FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

Vista View Middle School 16250 Hickory Street, Fountain Valley, Ca 92708



SOURCE:
 Ocean Valley School District



ON-SITE DATE:
 May 12, 2016

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

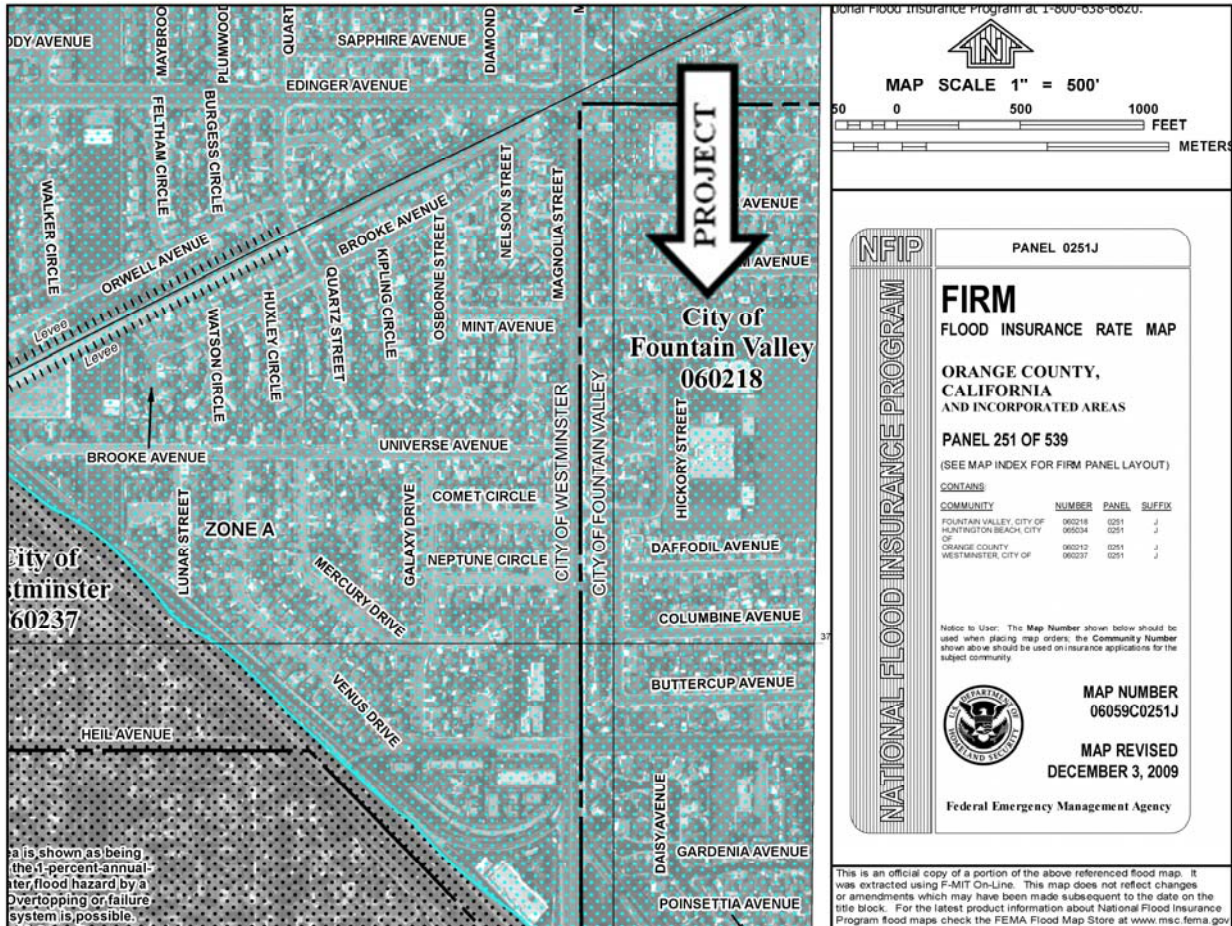
EMG PROJECT NO: 119317.16R000-016.017

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

VISTA VIEW MIDDLE
 16250 HICKORY LANE
 FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017



SOURCE:
 FEMA Panel No.: 06059C0251J Dated: December 3, 2009

ON-SITE DATE:
 May 12, 2016



FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
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APPENDIX D:
EMG ABBREVIATED ADA CHECKLIST

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
 16250 HICKORY STREET
 FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

PROPERTY NAME: Vista View Middle

DATE: May 12, 2016

PROJECT NUMBER: 119317.16R000-016.017

EMG ABBREVIATED ADA CHECKLIST					
	Building History	Yes	No	N/A	Comments
1.	Has the management previously completed an ADA review?	x			
2.	Have any ADA improvements been made to the property?	x			
3.	Does a Barrier Removal Plan exist for the property?				unknown
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.?				unknown
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			



FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
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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			



FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
 16250 HICKORY STREET
 FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

	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			

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

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 years

Date Completed: _____

Phone Number: _____

Building / Facility Name: Vista View EMG Project No. 119317.16R000-016.017

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	<u>1969/1970</u>
2	Building size in SF	
3	Replacement Value	
4	Acreage	
5	Number of parking spaces	<u>65</u>
6	Age of roof (known or estimated); active warranty w/ expiration date?	<u>main building - w/ class rooms - 2015 gym @ middle schools - added 2003 (original roof)</u>
QUESTION		RESPONSE
7	List all major renovations or rehabilitations since construction (with estimated dates).	<u>roof (main building) 1999/2000 - Modernization Library upgrade - 2003 parking lot - 2013</u> <u>no MEP Installed Mammoth Multi-zone</u>
8	List other somewhat lesser but still significant capital improvements, focused within recent years (provide approximate year completed).	<u>Dampers control - Forced air. controller on roof temperature sensors in rooms</u>
9	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	<u>BAS System new RTUs</u>
10	Describe any extremely problematic, historically chronic, or immediate facility needs.	<u>Mammoth - shut off A/C during hot days no signal back to O&M.</u>
11	Describe any shared building or site elements or unique arrangements with neighboring properties, entities, or tenants.	<u>Other occupied</u>

Electric - Edison City - Water, Sewer & Storm Water - City of Fountain Valley
Natural Gas - Southern California Gas Co.

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			— electricity not enough panels / step down transformers
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?					sprinkler system - timer low water usage - every 300 deep - 2000 - installed
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				pin hole leaks in copper piping - aggressive water no water conditioning
23	Are any areas of the facility inadequately heated, cooled or ventilated?					— yes - site is hard to balance especially @ SW
24	Are there any poorly insulated areas?					Insulation - Batt
25	Do any of the HVAC systems use older R-11, 12, or 22 refrigerants?					R-11 R-22 package unit (Room 34)
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			

ductwork + dampers not replaced plumbing

Rooms 33 + 34
Carrier Package Unit
Gas ~~heat~~ heat/elec AC
~~20.000~~ 20.000 BtuH / 4 ton
48 FLE05 installed 02

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?					Issue w/ fire control current modernization sewers →
29	Is there any pending litigation concerning the property?					
30	Are there outstanding accessibility issues at the facility? (Go over and fill out first 'History' subsection of separate ADA checklist.)					
31	Are there any EMG 'red flag' issues at the facility? (Go over and fill out attached checklist below.)					
32	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified?		X			

Signature of person interviewed or completing form

Date

ce) Suppression → not in compliance

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 most prevalent time of potential use
		PSQ only	OBS only	PSQ & OBS	NOT EVID	
1	Fire Retardant Plywood (FRT) <i>no</i>	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 <i>perlades</i>					any time; Masonite, T-111; water damage and premature failure
3	Exterior Insulation and Finish System (EIFS) <i>no</i>					any time; water penetration and premature failure (looks like stucco but feels "lighter")
4	Galvanized Water Piping <i>Copper</i>					prior to early 1980's; common in 1970's; pinhole leaks and interior mineral build-up
5	Polybutylene Water Piping <i>no</i>					1977-1995; mostly relevant to housing; grey plastic commonly leaks at joint fittings
6	ABS Piping Recall <i>Cast iron</i>					1984-1990; faulty resin by 5 manufactures; very difficult to discover & visually observe
7	Cadet/Encore Wall Heater Recall <i>no</i>					1982-1999; mostly relevant to housing; collect & cross-check model numbers; potential fire hazards
8	PTAC Recall (Goodman/Amana) <i>no</i>					1996-2003; mostly relevant to housing; faulty thermal override switch; collect & cross-check model numbers
9	Aluminum Wiring (Interior) <i>no</i>					1964-1975; more concerns with interior and smaller gauge
10	Federal Pacific Stab-Lok Electrical Panels					prior to 1986; potential fire hazards
11	Fused Electrical Panels					prior to early 1960's; easily tampered with, as such potential fire hazard
12	Low Unit Amperage					any time; relevant to housing
13	Fire Sprinkler Head Recalls <i>sem-sprinklers</i>					1960-2001; more heavily 1990's; Central, Gem, Star, Globe, Omega can be suspect; collect & cross-check model numbers
14	Dishwasher Recalls					1983-1989: GE, Hotpoint 1997-2001: GE, Hotpoint, Maytag, Jenn-Air, Kenmore, Eterna collect & cross-check model numbers; potential fire hazards

*mechanical rooms
office areas.*

→ *not that we aware of most likely*

FACILITY CONDITION ASSESSMENT

VISTA VIEW MIDDLE
16250 HICKORY STREET
FOUNTAIN VALLEY, CALIFORNIA 92708

EMG PROJECT NO: 119317.16R000-016.017

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.
8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & 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.