FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
1650 Spruce Street, Suite 300
Riverside, California 92507
Kevin Fleming

FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
CAMPO VERDE
2020 PALOS VERDES DRIVE WEST
PALOS VERDES ESTATES, CALIFORNIA 90274

PREPARED BY:
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EMG PROJECT #:
119663.16R000-020.017

DATE OF REPORT:
December 21, 2016

ONSITE DATE:
November 2, 2016

Immediate Repairs Report
Campo Verde
12/21/2016

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	515031	Z106X ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	$1,391.50	$1,392	$1,392
5.5	515034	G2044 Signage, Property, Monument/Pylon, Replace/Install	1	EA	$6,602.00	$6,602	$6,602
Immediate Repairs Total							$7,994

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Campo Verde

12/21/2016

Location	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total Escalated Estimate
Campo Verde	$7,994	$0	$3,865	$3,764	$0	$3,364	$0	$4,481	$0	$140,968	$0	$0	$5,194	$9,321	$15,830	$0	$0	$6,022	$0	$0	$200,803
GrandTotal	$7,994	$0	$3,865	$3,764	$0	$3,364	$0	$4,481	$0	$140,968	$0	$0	$5,194	$9,321	$15,830	$0	$0	$6,022	$0	$0	$200,803

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	515031	ADA Parking Stall, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	$1,391.50	$1,392	$1,392																				$1,392
5.2	515033	Seal and Stripe, Asphalt Pavement, Seal & Stripe	5	3	2	9600	SF	$0.38	$3,643			$3,643					$3,643					$3,643				$3,643			$14,573
5.4	529870	Irrigation System, Controls and valves, Replace	25	16	9	784000	SF	$0.08	$62,720										$62,720											$62,720
5.5	529874	Flood Light, Exterior, 100 W, Replace	20	11	9	1	EA	$995.47	$995										$995											$995
5.5	515034	Signage, Property, Monument/Pylon, Install	20	20	0	1	EA	$6,602.00	$6,602	$6,602																				$6,602
5.5	515035	Bleachers, Bleachers, Steel Frame w/ Aluminum Seats, Replace	25	16	9	225	EA	$197.00	$44,325										$44,325											$44,325
6.3	529879	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	16	14	2	EA	$1,207.20	$2,414															$2,414						$2,414
6.4	515036	Exterior Wall Paint, Wood trim, 1-2 Stories, Prep & Paint	10	7	3	1200	SF	$2.87	$3,445				$3,445										$3,445							$6,890
6.6	515038	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	21	14	2	EA	$4,025.54	$8,051															$8,051						$8,051
8.1	515039	Interior Wall & Ceiling Painting, CMU/Wood/Gypsum Board, Prep & Paint	8	3	5	2000	SF	$1.45	$2,902						$2,902									$2,902						$5,804
Totals, Unescalated										$7,994	$0	$3,643	$3,445	$0	$2,902	$0	$3,643	$0	$108,040	$0	$0	$3,643	$6,347	$10,465	$0	$0	$3,643	$0	$0	$153,766
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)										$7,994	$0	$3,865	$3,764	$0	$3,364	$0	$4,481	$0	$140,968	$0	$0	$5,194	$9,321	$15,830	$0	$0	$6,022	$0	$0	$200,803

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1 EXECUTIVE SUMMARY

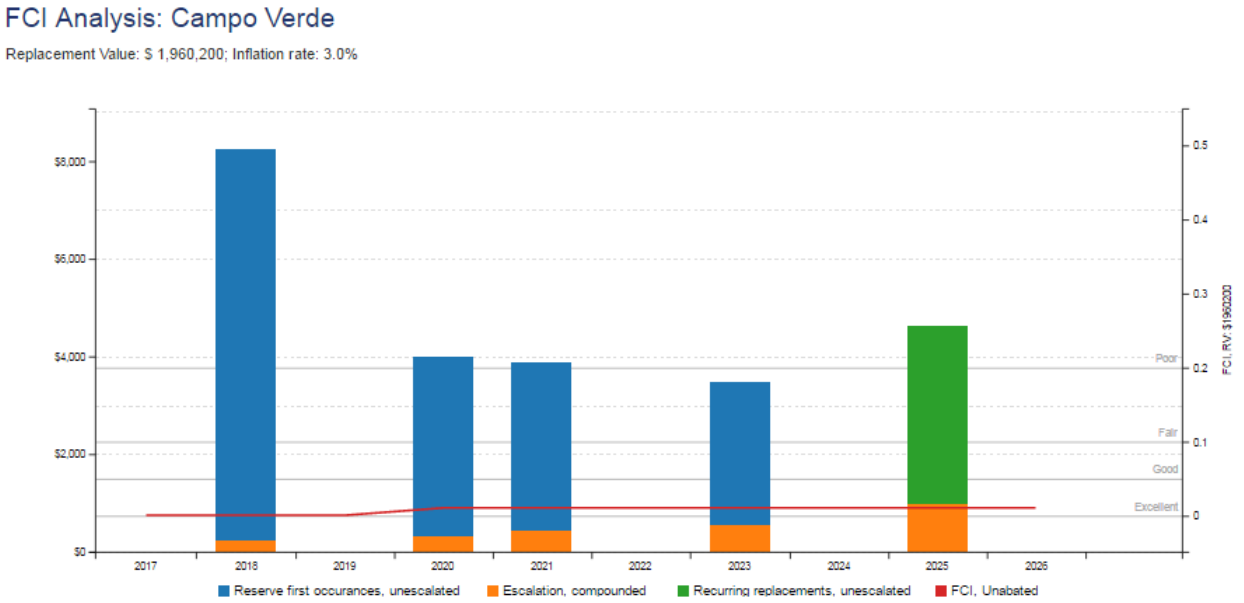
1.1 PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

PROPERTY INFORMATION	
Address:	2020 Palos Verdes Drive West, Palos Verdes Estates, Los Angeles County, California 90274
Year Constructed/Renovated:	1938
Current Occupants:	Lunada Bay Little League
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance and Operations Director 310.544.0045 phone 424.903.5241 cell kamibayashi@pvpusd.net
Property Type:	Baseball fields
Site Area:	18 Acres
Building Area:	1500 SF
Number of Buildings:	1
Number of Stories:	1
Parking Type and Number of Spaces:	17 parking spaces in open lot
Building Construction:	Masonry bearing walls and wood-framed roof
Roof Construction:	Gabled roof with clay/concrete tiles
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	N/A
Fire and Life/Safety:	N/A
Dates of Visit:	November 2, 2016
On-Site Point of Contact (POC):	None
Assessment and Report Prepared by:	Henry Kimber
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

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

1.2 FACILITY CONDITION INDEX (FCI)



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

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

KEY FINDING	METRIC	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	0.8%	Good
Current Replacement Value (CRV)	784,080 SF * $2.50 / SF = $1,960,200	
Year **0** (Current Year) - Immediate Repairs (IR)	$7,994	
Years **1-10** – Replacement Reserves (RR)	$156,758	
TOTAL Capital Needs	**$164,752**	

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

- Accessible parking stalls
- Visible signage (monument sign)

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

1.3 SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

Not applicable. No issue of significance.

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.

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

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

CONDITIONS:

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

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

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2 SCOPE

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

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

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

2.3 PERSONNEL INTERVIEWED

The management and maintenance staff 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 and government agencies were interviewed in the process of conducting the FCA:

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Terry Kamibayashi Maintenance and Operations Director	Palos Verdes Peninsula Unified School District	310.544.0045
Tony Pring District Electrician	Palos Verdes Peninsula Unified School District	310.735.7079

The FCA was performed without the assistance of an onsite Point of Contact (POC).

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.

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

November 2, 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 does not appear to be accessible with respect to with 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:

Parking

- Adequate number of designated parking stalls and signage for cars/vans are not provided. One parking stall is required in the parking lot at the front entrance.

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

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost is included as a lump sum in the Immediate Repairs Report

3.2 FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated January 6, 2016, the property is located in Zone AE, defined as an area subject to 100-year flood for which a base flood elevation has been determined.

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.

4 EXISTING BUILDING ASSESSMENT

4.1 SPACE TYPES

The entire area is owned by the Palos Verdes Peninsula Unified School District. The property contains two baseball fields and a concession stand with restrooms.

4.2 INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The baseball fields and exterior vicinity of the property were observed in order to gain a clear understanding of the property's overall condition. However, the interiors of the concession stand, storage room, mechanical room and restrooms were not accessible.

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	Rancho Palos Verdes Department of Public Works	Good
Storm sewer	Rancho Palos Verdes Department of Public Works	Good
Domestic water	California Water Services	Good
Electric service	Southern California Edison	Good
Natural gas service	N/A	--

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	Palos Verdes Drive West
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	More than 10 years	Fair
Parking Lot	Asphalt	More than 10 years	Fair
Drive Aisles	Asphalt	More than 10 years	Fair
Service Aisles	None	N/A	--
Sidewalks	None	N/A	--
Curbs	None	N/A	--
Site Stairs	None	N/A	--
Pedestrian Ramps	None	N/A	--

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
17	N/A	N/A	N/A	N/A

Total Number of ADA Compliant Spaces	0
Number of ADA Compliant Spaces for Vans	0
Total Parking Spaces	1:88 sf
Parking Ratio (Spaces/Building Area)	N/A
Method of Obtaining Parking Count	Online

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Exterior	Concrete stairs	None	Good

Anticipated Lifecycle Replacements:

- Asphalt seal and stripe

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	☒	Good
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☒	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	The area is generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☒		☐		☐		☐
Irrigation Condition	Fair						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
CMU	Adjacent to restroom building	Good

Anticipated Lifecycle Replacements:

- Irrigation controls and valves

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	None
Street Address Displayed?	N/A

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐

SITE AND BUILDING LIGHTING			
	Overall Site Lighting Condition	N/A	
Building Lighting	None	Wall Mounted	Recessed Soffit
	☐	☒	☐
	Overall Building Lighting Condition	Good	

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter of Site	Good

REFUSE DISPOSAL				
Refuse Disposal		Trash receptacles and dumpster		
DUMPSTER LOCATIONS	MOUNTING	ENCLOSURE	CONTRACTED?	CONDITION
South of Parking area	Concrete pad	Yes	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Baseball Fields	Lawn	North and south	Good
Backstops	Chain link	Behind home plate	Good
Bleachers	Aluminum	Behind backstop	Fair
Batting cages	Chain link surround	Adjacent to fields	Fair
Scoreboard	Electronic/Wood	Left field fence	Good

Some amenities at Campo Verde are maintained by the tenant.

Anticipated Lifecycle Replacements:

- Signage
- Bleachers
- Wall light

Actions/Comments:

- The property currently lacks adequate identification signage. The lack of adequate signage may impede the timely arrival of emergency services personnel and equipment. New identification signage must be installed.

6 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1 FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Foundation	Concrete slab on grade with perimeter footings	Fair
Basement and Crawl Space	None	--

***Anticipated Lifecycle Replacement*:**

- No components of significance

Actions/Comments:

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

6.2 SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Framing / Load-Bearing Walls	Masonry walls	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	N/A	--
Upper Floor Decking	N/A	--
Roof Framing	Wood joists, purlins, rafters	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	Gabled	Finish	Concrete/clay tiles
Maintenance	In-house staff	Roof Age	Unknown
Flashing	None	Warranties	Unknown
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	Wood	Insulation	Could not be determined
Soffits	None	Skylights	Yes
Attics	No	Ponding	No
Ventilation Source-1	Power vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Skylights

Actions/Comments:

- The roof finishes appear to be more than 10 years old. Information regarding roof warranties or bonds was not available.
- 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

6.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
PERMANENT STRUCTURES		
Primary Finish	CMU/Masonry	Good
Secondary Finish	N/A	--
Accented with	Wood trim	Fair
Soffits	Not Applicable	--

Anticipated Lifecycle Replacements:

- Exterior paint (wood trim and doors)

Actions/Comments:

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

6.5 EXTERIOR AND INTERIOR STAIRS AND RAMPS

Not applicable. There are no exterior or interior stairs.

6.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Mortar	Glass Block	Restroom Building	☐	Good
Aluminum Storefront	Screen only	Service counter	☒	Poor

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Hollow Metal	Good
Secondary Entrance Doors	Metal, hollow	Good
Service Doors	None	--
Overhead Doors	Aluminum	Fair

Anticipated Lifecycle Replacements:

- Overhead door

Actions/Comments:

- The screens at the service counter are frayed and loose. These must be replaced for functionality and appearance purposes.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the component listed above will be required

6.7 PATIO, TERRACE, AND BALCONY

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

7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

HVAC system could not be verified, there was no access to the building interior however an exhaust fan vent was noted on the building's roof

7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

Plumbing system could not be verified, there was no access to the building interior.

7.3 BUILDING GAS DISTRIBUTION

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

7.4 BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	Undetermined	Volts	120/208 Volt, three-phase
Meter and Panel Location	Electrical room (south side of building)	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Undetermined
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Good		

BUILDING EMERGENCY SYSTEM			
Size	N/A	Fuel	None
Generator / UPS Serves	N/A	Tank Location	N/A
Testing Frequency	N/A	Tank Type	None

BUILDING EMERGENCY SYSTEM	
Generator / UPS Condition	--

Anticipated Lifecycle Replacements:

- Interior light fixtures

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.

7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems

7.6 FIRE PROTECTION AND SECURITY SYSTEMS

Not applicable, there are not fire protections and security systems at the property

8 INTERIOR SPACES

8.1 INTERIOR FINISHES

The facility comprises two baseball fields and restrooms with a concession stand. There was no access to the building interior, so the interior finishes could not be determined.

Anticipated Lifecycle Replacements:

- Interior painting

Actions/Comments:

- The interior areas to have been renovated within the last five years.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the component listed above will be required

8.2 FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

There are concrete picnic tables with benches and umbrellas to the west of the concession stand. These are owned and maintained by the tenant and not part of the scope.

8.3 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

Commercial kitchen equipment could not be verified, there was no access to the building interior.

9 OTHER STRUCTURES

A storage shed structure is located adjacent to the restroom building. The storage shed a pre-manufactured wood structure set on a concrete slab.

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 Palos Verdes Peninsula Unified School District at Campo Verde, 2020 Palos Verdes Drive West, Palos Verdes Estates, California the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Henry Kimber, MSPM
Project Manager

Reviewed by:

Mark Surdam, RA
Program Manager
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11 APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

APPENDIX A:
PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

CAMPO VERDE
2020 PALOS VERDES DRIVE WEST
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-020.017

Photo #1:	Front view of main building

Photo #2:	Side view of main building

Photo #3:	Partial side view and rear elevation

Photo #4:	Side view of main building

Photo #5:	Asphalt pavement

Photo #6:	Parking lot

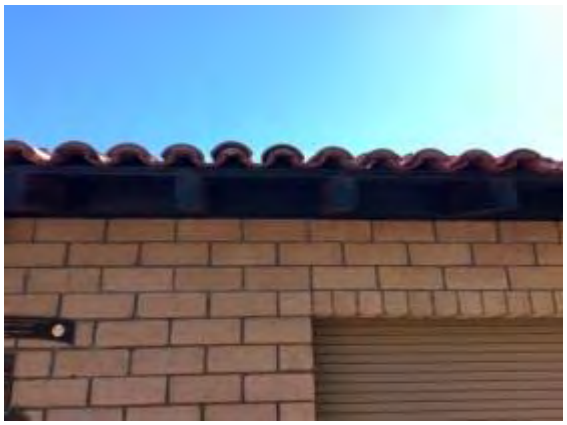


Photo #7:	Partial view of roofing

Photo #8:	Partial view roofing

Photo #9:	Overhead door

Photo #10:	Exterior veneer brick wall

Photo #11:	Window

Photo #12:	Hollow metal exterior door

Photo #13:	Baseball field

Photo #14:	Baseball field

Photo #15:	Bleachers

Photo #16:	Site view with bleachers

APPENDIX B:
SITE PLAN

AERIAL SITE PLAN

CAMPO VERDE
2020 PALOS VERDES DRIVE WEST
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-020.017

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

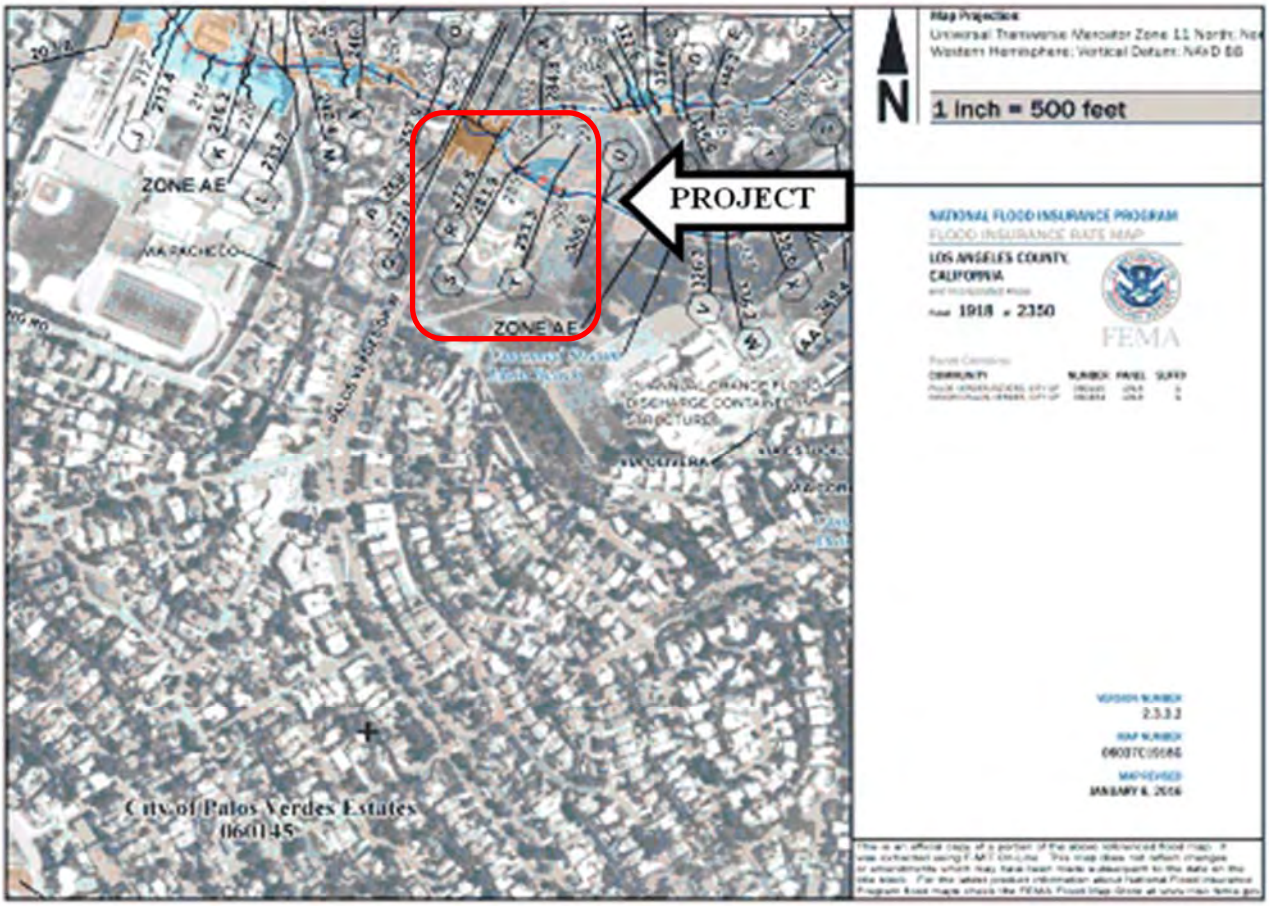
ON-SITE DATE:
November 2, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

CAMPO VERDE
2020 PALOS VERDES DRIVE WEST
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-020.017



SOURCE:
FEMA Map No.: 06037C1918G Dated: January 6, 2016

ON-SITE DATE:
November 2, 2016

APPENDIX D:
EMG ABBREVIATED ADA CHECKLIST

PROPERTY NAME: Campo Verde
DATE: November 2, 2016
PROJECT NUMBER: 119663.16R000.020.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Has the management previously completed an ADA review?				Unknown
2.	Have any ADA improvements been made to the property?				Unknown
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?				Unknown
6.	Is any litigation pending related to ADA issues?				Unknown
	PARKING	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?		✓		No ADA parking
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?		✓		No ADA parking
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			✓	
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?			✓	
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			✓	
6.	Does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	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)			✓	
2.	Are ramps longer than 6 ft complete with railings on both sides?			✓	
3.	Is the width between railings at least 36 inches?			✓	
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?			✓	
	ENTRANCES/EXITS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Is the main accessible entrance doorway at least 32 inches wide?			✓	
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Can the alternate accessible entrance be used independently?			✓	

EMG ABBREVIATED ADA CHECKLIST					
	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)?			✓	
5.	Are main entry doors other than revolving door available?			✓	
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?			✓	
	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)?			✓	
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?			✓	
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?			✓	
4.	Is at least one wheelchair-accessible public telephone available?		✓		
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
6.	Is there a path of travel that does not require the use of stairs?	✓			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?			✓	
	ELEVATORS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?			✓	
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?			✓	
5.	Do elevator lobbies have visual and audible indicators of car arrival?			✓	
6.	Does the elevator interior provide sufficient wheelchair turning area (51” x 68”)?			✓	
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✓	
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✓	
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	

EMG ABBREVIATED ADA CHECKLIST					
	RESTROOMS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?				Could not be determined
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?				Could not be determined
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7.	Are stall doors wheelchair accessible (at least 32" wide)?				Could not be determined
8.	Are grab bars provided in toilet stalls?				Could not be determined
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?				Could not be determined
10.	Are sink handles operable with one hand without grasping, pinching or twisting?				Could not be determined
11.	Are exposed pipes under sink sufficiently insulated against contact?				Could not be determined
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?				Could not be determined
13.	Is the base of the mirror no more than 40" from the floor?				Could not be determined
	POOLS	**YES**	**NO**	**NA**	**COMMENTS**
1	Are public access pools provided? If the answer is no, please disregard this section.		✓		
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
	PLAY AREA	**YES**	**NO**	**NA**	**COMMENTS**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.		✓		
2	Are play structures accessible?			✓	
	EXERCISE EQUIPMENT	**YES**	**NO**	**NA**	**COMMENTS**
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?		✓		

**Based on visual observation only. The slope was not confirmed through measurements.*

APPENDIX E:
PRE-SURVEY QUESTIONNAIRE

THE PRE-SURVEY QUESTIONNAIRE WAS NOT RETURNED TO EMG

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.