

# FACILITY CONDITION ASSESSMENT

*Prepared for*

**DLR Group**

**1650 Spruce Street, Suite 300**

**Riverside, California 92507**

**Kevin Fleming**



## FACILITY CONDITION ASSESSMENT

OF

**PEDREGAL/CORNERSTONE ELEMENTARY**

**6069 GROVEOAK PLACE**

**RANCHO PALOS VERDES, CALIFORNIA 90275**

### PREPARED BY:

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### EMG PROJECT #:

*119663.16R000-004.017*

### DATE OF REPORT:

*December 14, 2016*

### ONSITE DATE:

*October 12, 2016*



**engineering | environmental | capital planning | project management**

**Immediate Repairs Report**  
**Pedregal/Cornerstone Elementary**  
**5/4/2017**



Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
1.3	Northeast side of campus	525933	Engineer, Foundation, Soils and Geology, Evaluate/Report	1	EA	\$6,957.50	\$6,958	<b>\$6,958</b>
3.1	MPR kitchen	491259	ADA, Classroom Sink & Counter, Minor Reconfiguration, Modify	14	EA	\$1,644.50	\$23,023	<b>\$23,023</b>
5.2	Eastern site access, north side of admin building	490582	Pedestrian Pavement, Concrete stair landings, Replace	350	SF	\$19.82	\$6,938	<b>\$6,938</b>
5.2	Eastern site access	490575	Exterior Stairs & Ramps, Handrails, Metal, Replace	120	LF	\$45.91	\$5,509	<b>\$5,509</b>
5.2	Eastern site access	490553	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	200	LF	\$38.43	\$7,686	<b>\$7,686</b>
5.2	Kindergarten play area	490588	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	40	LF	\$38.43	\$1,537	<b>\$1,537</b>
5.3	7 locations where drain below sidewalk	490975	Exterior Stairs & Ramps, Handrails, Metal, Replace	21	LF	\$65.91	\$1,384	<b>\$1,384</b>
5.4	North side of Portable Classrooms 19/20	491208	Landscaping, Flat Areas, Infill, Fill depression and regrade	200	SF	\$3.24	\$647	<b>\$647</b>
6.4	West side of Multi-purpose room	491194	Exterior Wall, Stucco, 1-2 Stories, Repair	100	SF	\$18.20	\$1,820	<b>\$1,820</b>
6.6	Utility building	491203	Exterior Door, Steel, Replace	1	EA	\$950.12	\$950	<b>\$950</b>
7.1	Portable classrooms	525975	Heat Pump, 3.5 to 5 Ton, Replace	2	EA	\$8,928.22	\$17,856	<b>\$17,856</b>
<b>Immediate Repairs Total</b>								<b>\$74,308</b>

\* Location Factor (1.0) included in totals.

### Pedregal/Cornerstone Elementary



Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	QuantityUnit	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
1.3	Northeast side of campus	525933	Engineer, Foundation, Soils and Geology, Evaluate/Report	0	0	0	1	EA	\$6,957.50	\$6,958	\$6,958																			\$6,958
3.1	MPR kitchen	491259	ADA, Classroom Sink & Counter, Minor Reconfiguration, Modify	0	13	0	14	EA	\$1,644.50	\$23,023	\$23,023																			\$23,023
3.1	Classrooms	491275	ADA, Miscellaneous, Signage, Directional, Wall-Mounted, Install	0	13	* 0	39	EA	\$139.15	\$5,427				\$5,427																\$5,427
5.2	Utility yard	490527	Roadways, Asphalt Pavement, Mill & Overlay	25	24	1	1500	SF	\$3.28	\$4,913		\$4,913																		\$4,913
5.2	Main entrance and parking area	490525	Roadways, Asphalt Pavement, Seal & Stripe	5	2	3	57000	SF	\$0.38	\$21,632				\$21,632				\$21,632					\$21,632					\$21,632		\$86,526
5.2	Eastern site access, north side of admin building	490582	Pedestrian Pavement, Concrete stair landings, Replace	30	30	0	350	SF	\$19.82	\$6,938	\$6,938																			\$6,938
5.2	Eastern site access	490575	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	25	* 0	120	LF	\$45.91	\$5,509	\$5,509																			\$5,509
5.2	Eastern site access	490553	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	25	* 0	200	LF	\$38.43	\$7,686	\$7,686																			\$7,686
5.2	Kindergarten play area	490588	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	25	0	40	LF	\$38.43	\$1,537	\$1,537																			\$1,537
5.2	East west ramp behind MPR providing access to play area	490665	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	24	1	480	LF	\$45.91	\$22,035		\$22,035																		\$22,035
5.2	East west ramp behind MPR providing access to play area	490641	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	23	2	480	LF	\$38.43	\$18,447			\$18,447																	\$18,447
5.2	Portable classrooms 21 and 22	490978	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	21	4	60	LF	\$38.43	\$2,306					\$2,306															\$2,306
5.2	Portable classrooms 21 and 22	490979	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	21	4	120	LF	\$65.91	\$7,909					\$7,909															\$7,909
5.3	7 locations where drain below sidewalk	490975	Exterior Stairs & Ramps, Handrails, Metal, Replace	25	25	* 0	21	LF	\$65.91	\$1,384	\$1,384																			\$1,384
5.3	North side of campus, adjacent to portable sheds	490982	Landscaping, Drainage Swale, Concrete, Replace	25	16	9	50	LF	\$40.81	\$2,040								\$2,040												\$2,040
5.4	North side of Portable Classrooms 19/20	491208	Landscaping, Flat Areas, Infill, Fill depression and regrade	25	25	0	200	SF	\$3.24	\$647	\$647																			\$647
5.5	Kindergarten and main lunch areas	491013	Awning, Fabric, Replace	10	3	7	1600	SF	\$7.79	\$12,461							\$12,461									\$12,461				\$24,921
5.5	At north and east side of site	491038	Fences & Gates, Chain Link, 6' High, Replace	30	21	9	400	LF	\$37.54	\$15,015								\$15,015												\$15,015
5.5	Main play area	491042	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	17	3	3300	SF																						

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal																	Deficiency											
											2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Repair Estimate							
8.1	Throughout building	491256	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	13	* 0	30200	SF	\$1.42	\$42,981		\$42,981							\$42,981								\$42,981				\$128,942							
8.1	Classrooms	491255	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	14	1	12500	SF	\$4.80	\$60,008		\$60,008															\$60,008				\$120,015							
8.1	Classrooms, offices	526014	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	5	5	17000	SF	\$7.26	\$123,357						\$123,357										\$123,357					\$246,714							
8.1	Interiors	491254	Interior Ceiling Finish, Acoustical Tile (ACT), 12x12, Replace	20	11	9	36000	SF	\$3.11	\$111,996									\$111,996												\$111,996							
8.2	Kitchen - freezer	491270	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	14	1	2	EA	\$4,256.00	\$8,512		\$8,512															\$8,512				\$17,024							
8.2	Kitchen	491271	Commercial Kitchen, Griddle, Replace	15	14	1	1	EA	\$6,344.00	\$6,344		\$6,344															\$6,344				\$12,688							
8.2	Kitchen	491272	Commercial Kitchen, Convection Oven, Double, Replace	10	13	* 0	1	EA	\$8,643.00	\$8,643				\$8,643									\$8,643								\$17,286							
Totals, Unescalated												\$74,308	\$144,977	\$216,861	\$539,359	\$23,068	\$225,533	\$53,614	\$46,909	\$21,632	\$183,666	\$0	\$184	\$0	\$30,275	\$577,433	\$141,214	\$74,864	\$166,467	\$308,449	\$12,853	\$2,841,663						
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
Totals, Escalated (3.0% inflation, compounded annually)												\$74,308	\$149,326	\$230,068	\$589,372	\$25,963	\$261,455	\$64,018	\$57,692	\$27,402	\$239,643	\$0	\$255	\$0	\$44,459	\$873,419	\$220,006	\$120,134	\$275,144	\$525,113	\$22,538	\$3,800,314						

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## FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

# 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:	Pedregal/Cornerstone Elementary 6060 Groveoak Place Rancho Palos Verdes, California 90275
Year Constructed/Renovated:	Constructed in 1961 Renovated 2003
Current Occupants:	School
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance & Operations Director 310.544.0045 phone 424.903.5241 cell <a href="mailto:kamibayashi@pvpusd.net">kamibayashi@pvpusd.net</a>
Property Type:	Elementary School
Site Area:	9.4 acres
Building Area:	30,853 SF (additional 4,600 SF in portable classrooms)
Number of Buildings:	12 total, Nine Buildings, Three Portable classroom buildings)
Number of Stories:	Single Story
Parking Type and Number of Spaces:	27 spaces in open lot
Building Construction:	Conventional wood frame structure on concrete slab. Portables wood frame on both wood and metal foundations
Roof Construction:	Gabled roofs with asphalt shingles//clay/concrete tiles Flat roof on Multi-purpose Room and Utility building with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation and Air Conditioning:	Central system with air handlers, VAV. split-system with furnace
Fire and Life/Safety:	Limited Fire sprinklers, hydrant across Groveoak Place, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs
Dates of Visit:	10/10/2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Timothy Columbare
Reviewed by:	Mark Surdam Program Manager <a href="mailto:msurdaml@emgcorp.com">msurdaml@emgcorp.com</a> 800.733.0660 x6251

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SYSTEMIC CONDITION SUMMARY			
Site	Good	HVAC	Fair
Structure	Good	Plumbing	Fair
Roof	New roofs 30% of site in excellent condition, older roofs over 70% of site in fair condition.	Electrical	Fair
Vertical Envelope	Good	Elevators	Fair
Interiors	Good	Fire	Fair

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

- Domestic water piping upgrade
- Domestic water shutoff valve replacement
- ADA accessibility upgrades
- Replace upper portion of concrete stairway at east side of property.
- Replace the east/west accessible ramps and railings on north side of MPR.
- Protect the elevation change at the landscape area drains at the edge of the classroom walkways.

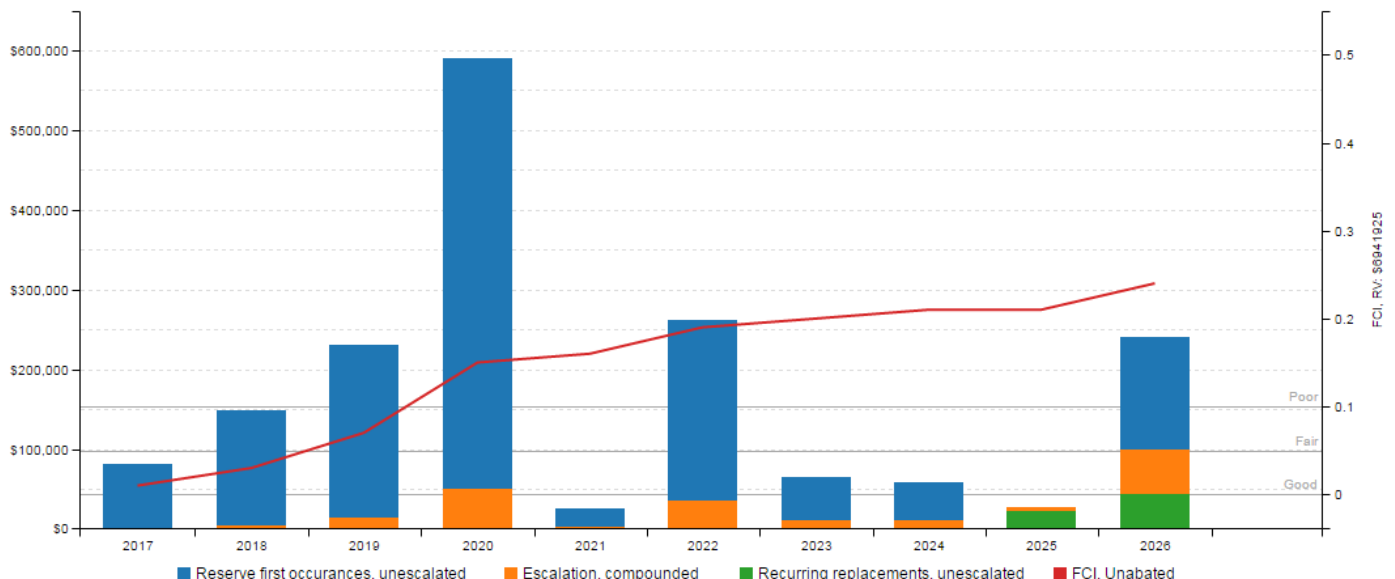
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

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

## 1.2 FACILITY CONDITION INDEX (FCI)

### FCI Analysis: Pedregal/Cornerstone Elementary

Replacement Value: \$ 6,941,925; Inflation rate: 3.0%



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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) $FCI = (IR)/(CRV)$	1.1% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	23% Poor
Current Replacement Value (CRV)	30,353 SF * \$225 / SF = \$6,941,925
Year 0 (Current Year) - Immediate Repairs (IR)	\$81,943
Years 1-10 – Replacement Reserves (RR)	\$1,644,939
<b>TOTAL Capital Needs</b>	<b>\$1,726,882</b>

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

- Settlement issues at northeast side of campus
- ADA accessibility upgrades
- Rebuilding ramp at north side of MPR and east stairway
- HVAC at portable structures

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

### 1.3 SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

Areas of suspect fungal growth were observed along the exterior walls in the following areas:

- North exterior building walls

The fungal growth appears to be the result of moisture collection on the surface of the exterior walls with limited sunlight exposure to adequately dry the exterior wall surfaces. Exposure to fungal growth or fungal growth producing materials can be hazardous and should be avoided. The presence of fungal does not necessarily constitute an exposure. This assessment does not constitute a comprehensive fungal growth survey of the Project, and any conclusions are based solely on conditions readily observable in accessed areas.



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Exterior fungal growth occurs at the north exterior building walls. Since fungal growth is not evident in interior areas of the Project, there does not appear to be a significant health threat to the occupants of the Project. The affected exterior materials should be cleaned or removed as part of the property's routine maintenance program. The cost of this work is not included in the cost tables.

The following study is recommended.

- The foundations and footings at the northeast classroom building, the stair at the eastern side of the site, and the drainage swale at the northern side of the site are showing signs of ground movement. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost to repair is not included in the cost tables.

## 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.

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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.

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### PLAN TYPES:

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

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

### PRIORITIZATION SCHEME:

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

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

## 2.2 SCOPE

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

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

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

### 2.3 PERSONNEL INTERVIEWED

The management and maintenance staff, building engineers, and some key contractors were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility 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	310.756.5408

The FCA was performed with the assistance of Tony Pring, Electrician, Palos Verdes Peninsula Unified School District, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 15 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 drawings from capital improvement in 2002-2003. Scope of work included Doors and Hardware, HVAC, Flooring, Paint, Bathroom upgrades

### 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.

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### 2.6 WEATHER CONDITIONS

October 12, 2016: Clear, with temperatures in the 70s (°F) and light winds.

## 3 ACCESSIBILITY AND 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/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:

The facility does not appear to be accessible with Title II of the Americans with Disabilities Act. 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 are not provided. Re-designate the parking stall adjacent to the stripped walkway as accessible.
- Signage directing to accessible parking or accessible building entrances to the facility are not provided.

#### **Ramps**

- Existing (four) exterior ramps and stairs are not equipped with the required slope, landing and handrails and will need to be re-constructed. Handrails at the main access to the play area are loosening from the ramp.

#### **Entrances/Exits**

- Lever action hardware is not provided at all accessible locations.

#### **Paths of Travel**

- Stair handrails do not extend beyond the top and bottom risers.
- Compliant signage indicating accessible entrances and general information is not provided.

#### **Restrooms**

- Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking.
- Lever action hardware is not provided at all accessible locations.
- Install grab bars in accessible stalls at 36" above the floor and at correct ADA accessible distance from adjacent walls.
- Modify existing toilet room accessories and mirrors.
- Modify existing lavatory faucets to paddle type faucets.
- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

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

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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 to address the achievable items noted above is included in the cost tables.

### 3.2 FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated XXXX, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

#### ***Seismic Zone***

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.



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## 4 EXISTING BUILDING ASSESSMENT

### 4.1 SPACE TYPES

All 30,853 square feet of the building are owned by the Palos Verdes Peninsula Unified School District, and occupied by Pedregal/cornerstone elementary. The spaces are mostly a combination of offices, classrooms, multi-purpose rooms, cafeteria, restrooms, and administrative offices, mechanical and other utility spaces.

The following table identifies the reported unit types and mix at the subject property.

SPACE TYPES AND MIX		
QUANTITY	TYPE	VACANT/DOWN
6	Office	0
28	Classroom	0
1	Multi-Purpose	0
1	Library	0
1	Kitchen	0
7	Mechanical	0
13	Restrooms	0
8	Storage	0
67	<b>TOTAL</b>	

### 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.

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	City of Rancho Palos Verdes	Good
Storm sewer	Department of Public Works	Good
Domestic water	Southern California Water	Good
Electric service	Southern California Edison	Good
Natural gas service	Southern California Gas	Good

#### Actions/Comments:

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

### 5.2 PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Groveoak Place
Access from	South
Additional Entrances	Hyde Road (Pedestrian Access only)
Additional Access from	East

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	+20	Good
Parking Lot	Asphalt	+15	Good
Drive Aisles	Asphalt	+15	Good
Service Aisles	Asphalt	+15	Poor
Sidewalks	Concrete	+20	Fair
Curbs	Concrete	+20	Good
Site Stairs	Cast-in-place concrete	+15	Stair at Multipurpose Room - Good; Upper portion of stair at east side of site - Poor

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PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Pedestrian Ramps	Cast-in-place concrete	+20	Ramps between classroom buildings – Good, Ramps between multipurpose building and main play area - Fair

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
27	0	0	0	0
Total Number of ADA Compliant Spaces			1	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			27	
Parking Ratio (Spaces/1000 SF)			1.14	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
East side, providing access from Hyde Road	Concrete stairs	Metal	50% poor, 50% fair
South side, providing access from Multi-purpose building to main play area	Concrete stairs	Metal	Fair

### Anticipated Lifecycle Replacements:

- Asphalt seal coating

### Actions/Comments:

- On-going periodic maintenance is highly recommended. In addition to the pavement repairs noted below, patching, crack sealing, seal coating, and restriping of the asphalt pavement will be periodically required to maximize the pavement life.
- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, transverse cracking, and localized depressions at the utility yard. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.
- The concrete pavement has areas of cracks, transverse cracking, vertically-displaced concrete due to mature tree root growth and settlement as well as concrete spalling throughout the site. The damaged areas of concrete pavement require ongoing grinding and sectional replacement. A sectional concrete paving replacement program is recommended.
- The concrete access stair at the east side of the site exhibits signs of significant cracking, vertical and horizontal displacement, and movement from the landing to the classroom yard area above. Recommend replacement of the upper portion of this stair and the stair landing.

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- Access between the kindergarten play area and the classrooms uses planting beds and a stone path which is not accessible. Recommend the addition of a ramp and paved walkway for access.
- The railing of the east ramp, of the 2 large east/west ramps leading from the Multi-purpose room to the main play area, is rusting and as a result is losing its attachment to the concrete. These ramps are not consistent with current accessible ramp design. Repairing the railing may trigger full ramp replacement. Recommend ramp replacement.
- The wood ramps at portable buildings 21 and 22 are in need of replacement due to their inconsistency with current accessible ramp design.

### 5.3 DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	<input checked="" type="checkbox"/>	Fair
Inlets	<input type="checkbox"/>	--
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"/>	--
Dry Well	<input type="checkbox"/>	--

#### 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.
- The concrete drainage swales have isolated areas of cracked and spalling swale curbs along the north of the property line. The damaged portions of the swales require repair.
- The site drains are set lower than the class room walkways presenting a safety hazard. This occurs in 7 locations (Across from classrooms; 3, 6, 7, 9, 14, 16, 18). Recommend the addition of a railing across the length of the grade difference.

### 5.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes down from the south side of the property to the north property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						

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ITEM	DESCRIPTION			
Irrigation	Automatic Underground	Drip	Hand Watering	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Irrigation Condition	Good			

RETAINING WALLS		
TYPE	LOCATION	CONDITION
Timber	Behind portable classrooms	Fair
Timber	At tether ball court, used as bleachers	Good

### Anticipated Lifecycle Replacements:

- No components of significance

### Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are areas of slope, some planted and some not that are not exhibiting signs of erosion.
- The retaining walls, creating a rectangular depression behind the portable classrooms on the north side of the site present a safety hazard. This area should be removed and filled in.
- The area at the north east of the site exhibits signs of earth movement. This has affected three areas; the northeastern most classroom foundation, the fence posts at the northeastern side of the site, and the eastern access stair. The foundation of classroom building 16 – 18, while recently reinforced, continues to show evidence of movement. This requires assessment of a foundation and soils engineer to determine the appropriate course of action. The fence and stair repairs associated with this movement are described in sections 5.2 and 5.5.

## 5.5 GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Building mounted and monument at entry driveway.
Street Address Displayed?	No

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

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SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	North property line	Fair
Chain link with metal posts	East property line	Fair
Chain link with metal posts	West property line	Good
Wrought iron	Utility yard	Good
Wrought iron	South East Corner of site	Good
Wrought iron and chain link with metal posts	South West corner of site	Good

REFUSE DISPOSAL				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Utility yard	None	Wrought iron fence	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Main play area, north west portion of site, and Kindergarten play area, east portion of site	Fair
Tennis Courts	None	N/A	--
Basketball Court	Asphalt	Main play area middle of the site	Good
Swimming Pool	None	N/A	--
Soccer and Ball fields	Grass	Main play area, west side of site	Good

The entire site is surrounded by a chain link fence, wrought iron fence, or building walls. The area is not lit for night-time court/field use.

### Anticipated Lifecycle Replacements:

- Playground equipment
- Canvas shade structures

### Actions/Comments:

- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- Building mounted original light fixtures with incandescent lighting should be upgraded.
- The chain link site fencing at the north and east side of the site has isolated portions of the fence that exhibit signs of earth movement (not plumb). The affected portions of the fence must be repaired.
- The playground equipment is not accessible. A portion of the soft interlocking rubber play surface at both the kindergarten and the main play areas requires replacement with a harder bonded rubber surface to allow accessibility. An approximate 5' area surrounding the equipment and a link to the accessible way is recommended.

## 6 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

### 6.1 FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	Good
PORTABLE STRUCTURES (Used as classrooms)		
Foundation	Wood beams	Fair
Basement and Crawl Space	Vented area below floor	Fair

#### Anticipated Lifecycle Replacements:

- No components of significance

#### Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. The foundation systems are concealed.
- The foundations and footings cannot be directly observed. However, there are isolated areas of cracking and movement, in the north east classroom building 16-18. Although the foundation was recently reinforced, this condition typically indicates settlement or other potential problems with the foundation system. A Professional Engineer with specific expertise in foundations, soils and geology in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements.

### 6.2 SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	N/A	--
Upper Floor Decking	N/A	--
Roof Framing	Wood joists, purlins, rafters	Good
Roof Decking	Plywood or OSB	Good
PORTABLE STRUCTURES (Used as classrooms)		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Raised wood	Good
Upper Floor Framing	N/A	--

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BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PORTABLE STRUCTURES (Used as classrooms)		
Upper Floor Decking	N/A	--
Roof Framing	Wood joists, purlins, rafters	Good
Roof Decking	Plywood or OSB	Good

### Anticipated Lifecycle Replacements:

- No components of significance

### Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable, with the exception of the north east classroom building 16 – 18, see Sections 6.1/1.3.

## 6.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Gabled	Finish	Asphalt shingles
Maintenance	Outside contractor	Roof Age	3 buildings 4 months, 4 buildings 15 years
Flashing	Sheet metal	Warranties	3 bldgs.-Yes / 4 bldgs. - No
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	Wood	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Soffit vents	Leaks Observed	No
Ventilation Source-2	Turbine vents	Roof Condition	3 buildings with new roofs in 2016 - Excellent, 4 buildings with older roofs - Fair.

The primary roof is located at Administration building, Classroom buildings 3 – 6, 7 -10, 13 – 15, 11-12, 16 - 18.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	Outside contractor	Roof Age	57 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	No copings; membrane-topped	Roof Drains	Gutters and downspouts
Fascia	Metal	Insulation	Could not be determined
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Turbine vents	Leaks Observed	No



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SECONDARY ROOF			
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at Multi-purpose room/kitchen building, Utility building, and canopy covers.

TERTIARY ROOF			
Type / Geometry	Gabled	Finish	Asphalt shingles
Maintenance	Outside contractor	Roof Age	Buildings 19/20 4 months, Buildings 21/22 18 years.
Flashing	Sheet metal	Warranties	Yes // No
Parapet Copings	NA; no parapet walls	Roof Drains	Building 19/20 edge drains to ground, Building 21/22 gutters and downspouts
Fascia	Wood	Insulation	Could not be determined
Soffits	Concealed at classrooms 19/10, no soffit at classrooms 21/22	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Soffit vents	Leaks Observed	Yes
Ventilation Source-2	--	Roof Condition	Building 19/20 – Excellent, Building 21/22 - Fair

The tertiary roof is located at Portable classrooms 21/22, and 19/20.

### Anticipated Lifecycle Replacements:

- Asphalt shingles
- Built up flat roofing

### Actions/Comments:

- The roof finishes vary in age. Three permanent buildings asphalt shingle roofs were installed in 2016. The other four permanent buildings asphalt shingle roofs appear to be more than 15 years old and are exhibiting signs of wear. The flat roofs at the multi-purpose and utility building are original. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
- According to the POC, there are no active roof leaks. The property owner reported that roof leaks have occurred in the past, and there is evidence of previous roof leaks at portable buildings 21/22 where water-damaged ceiling tiles were observed.
- 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.
- The gutter at the west side of the Multi-purpose building appears bent, and there is some water damage to the stucco below. It should be repaired or replaced.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics.
- The wood fascia on the east side of the buildings requires regular maintenance and repair.

## FACILITY CONDITION ASSESSMENT

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### 6.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick masonry	Good
Secondary Finish	Wood siding / Stucco	Fair
Accented with	Wood trim	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, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The wood siding has isolated areas of weathered wood trim at corners of portable buildings 21 and 22. This work can be performed in conjunction with the exterior painting costs noted elsewhere.
- The stucco has isolated areas of damaged stucco west side of Multi-purpose room building. This work can be performed in conjunction with the exterior painting costs noted elsewhere. In addition to these repairs, the gutter will require repair as noted in section 6.3.
- The property owner reported that water infiltration at the exterior walls has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- The property owner reported that some areas of the building envelope are poorly insulated. The on-site POC was unable to identify specific, significant areas of insufficient insulation at the time of the assessment. It is recommended that areas of damaged, inadequate, and missing insulation are repaired as part of the property manager's routine maintenance program.

### 6.5 EXTERIOR AND INTERIOR STAIRS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	None	N/A	N/A	N/A	--
Building Interior Stairs	None	N/A	N/A	N/A	--

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

- Not applicable

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

- Not applicable

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### 6.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	At all permanent buildings and portable classrooms 19/20	<input type="checkbox"/>	Fair
Aluminum framed, fixed	Single pane	Portable classrooms 21/22	<input checked="" type="checkbox"/>	Fair

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Metal, hollow	Good
Secondary Entrance Doors	None	--
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. Future lifecycle replacements of the components listed above will be required.
- The windows are antiquated, energy-inefficient units with single-pane glazing. Due to the protection provided by the overhang, window replacement is not recommended at this time.
- There is one deteriorated and rusted metal door at the Utility building. The damaged doors must be replaced.
- The aluminum glazing system has significant areas of deteriorated sealant at all locations. Due to the wide overhangs, this is only an issue when the windows are cleaned. If this becomes more of an issue, a site sealant replacement schedule is recommended.
- The property owner reported that water infiltration at the exterior windows has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.

### 6.7 PATIO, TERRACE, AND BALCONY

BUILDING PATIO, TERRACE AND BALCONY			
TYPE	DESCRIPTION	LOCATION	CONDITION
Ground Floor Patio	Concrete	East side of Administration building	Good
Upper Balcony Structure	None	N/A	--
Balcony Decks	None	N/A	--
Balcony Deck Toppings	None	N/A	--
Balcony Guardrails	None	N/A	--

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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 patio fences have a few damaged sections at the north side of the patio. Repairing these sections can be performed in conjunction with repainting the fences.

## 7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

INDIVIDUAL UNITS	
Primary Components	Furnaces
Cooling (if separate from above)	None
Quantity and Capacity Ranges	1 Furnace 350000 BTU
Total Heating or Cooling Capacity	350000 BTU
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	MPR
Age Ranges	Installed 2003, serviced new filter 2005
Primary Component Condition	Fair

INDIVIDUAL UNITS	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	22 units, 3-5 ton, 60 – 120 MBTU
Total Heating or Cooling Capacity	88 ton / 1760000 BTU
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	Offices, Classrooms
Age Ranges	2003 New Install
Primary Component Condition	Fair

INDIVIDUAL UNITS	
Primary Components	Package units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	2 units – 4 ton
Total Heating or Cooling Capacity	8 ton
Heating Fuel	Electric
Location of Equipment	Exterior Wall
Space Served by System	Portable Classrooms
Age Ranges	2002 New Install
Primary Component Condition	Fair

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CONTROLS AND VENTILATION	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Rooftop exhaust fans, natural gas
Ventilation System Condition	Fair

### Anticipated Lifecycle Replacements:

- Split system furnaces and condensing units
- Package heat pumps
- Duct furnace
- Exhaust fans

### Actions/Comments:

- The HVAC systems are maintained by staff and outside contractors. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to have been installed in 2003. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported.

## 7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Front of School	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	3 units – 28,000 – 30,000 – 40,000 BTU
Storage Capacity	20/30/40 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	N/A
Quantity of Storage Tanks	N/A
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
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### PLUMBING FIXTURES

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

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

- Water heaters
- Toilets
- Urinals
- Sinks
- Water fountains
- Domestic water shutoff valves

#### **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.
- The domestic water lines are galvanized iron original to the 1961 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, EMG recommends replacing all the plumbing supply lines with copper. A budgetary cost allowance is included.
- The POC reported that the domestic water shutoff valves are problematic and antiquated. Replacement of the shutoff valves is required.
- The water heaters exhibit minor evidence of corrosion and damage. The water heaters are recommended for replacement.
- The common area restroom accessories and fixtures appear. Grab bar location and sink water supply line covers are not included. The restroom accessories and fixtures are recommended for replacement.

## 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 the 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.

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### 7.4 BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	2000 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Maintenance Shed	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8, T-12, CFL, T-6 in gym		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

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

- Main switchgear
- Lighting

#### **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 light fixtures throughout most of the facility utilize older, inefficient T-12 lamps. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.
- There are no emergency generators onsite.

### 7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

BUILDING ELEVATORS			
Manufacturer	NA	Machinery Location	NA
Safety Stops	NA	Emergency Equipment	NA
Cab Floor Finish	NA	Cab Wall Finish	NA
Hydraulic Elevators	None		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	NA		
Controls Condition	NA		
Cab Finish Condition	NA		
Other Conveyances	Wheelchair Lifts		
Other Conveyance Condition	Fair		



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### Anticipated Lifecycle Replacements:

- No components of significance

### Actions/Comments:

- The wheelchair lift appears to provide adequate service. The lift is serviced by McKinley on a routine basis. The lift was installed in 2006 and will require continued periodic maintenance.
- The lift is inspected on an annual basis by the municipality, and a certificate of inspection is displayed in the device. The inspection certificates have expired. It is common for inspections to occur behind schedule. A new inspection should be scheduled as soon as possible.

## 7.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	Wet pipe at hazardous locations only					
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 type="checkbox"/>	Hard-Wired Smoke Detectors	<input 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	--					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Classroom			Unknown		
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 2016					
Hydrant Location	Classrooms					
Siamese Location	N/A					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

### Anticipated Lifecycle Replacements:

- Sprinkler heads
- Alarm panel

### Actions/Comments:

- The central alarm panels appear to be in good condition and are 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.

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- The fire sprinklers appear to be maintaining integrity and functioning adequately. A qualified fire equipment contractor must be retained to perform tests and to re-certify the system. The cost to retain a contractor is included.
- The vast majority of the building is not protected by fire suppression; as sprinkler heads are currently limited to (custodial area, kitchen, server room, office). Due to its construction date, the facility is most likely “grandfathered” by code and the installation of fire sprinklers not required until major renovations are performed. A facility-wide fire suppression retrofit is recommended.
- A qualified fire equipment contractor must inspect and service the fire extinguishers.

## 8 INTERIOR SPACES

### 8.1 INTERIOR FINISHES

The facility is used for an elementary school.

The most significant interior spaces include offices, gymnasium, maintenance building, kitchen and cafeteria. The facility includes additional storage areas and maintenance rooms. Supporting areas include hallways, stairs, administrative offices, restrooms, employee break rooms, mechanical rooms, utility closets, and back-of-house areas.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Vinyl tile	Classrooms	Fair
Carpet	Lobby	Fair
Carpet	Offices	Fair
Unfinished	Storage and Maintenance	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby	Fair
Painted drywall	Classrooms	Fair
Painted drywall	Storage and Maintenance	Fair
Painted drywall	Restroom	Fair
Ceramic tile	Restrooms	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Restrooms	Fair
Exposed wood joists	Maintenance Room	Fair
Suspended T-Bar (acoustic tile)	Classrooms	Fair
Suspended T-Bar (acoustic tile)	Offices	Fair
Suspended T-Bar (acoustic tile)	Lobby	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow core / Solid core wood	Fair
Door Framing	Metal	Fair
Exterior Doors	Hollow Core	Fair
Door Frame	Metal	Fair
Fire Doors	Yes	Fair

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### **Anticipated Lifecycle Replacements:**

- Carpet
- Vinyl tile
- Sheet vinyl
- Interior paint
- Suspended acoustic ceiling tile
- Hard tile ceilings
- Interior doors

### **Actions/Comments:**

- The interior areas were last renovated in 2003. The property is relatively new and the interior finishes have not required replacement since the original 2003 construction.
- The ceilings // ceiling tiles have isolated ceiling tiles at classrooms. The damaged ceiling areas tiles need to be replaced.

## 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:**

- Under-sink cabinets in classrooms

### **Actions/Comments:**

- The school's FF&E vary in age and are in fair condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period. This work is considered routine maintenance and is part of the school's operational expense.

## 8.3 COMMERCIAL KITCHEN AND LAUNDRY EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house. The school is responsible for any necessary replacement costs.

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Fair
Freezers	Up-right	Fair
Ovens	Electric	Fair
Griddles / Grills	Gas	Fair
Hood	Exhaust ducted to exterior	Fair
Dishwasher	Owned	Fair
Microwave	☒	Fair
Ice Machines	☒	Fair
Work Tables	☒	Fair

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COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Shelving	<input checked="" type="checkbox"/>	Fair

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

- Commercial kitchen equipment

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

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The POC advised that the kitchen is no longer used. Meals are prepared offsite and stored in refrigerators or warming boxes.
- The exhaust hood does not have a fire suppression system installed. It is recommended that a fire suppression system be installed if the kitchen is reactivated.

## 9 OTHER STRUCTURES

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Six storage buildings are located onsite. Five of the storage buildings are pre-manufactured wood structures set on wood foundations. Three of these wood structures are used to store playground supplies, one used to store art supplies, and one used to store search and rescue supplies. One of the storage buildings on site is a metal container box used to store emergency supplies.

There are two canvas covered shade structures, one at the kindergarten play area and one at the main play area. The canvas will need to be replaced periodically.

***Anticipated Lifecycle Replacements:***

- Shade structure cover

***Actions/Comments:***

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

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## 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 6060 Groveoak Place, Rancho Palos Verdes, Los Angeles County, California 90275, 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:** Timothy Columbare  
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**Reviewed by:**



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## 11 APPENDICES

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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



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# APPENDIX A: PHOTOGRAPHIC RECORD

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## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo  
#1: School entrance



Photo  
#2: MPR building



Photo  
#3: Rear of classroom building



Photo  
#4: Front of classroom building



Photo  
#5: Side of classroom building



Photo  
#6: Rear of MPR and ramp to playground

## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #7: Side of Portable Classrooms



Photo #8: Parking lot entrance pavement



Photo #9: Pavement in service area



Photo #10: Lunch shade canopy



Photo #11: Playground equipment



Photo #12: Playground equipment



## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #13: Playground equipment



Photo #14: Landscape



Photo #15: Irrigation controls



Photo #16: Composite shingle roof



Photo #17: Built-up membrane roof



Photo #18: Enclosed soffit

## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #19: Classroom door and windows



Photo #20: Portable classroom siding and ramp



Photo #21: Classroom furnace



Photo #22: Administrative office furnaces



Photo #23: Condenser units



Photo #24: Condenser unit



## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #25: Exhaust fan



Photo #26: Main 2000 amp electrical service



Photo #27: Electrical distribution panel



Photo #28: Classroom lighting



Photo #29: Water service backflow device



Photo #30: Lavatory sinks

## FACILITIES CONDITION ASSESSMENT

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Photo #31: Restroom toilet



Photo #32: Restroom urinals



Photo #33: Drinking fountain



Photo #34: Mop sink



Photo #35: Classroom sink



Photo #36: Water heater

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Photo #37: Natural gas service



Photo #38: Wheelchair lift



Photo #39: Fire alarm strobe



Photo #40: Fire alarm pull station



Photo #41: Fire alarm panel



Photo #42: Classroom



## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #43: Classroom



Photo #44: Classroom



Photo #45: MPR flooring



Photo #46: Classroom



Photo #47: Kitchen hood



Photo #48: Kitchen commercial refrigerators

## FACILITIES CONDITION ASSESSMENT

### PHOTOGRAPHIC RECORD

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Photo #49: Kitchen commercial griddle



Photo #50: Kitchen commercial sink



Photo #51: Trash containers



Photo #52: Trip hazard at landscape area drain



Photo #53: East stair settlement



Photo #54: Paint spalling

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## APPENDIX B: SITE AND FLOOR PLANS

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## FACILITIES CONDITION ASSESSMENT

### AERIAL SITE PLAN

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017



SOURCE:  
Los Angeles County Assessor's Maps



ON-SITE DATE:  
October 12, 2016

## FACILITIES CONDITION ASSESSMENT

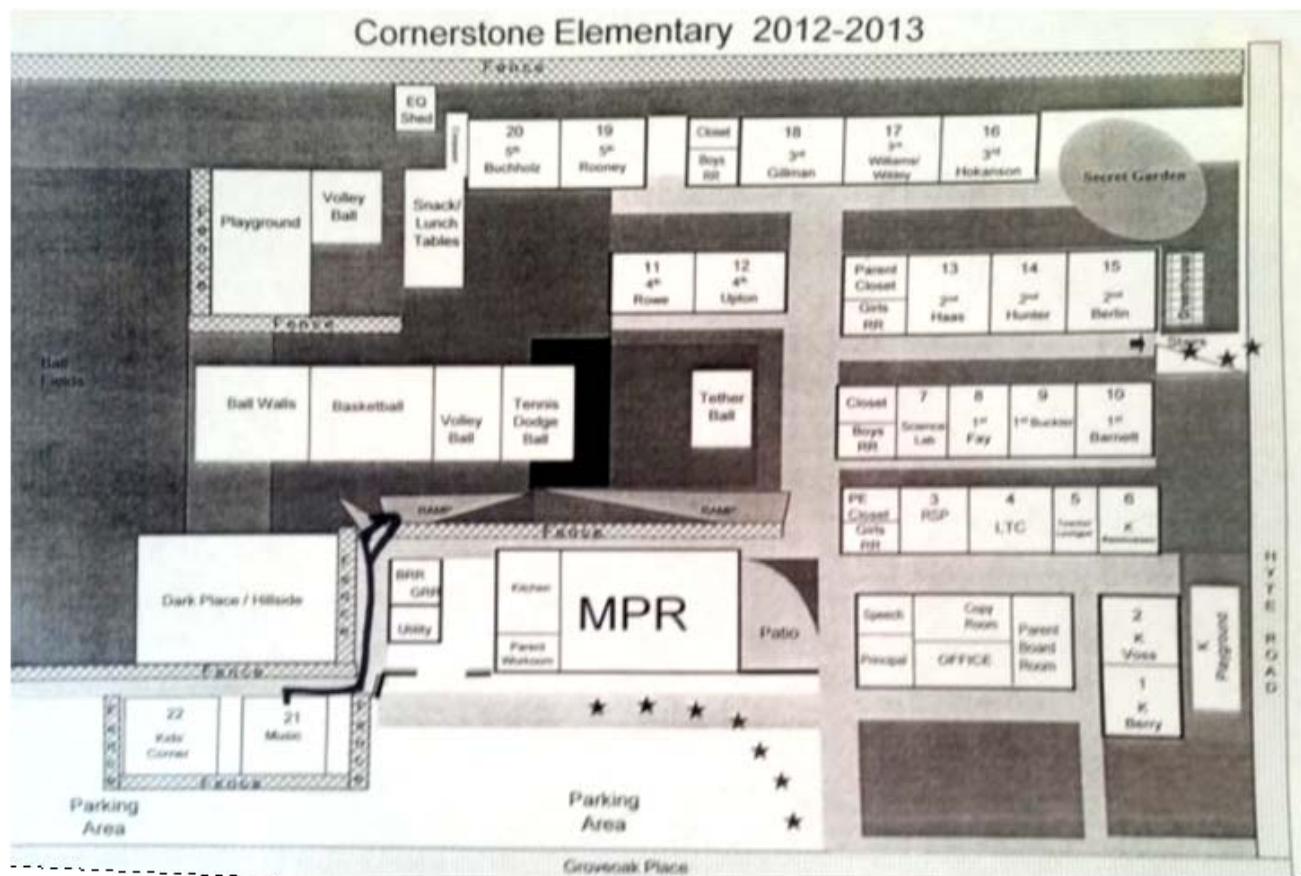
### SITE PLAN

PEDREGAL/CORNERSTONE ELEMENTARY

6069 GROVEOAK PLACE

RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017



SOURCE:  
School Classroom Plan



ON-SITE DATE:  
October 12, 2016

## FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

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## APPENDIX C: SUPPORTING DOCUMENTATION

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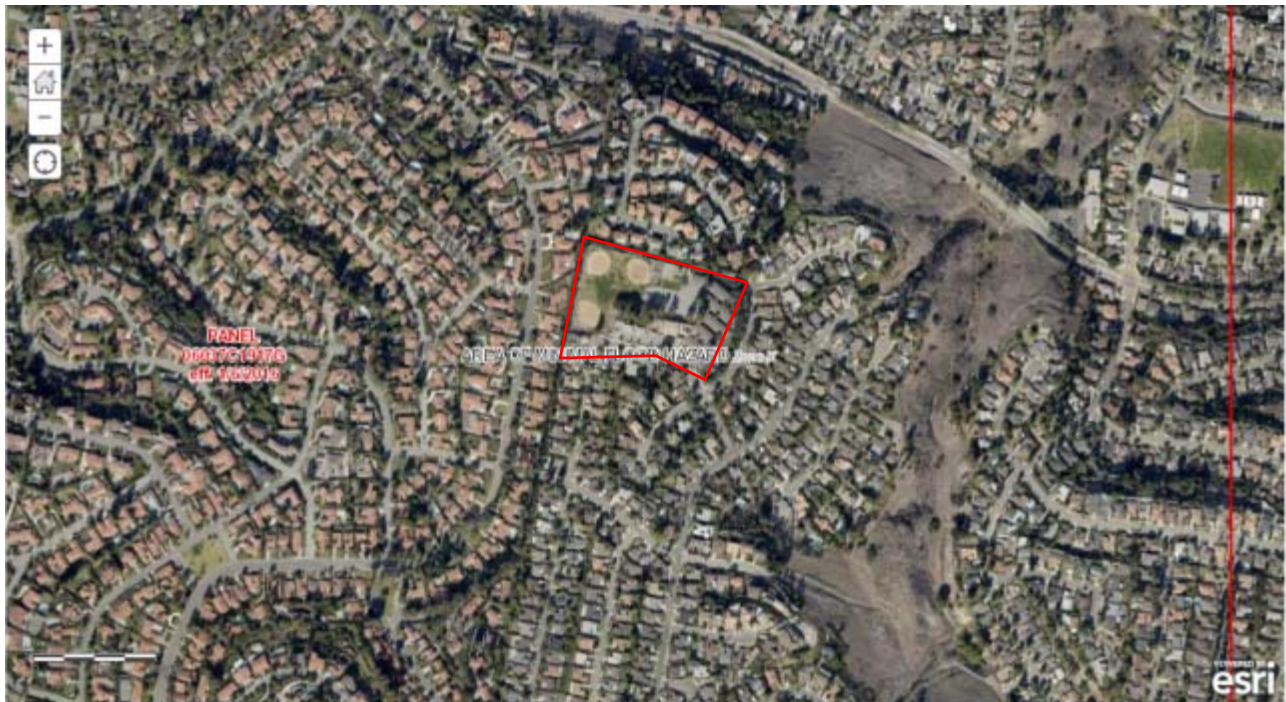


## FACILITIES CONDITION ASSESSMENT

### FLOOD MAP

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017



SOURCE:  
FEMA Map No.: 06037C1917G Dated: 01062016

ON-SITE DATE:  
October 10, 2016

## FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

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## APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

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# FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

**PROPERTY NAME:** Pedregal/Cornerstone Elementary

**DATE:** 10/14/2016

**PROJECT NUMBER:** 119317.16R000-004.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?	✓			
3.	Does a Barrier Removal Plan exist for the property?			✓	
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.?			✓	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?		✓		
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
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?	✓			

# FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVE OAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

EMG ABBREVIATED ADA CHECKLIST					
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Can the alternate accessible entrance be used independently?			✓	
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?	✓			Exterior back shelf protrudes 12" into the path of travel and into the clear area adjacent to doors
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)?	✓			

# FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVE OAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

EMG ABBREVIATED ADA CHECKLIST					
	ELEVATORS	YES	NO	N/A	COMMENTS
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
	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?	✓			
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)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
11.	Are exposed pipes under sink sufficiently insulated against contact?		✓		
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			
	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.*

## FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

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# APPENDIX E: PRE-SURVEY QUESTIONNAIRE

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# Facility Condition Assessment Pre-Survey Questionnaire

2000 A 30 4w  
120/208  
Copper ✓

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

## NAME OF INSTITUTION:

Cornerstone @ Pedregal Elementary

Name of Building:

Building #:

Name of person completing questionnaire:

TERRY KAMI BATHASHI

Length of Association With the Property:

1 YEAR

Phone Number:

424-903-5241

## SITE INFORMATION

Year of Construction?

1961

No. of Stories?

1

Floors

Total Site Area?

Acres

Total Building Area?

30853

## INSPECTIONS

## DATE OF LAST INSPECTION

## LIST OF ANY OUTSTANDING REPAIRS

1. Elevators

SEPT 3, 2015

MAINT CONTRACT EXISTS

2. HVAC Mechanical, Electric,  
Plumbing?

3. Life-Safety/Fire?

8-21-2015

4. Roofs?

## KEY QUESTIONS

## RESPONSE

Major Capital Improvements in Last 3 yrs.

Planned Capital Expenditure For Next  
Year?

Age of the Roof?

What bldg. Systems Are Responsibilities  
of Tenants?

(HVAC/Roof/Interior/Exterior/Paving)

District Responsible for All

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

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



# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?	/				
5	Has any part of the property ever contained visible suspect mold growth?	/	/			North side of the building.
6	Is there a mold Operations and Maintenance Plan?			/		
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		/			
8	Have there been indoor air quality or mold related complaints from tenants?			/		
GENERAL SITE						
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	/				
10	Are there any problems with the landscape irrigation systems?		/			
BUILDING STRUCTURE						
11	Are there any problems with foundations or structures?	/				
12	Is there any water infiltration in basements or crawl spaces?		/			
13	Has a termite/wood boring insect inspection been performed within the last year?			/		
14	Are there any wall, or window leaks?	/				
BUILDING ENVELOPE						
15	Are there any roof leaks?	/				
16	Is the roofing covered by a warranty or bond?		/			
17	Are there any poorly insulated areas?	/				
18	Is Fire Retardant Treated (FRT) plywood used?		/			



# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	/				
<b>BUILDING HVAC &amp; ELECTRICAL</b>						
20	Are there any leaks or pressure problems with natural gas service?		/			
21	Does any part of the electrical system use aluminum wiring?		/			
22	Do Residential units have a less than 60-Amp service?				/	
23	Do Commercial units have less than 200-Amp service?				/	
24	Are there any problems with the utilities, such as inadequate capacities?		/			120/208 VOLTS 3Ø 2000 AMPS COPPER CONDUCTORS. ELECTRICAL UPGRADED 15 YEARS
<b>ADA</b>						
25	Has the management previously completed an ADA review?	/				
26	Have any ADA improvements been made to the property?	/				
27	Does a Barrier Removal Plan exist for the property?		/			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		/			
29	Has building ownership or management received any ADA related complaints?		/			
30	Does elevator equipment require upgrades to meet ADA standards?				/	
<b>PLUMBING</b>						
31	Is the property served by private water well?		/			
32	Is the property served by a private septic system or other waste treatment systems?		/			
33	Is polybutylene piping used?					
34	Are there any plumbing leaks or water pressure problems?					





# Facility Condition Assessment Pre-Survey Questionnaire

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

1	BUILDING WATER SHUT-OFF VALVES NEED TO BE REPLACED
2	ORIGINAL GALVANIZED PIPING IN ALL BUILDINGS
3	

## ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

\_\_\_\_\_  
Date



## FACILITY CONDITION ASSESSMENT

PEDREGAL/CORNERSTONE ELEMENTARY  
6069 GROVEOAK PLACE  
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-004.017

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

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.</li><li>2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.</li><li>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).</li><li>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.</li><li>5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.</li><li>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.</li><li>7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.</li></ol> | <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>10. Records of system and material ages (roof, MEP, paving, finishes, furnishings).</li><li>11. Any brochures or marketing information.</li><li>12. Appraisal, either current or previously prepared.</li><li>13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).</li><li>14. Previous reports pertaining to the physical condition of property.</li><li>15. ADA survey and status of improvements implemented.</li><li>16. Current / pending litigation related to property condition.</li></ol> |
|---|---|

Your timely compliance with this request is greatly appreciated.