

FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group

1650 Spruce Street, Suite 300

Riverside, California 92507

Kevin Fleming



FACILITY CONDITION ASSESSMENT

OF

**PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
PVPUSD / MALAGA COVE**

375 VIA ALMAR

PALOS VERDES ESTATES. CALIFORNIA 90274

PREPARED BY:

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EMG PROJECT #:

119663.16R000-018.017

DATE OF REPORT:

November 29, 2016

ONSITE DATE:

September 20, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
PVPUSD

5/9/2017



Location Name	Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
PVPUSD	5.2	482580	Parking Lots Wheel Stop, Wheel Stop, Concrete, Replace	1	EA	\$237.96	\$238	\$238
PVPUSD	5.5	481743	Dumpster Enclosure Gate, Enclosures, Wood/Metal Gates, Replace	1	EA	\$1,581.25	\$1,581	\$1,581
PVPUSD	5.5	481742	Dumpster Enclosure, Enclosures, Masonry, 8' High, Install	30	LF	\$212.52	\$6,376	\$6,376
PVPUSD	7.1	482487	Hydronic Heaters, 1000 CFM, Replace	6	EA	\$3,235.37	\$19,412	\$19,412
PVPUSD	7.1	482575	HVAC System, Install Heating System, Upgrade	6500	SF	\$9.22	\$59,942	\$59,942
PVPUSD	7.1	482486	Wall Heater, Gas w/ Electric Fan, Replace	8	EA	\$962.79	\$7,702	\$7,702
PVPUSD	7.1	482488	Furnace, 75 MBH, Replace	1	EA	\$3,801.45	\$3,801	\$3,801
PVPUSD	7.2	483231	Drinking Fountains, Vitreous China, Replace	2	EA	\$1,938.99	\$3,878	\$3,878
PVPUSD	7.2	482952	Water Heater, 30 GAL, Replace	1	EA	\$2,349.48	\$2,349	\$2,349
PVPUSD	8.1	483206	Interior Floor Finish - VCT Abatement, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace	500	SF	\$8.19	\$4,097	\$4,097
Immediate Repairs Total								\$109,377

* Location Factor included in totals.



5/9/2017

Report Section	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						
	5.2	481668	Exterior Stairs, Concrete, Replace	50	1	* 49	200	SF	\$58.94	\$11,789		\$11,789																	\$11,789							
	5.2	481679	Asphalt Pavement - Cut & Patch, Asphalt Pavement, Cut & Patch	25	24	1	800	SF	\$6.29	\$5,032		\$5,032																	\$5,032							
	5.2	481685	Parking Lots - Seal and Stripe, Asphalt Pavement, Seal & Stripe	5	4	1	30000	SF	\$0.38	\$11,385		\$11,385					\$11,385			\$11,385					\$11,385				\$45,540							
	5.2	482580	Parking Lots Wheel Stop, Wheel Stop, Concrete, Replace	20	20	0	1	EA	\$237.96	\$238	\$238																		\$238							
	5.5	481747	Basketball Courts - Seal & Stripe, Asphalt, Seal & Stripe	5	3	2	6000	SF	\$0.38	\$2,283			\$2,283			\$2,283					\$2,283					\$2,283			\$9,132							
	5.5	481743	Dumpster Enclosure Gate, Enclosures, Wood/Metal Gates, Replace	20	20	0	1	EA	\$1,581.25	\$1,581	\$1,581																		\$1,581							
	5.5	481742	Dumpster Enclosure, Enclosures, Masonry, 8' High, Install	35	35	0	30	LF	\$212.52	\$6,376	\$6,376																		\$6,376							
	6.3	483232	Asphalt Shingles Roof, Asphalt Shingle, Replace	20	7	13	1500	SF	\$3.42	\$5,131												\$5,131							\$5,131							
	6.3	481772	Gutters & Downspouts, Aluminum w/ Fittings, Replace	10	4	6	3500	LF	\$8.37	\$29,301					\$29,301										\$29,301				\$58,603							
	6.4	482360	Exterior Wall Paint, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	32500	SF	\$2.87	\$93,298					\$93,298										\$93,298				\$186,596							
	6.6	482417	Windows, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	21	9	40	EA	\$584.21	\$23,368								\$23,368											\$23,368							
	6.6	482416	Windows, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	21	9	102	EA	\$870.45	\$88,786								\$88,786											\$88,786							
	7.1	482473	Boiler, 750 MBH, Install	25	24	1	1	EA	\$23,840.87	\$23,841		\$23,841																	\$23,841							
	7.1	482472	Boiler, 750 MBH, Replace	25	24	1	1	EA	\$23,840.87	\$23,841		\$23,841																	\$23,841							
	7.1	482583	Expansion Tank, 10 GAL, Replace	25	7	18	1	EA	\$919.54	\$920																	\$920		\$920							
	7.1	482480	Condensing Unit, 2.5 Ton, Replace	15	6	9	1	EA	\$3,366.36	\$3,366								\$3,366											\$3,366							
	7.1	482479	Condensing Units, 7.5 Ton, Replace	15	6	9	2	EA	\$11,591.12	\$23,182								\$23,182											\$23,182							
	7.1	482487	Hydronic Heaters, 1000 CFM, Replace	15	15	0	6	EA	\$3,235.37	\$19,412	\$19,412														\$19,412				\$38,824							
	7.1	482484	Fan Coil Unit, 2.5 Ton, Replace	15	6	9	1	EA	\$2,756.89	\$2,757								\$2,757											\$2,757							
	7.1	482482	Fan Coil Unit, 20 Ton, Replace	15	6	9	2	EA	\$15,990.47	\$31,981								\$31,981											\$31,981							
	7.1	482575	HVAC System, Install Heating System, Upgrade	20	20	0	6500	SF	\$9.22	\$59,942	\$59,942																		\$59,942							
	7.1	482486	Wall Heater, Gas w/ Electric Fan, Replace	20	20	0	8	EA	\$962.79	\$7,702	\$7,702																		\$7,702							
	7.1	482488	Furnace, 75 MBH, Replace	20	20	0	1	EA	\$3,801.45	\$3,801	\$3,801																		\$3,801							
	7.1	482475	Furnace, 45 MBH, Replace	20	7	13	11	EA	\$2,452.01	\$26,972												\$26,972							\$26,972							
	7.1	482477	Furnace, 90 MBH, Replace	20	7	13	2	EA	\$3,801.45	\$7,603												\$7,603							\$7,603							
	7.2	483020	Water Closet, Tankless (Water Closet), Replace	20	16	4	9	EA	\$842.97	\$7,587					\$7,587														\$7,587							
	7.2	483022	Urinal, Vitreous China, Replace	20	16	4	5	EA	\$1,193.44	\$5,967					\$5,967														\$5,967							
	7.2	483231	Drinking Fountains, Vitreous China, Replace	15	15	0	2	EA	\$1,938.99	\$3,878	\$3,878														\$3,878				\$7,756							
	7.2	589991	Backflow Preventer, Domestic Water Supply, Replace	15	13	2	1	EA	\$6,001.42	\$6,001			\$6,001													\$6,001			\$12,003							
	7.2	482952	Water Heater, 30 GAL, Replace	10	10	0	1	EA	\$2,349.48	\$2,349	\$2,349								\$2,349										\$4,699							
	7.2	482956	Water Heater, 74 GAL, Replace	10	5	5	1	EA	\$3,528.93	\$3,529					\$3,529											\$3,529			\$7,058							
	7.2	482957	Instant Water Heater, Instant Hot, Electric, Replace	15	7	8	11	EA	\$1,907.74	\$20,985							\$20,985												\$20,985							
	7.2	483028	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	36	4	20000	SF	\$38.94	\$778,806					\$778,806														\$778,806							
	7.2	483230	Drinking Fountains, Miscellaneous, Drinking Fountain, Exterior, Replace	0	0	* 0	1	EA	\$6,072.00	\$6,072								\$6,072											\$6,072							
	7.4	483035	Electrical System, School, Upgrade	40	36	4	20000	SF	\$49.78	\$995,500					\$995,500														\$995,500							
	7.4	483036	Lighting System, Interior, School, Upgrade	25	21	4	10000	SF	\$15.36	\$153,634					\$153,634														\$153,634							
	7.5	483254	Wheel Chair Lift, 750 LBS, Renovate	25	7	18	2	EA	\$16,652.79	\$33,306																	\$33,306		\$33,306							
	7.6	483091	Fire Alarm Control Panel, Multiplex, Replace	15	7	8	2	EA	\$4,284.35	\$8,569							\$8,569												\$8,569							
	8.1	483229	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	4	4	75000	SF	\$1.42	\$106,740					\$106,740						\$106,740								\$213,480							
	8.1	483206	Interior Floor Finish - VCT Abatement, Vinyl Tile (VCT) w/ Asbestos Abatement, Replace	15	15	0	500	SF	\$8.19	\$4,097	\$4,097														\$4,097				\$8,193							
	8.1	483208	Interior Floor Finish - VCT, Vinyl Tile (VCT), Replace	15	8	7	8000	SF	\$4.80	\$38,405							\$38,405												\$38,405							
	8.1	483209	Interior Floor Finish - Carpet, Carpet Standard-Commercial Medium-Traffic, Replace	10	6	4	36000	SF	\$7.26	\$261,227					\$261,227										\$261,227				\$522,454							
	8.1	483228	Interior Ceiling Finish - Glued Ceiling Tiles, Acoustical Tile (ACT), Replace	20	17	3	10000	SF	\$3.11	\$31,110					\$31,110														\$31,110							

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
8.1	483226	Interior Ceiling Finish - Suspended Acoustical Tiles, Acoustical Tile (ACT), Replace tiles	20	5	15	25000	SF	\$0.85	\$21,250															\$21,250						\$21,250
Totals, Unescalated										\$109,377	\$75,888	\$8,284	\$31,110	\$2,309,461	\$96,827	\$40,686	\$40,688	\$35,626	\$173,440	\$2,349	\$11,385	\$109,023	\$39,706	\$261,227	\$145,463	\$40,686	\$8,284	\$34,225	\$0	\$3,573,736
Location Factor (1.00)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)										\$109,377	\$78,164	\$8,789	\$33,995	\$2,599,318	\$112,249	\$48,582	\$50,041	\$45,130	\$226,300	\$3,158	\$15,760	\$155,441	\$58,309	\$395,129	\$226,627	\$65,290	\$13,693	\$58,266	\$0	\$4,303,616

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FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

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:	375 Via Almar, Palos Verdes Estates, California 90274
Year Constructed/Renovated:	1926, Phase I / 1960 Phase II Renovated 2008
Current Occupants:	District office and School
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance and Operations Director 310.544.0045 phone 424.903.5241 cell kamibayashi@pvpusd.net
Property Type:	District Offices / School
Site Area:	33.1 acres
Building Area:	60,000 SF
Number of Buildings:	9
Number of Stories:	1 and 2
Parking Type and Number of Spaces:	69 spaces in open lots
Building Construction:	Cast in place concrete foundation, 1 st and 2 nd bearing walls and floors with wood-framed roofs. Conventional wood frame structures on concrete slabs and raised floors.
Roof Construction:	Gabled roofs with clay tiles
Exterior Finishes:	Painted concrete/stucco
Heating, Ventilation and Air Conditioning:	Central system with boilers, chillers, air handlers, and cooling tower feeding VAV / fan coil / hydronic baseboard radiators and cabinets / terminal units. Split-system / PTAC units. Supplemental components: ductless split-systems / suspended gas unit heaters / make-up air unit.
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs
Dates of Visit:	September 20, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Henry Kimber
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

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

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

- Upgrade HVAC system to include cooling in all buildings
- HVAC boiler replacement
- Upgrade plumbing system in three buildings
- Upgrade electrical system in three buildings
- Installation of a complete fire suppression system
- Replacement of domestic backflow preventer

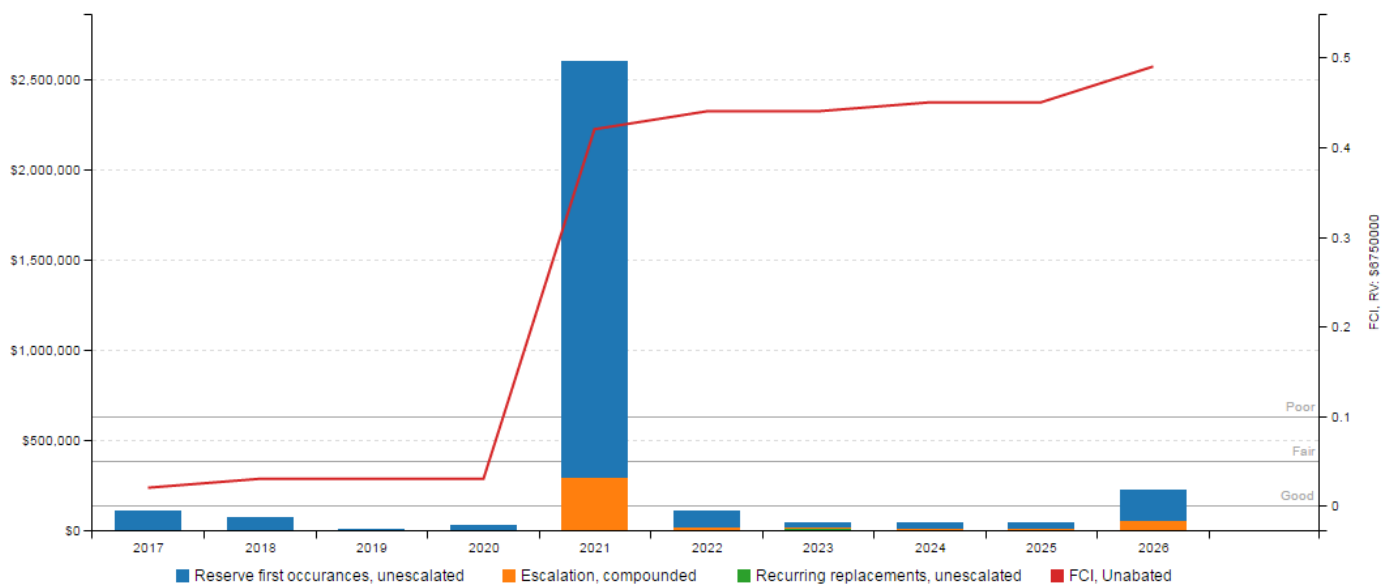
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years. 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: PVPUSD

Replacement Value: \$ 6,750,000; 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) $FCI = (IR)/(CRV)$	1.6%	Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	47%	Poor
Current Replacement Value (CRV)	30,000 SF * \$225 / SF = \$6,750,000	
Year 0 (Current Year) - Immediate Repairs (IR)	\$109,377	
Years 1-10 – Replacement Reserves (RR)	\$3,205,725	
TOTAL Capital Needs	\$3,315,102	

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

- Replacement of Boiler in building F and installation of additional boiler
- Installation of heating system in Building B and replacement of various HVAC equipment throughout campus
- Replacement and abatement of existing ACBM vinyl tiles

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.

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

1.4 OPINIONS OF PROBABLE COST

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

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

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

1.4.1 METHODOLOGY

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

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

1.4.2 IMMEDIATE REPAIRS

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

1.4.3 REPLACEMENT RESERVES

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

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

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

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

2 PURPOSE AND SCOPE

2.1 PURPOSE

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

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

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

2.2 SCOPE

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

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

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

2.3 PERSONNEL INTERVIEWED

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

Name and Title	Organization	Phone Number
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	310.753.7079

The FCA was performed with the assistance of Mr. Tony Pring, District 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 completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 20 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.

2.5 PRE-SURVEY QUESTIONNAIRE

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

2.6 WEATHER CONDITIONS

September 20, 2016: Clear, with temperatures in the 70s (°F) and light winds.

3 ACCESSIBILITY & PROPERTY RESEARCH

3.1 ADA ACCESSIBILITY

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act. A full Accessibility Compliance Survey may reveal some aspects of the property that are not in compliance.

3.2 FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated January 16, 2016, 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.

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 30,000 square feet of the buildings are owned by the Palos Verdes Peninsula Unified School District. The spaces are a combination of administrative offices, conference rooms, classrooms, restrooms, mechanical and other utility spaces.

The following table identifies the buildings assessed and the reported occupants and use.

Facility Use		
Building	Occupant	Use
A	Peninsula Education Foundation	Administrative Offices
B	PTA Costume Closet	Office/Storage/Display
C	LA County Office of Education – Special Ed	Classrooms (Leased)
D	LA County Office of Education – Special Ed	Classrooms (Leased)
E (East)	PVPUSD	Conference Rooms
E (West)	PVPUSD	Offices
F (East)	PVPUSD	Administrative Offices
F (West)	PVPUSD	School Board, Administrative Offices
G	PVPUSD	Restrooms
H	PVPUSD	Offices
J	PVPUSD	Offices

4.2 INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

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

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

5 SITE IMPROVEMENTS

5.1 UTILITIES

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

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	Palos Verdes Estates Department of Public Works	Good
Storm sewer	Palos Verdes Estates Department of Public Works	Good
Domestic water	California Water Services	Good
Electric service	Southern California Edison Company	Good
Natural gas service	Southern California Gas Company	Good

Actions/Comments:

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

5.2 PARKING, PAVING, AND SIDEWALKS

Item	Description
Main Ingress and Egress	Via Almar
Access from	South
Additional Entrances	Via Arroyo
Additional Access from	West
Additional Entrances	Paseo Del Mar
Additional Access from	North

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	5 + years	Good
Parking Lot	Asphalt	5 + years	Good
Drive Aisles	Asphalt	5 + years	Good
Service Aisles	Asphalt	5 + years	Good
Sidewalks	Concrete	5 + years	Good
Curbs	Concrete	5 + years	Good
Site Stairs	Cast-in-place concrete	10 + years	Fair
Pedestrian Ramps	Cast-in-place concrete	10 + years	Good

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Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
2	N/A	N/A	N/A	N/A
Total Number of ADA Compliant Spaces			3	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			69	
Parking Ratio (Spaces/Floor Area)			1/1000	
Method of Obtaining Parking Count			Physical count	

Exterior Stairs			
Location	Material	Handrails	Condition
F Building	Concrete stairs	Metal	Fair
F Building	Steel-framed with pre-cast treads	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete stairs
- Wheel stop

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, extensive raveling, and localized depressions at Building B and at the parking near Buildings E and H. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.
- The exterior concrete stairs at Building F exhibit signs of cracking and concrete spalling. The damaged areas must be repaired to maintain the integrity of the stairs. The cost for this work is included.
- A wheel stop at the lower parking lot exhibits concrete spalling and the steel rod is exposed. This provides a hazard, and it must be replaced. The cost for this work is included.

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 checked="" type="checkbox"/>	Fair
Swales	<input checked="" type="checkbox"/>	Fair
Detention pond	<input type="checkbox"/>	--

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Drainage System and Erosion Control		
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Fair
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Fair
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.

5.4 TOPOGRAPHY AND LANDSCAPING

Item	Description						
Site Topography	Slopes gently down from the east side of the property to the west 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering	None	
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation Condition	Fair						

Retaining Walls		
Type	Location	Condition
Concrete	F Building	Fair
Stone masonry	F Building	Fair
Concrete	East Parking Lot area	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

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5.5 GENERAL SITE IMPROVEMENTS

Property Signage	
Property Signage	Monument
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Overall Site Lighting Condition			Good	
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Overall Building Lighting Condition			Good	

Site Fencing		
Type	Location	Condition
Chain link with metal posts	South of property	Fair

Refuse Disposal				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
G Building	Asphalt paving	None	Yes	Poor

Other Site Amenities			
	Description	Location	Condition
Playing fields	Lawn	Playing fields	Fair
Basketball Court	Asphalt	Play area	Fair
Swimming Pool	None	-	--

Anticipated Lifecycle Replacements:

- Dumpster Enclosure
- Dumpster Enclosure Gate
- Basketball court seal coating

Actions/Comments:

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

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	Concrete slab and concrete walls	Good
Portable Structures		
Foundation	N/A	--
Basement and Crawl Space	N/A	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. The basement walls appear intact and structurally sound. There is no evidence of movement or water infiltration.

6.2 SUPERSTRUCTURE

Building Superstructure		
Item	Description	Condition
Permanent Structures		
Framing / Load-Bearing Walls	Cast-in-place concrete	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Concrete beams	Good
Upper Floor Decking	Concrete, cast-in-place	Good
Roof Framing	Wood joists, purlins, rafters	Fair
Roof Decking	Plywood or OSB	Fair
Portable Structures		
Framing / Load-Bearing Walls	N/A	--

Anticipated Lifecycle Replacements:

- No components of significance

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Actions/Comments:

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

6.3 ROOFING

Primary Roof			
Type / Geometry	Gabled	Finish	Concrete/clay tiles
Maintenance	In-house staff	Roof Age	Varies
Flashing	Flashings match main membrane	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Gable end vents	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

The primary roof is located at all the buildings

Secondary Roof			
Type / Geometry	Flat or low-sloping	Finish	Asphalt shingles
Maintenance	In-house staff	Roof Age	Varies
Flashing	Flashings match main membrane	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	None
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at the covered walkways

Anticipated Lifecycle Replacements:

- Asphalt shingles
- Roof gutters and downspouts

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Actions/Comments:

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

6.4 EXTERIOR WALLS

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Painted Concrete/Stucco	Good
Secondary Finish	NA	Good
Accented with	NA; No accenting	--
Soffits	Exposed	Good

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- The POC 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 POC reported that some areas of the building 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.
- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5 EXTERIOR AND INTERIOR STAIRS

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Steel framed with precast concrete treads	Closed	Metal	Metal	Good
Building Interior Stairs	Cast-in-place concrete	Closed	Metal	Metal	Good

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Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6 EXTERIOR WINDOWS AND DOORS

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Wood framed, operable	Single pane	F Building	<input type="checkbox"/>	Fair
Steel framed, operable	Single pane	Buildings A, B, C, D, H, J	<input type="checkbox"/>	Fair
Aluminum framed, operable	Single pane	Buildings E, G	<input type="checkbox"/>	Good

Building Doors		
Category	Door Type	Condition
Main Entrance Doors	Solid core wood	Good
Secondary Entrance Doors	Fully glazed, metal framed	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows

Actions/Comments:

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

6.7 COVERED WALKWAYS, PATIO, TERRACE, AND BALCONY

Covered walkways are constructed on the facility. The covered walkways are made of treated plywood with asphalt roll shingles and steel posts. .

Anticipated Lifecycle Replacements:

- Asphalt shingles (costs noted in Section 6.3)

Actions/Comments:

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

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7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

Building Central Heating System	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	1 boiler at 750 MBH
Total Heating Capacity	750 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Basement of Building F
Space Served by System	Classrooms
Age Ranges	1988
Boiler Condition	Poor
Heat Exchanger Condition	Poor

Building Central Cooling System	
Primary Cooling System Type	None
Quantity and Capacity of Major Components	N/A
Total Cooling Capacity	N/A
Refrigerant	None
Cooling Towers	None
Location of Major Equipment	--
Space Served by System	N/A
Age Ranges	N/A
Chiller Condition	--
Cooling Tower Condition	--

Distribution System	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size and Quantity	1 pump
Chilled Water Circulation Pump Size and Quantity	NA
Condenser Water Circulation Pump Size and Quantity	NA
Pump Condition	Fair
Air Distribution System	Constant
Quantity and Capacity of Air Handlers	NA
Location of Air Handlers	--
Large Spaces the Larger Dedicated AHU's Serve	NA
Age of Air Handlers	N/A
Air Handler Condition	--

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Distribution System	
Terminal Units	Radiators and/or cabinet units
Quantity and Capacity of Terminal Units	6 hydronic wall heaters at 42 MBH each
Location of Terminal Units	Within interior spaces
Spaces Served by Terminal Units	Classrooms
Terminal Unit Condition	Poor

Supplemental Components	
Supplemental Component No. 1	Split system furnaces and condensing units
Location / Space Served by split system	Various buildings
Split system Condition	Fair -poor

Controls and Ventilation	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Boilers
- Fan coil units
- Circulation pumps
- Split system furnaces and condensing units
- Split system heat pumps
- Gas wall heaters
- Expansion tank

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age and condition. HVAC equipment is replaced on an "as needed" basis.
- The boiler (Building F) shows significant evidence of corrosion and damage. The boiler is recommended for replacement. The cost of this work also includes the replacement of the circulating pumps and piping components
- The existing boiler (Building F) appears to be inadequate to meet building or space demand, possibly undersized. According to the POC, there were two boilers, but one of the boilers has been removed from the facility. EMG recommends the replacement of this boiler for adequacy.
- Building B (Costume Closet) has no heating or cooling system. EMG recommends a heating system be installed in Building B. The cost for this work is included.

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7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper Piping (Buildings F and C)	Good
Water Supply Piping	Galvanized Piping (Buildings A, B and E)	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Exterior of Buildings	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Gas/Electric
Quantity and Input Capacity	11 units at 3.6 kW each 2 units at 35 & 75 MBH
Storage Capacity	30 & 74 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
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

- Plumbing System Upgrade
- Water heaters
- Drinking fountains

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Actions/Comments:

- The domestic water lines in Buildings A, B & E are galvanized iron original to the 1960 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 common area restroom accessories and fixtures in Buildings A, B & E appear outdated and exhibit minor evidence of heavy wear. These restroom accessories and fixtures are recommended for replacement.
- The POC reported that the domestic water backflow preventer lacks a bypass valve. Replacement of the backflow preventer with a model that utilizes a bypass valve is required.

7.3 BUILDING GAS DISTRIBUTION

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4 BUILDING ELECTRICAL

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1600 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Throughout Facility	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8, T-12, CFL,		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

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

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

Anticipated Lifecycle Replacements:

- Electrical system upgrade
- Interior light fixtures

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The vast majority of electrical components within Buildings A, B & E, including the circuit breaker panels and wiring, are original to the 1960 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. The cost for this work is included.
- The light fixtures in Building E utilize older, inefficient T-12 lamps with magnetic ballasts. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.

7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Building Elevators			
Manufacturer	ThyssenKrupp	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Mechanical	Emergency Equipment	No
Cab Floor Finish	Carpet	Cab Wall Finish	Stainless steel
Hydraulic Elevators	1 car at 2,500 LBS		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Fair		
Controls Condition	Fair		
Cab Finish Condition	Good		
Other Conveyances	Wheelchair Lifts		
Other Conveyance Condition	Fair		

Anticipated Lifecycle Replacements:

- Wheelchair lift

Actions/Comments:

- The elevator is serviced on a routine basis. The elevator machinery and controls were installed in 2009.
- The elevator is inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab. The inspection certificate has expired. It is common for inspections to occur behind schedule. A new inspection should be scheduled as soon as possible.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.
- The finishes in the elevator cab will require replacement. The cost to replace the finishes is relatively insignificant and the work can be performed as part of the property management's operations program.

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7.6 FIRE PROTECTION AND SECURITY SYSTEMS

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input checked="" type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" 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 type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Fair					
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		
	Building F			2009		
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 16, 2016			Yes		
Hydrant Location	Along Curb					
Siamese Location	None					
Special Systems	Kitchen Suppression System	<input type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

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

8 INTERIOR SPACES

8.1 INTERIOR FINISHES

The facility is used as a school and the district office.

The most significant interior spaces include classrooms and offices. Supporting areas include hallways, stairs, restrooms, mechanical and electrical rooms.

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

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Lobby, offices, classrooms, conference rooms,	Fair
Vinyl tile	Lobby, classrooms,	Fair
Ceramic tile	bathroom	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Lobby, offices, classrooms	Fair
Painted CMU	Lobby, offices, classrooms	Fair
Ceramic tile	restrooms	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-Bar (acoustic tile)	Lobby, offices, classrooms	Good
Painted drywall	Lobby, offices, classrooms, restrooms	Good
Hard (glued) tiles	offices	Fair
Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Good
Door Framing	Wood	Good
Fire Doors	No	--

Anticipated Lifecycle Replacements:

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

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 7 years.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2 FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

8.3 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

No applicable, the facility does not have commercial kitchen or laundry equipment

9 OTHER STRUCTURES

Not applicable.

10 CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Palos Verdes Peninsula Unified School District at Malaga Cove/PVPUSD District Office, Palos Verdes Estates, California, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Henry Kimber, MSPM
Project Manager

Reviewed by:



Mark Surdam, RA
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

11 APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE

375 VIA ALMAR

PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

APPENDIX A: PHOTOGRAPHIC RECORD

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017



Photo #1: Front (partial) of F Building



Photo #2: Side view of F Building



Photo #3: Front view of J Building



Photo #4: Side elevation of J Building



Photo #5: Side elevation of F Building



Photo #6: Rear of F Building

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
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Photo #7: Front of E Building



Photo #8: Front of D Building



Photo #9: Rear view of D Building



Photo #10: Front view of C Building



Photo #11: Side view of B Building



Photo #12: Rear view of A Building

PHOTOGRAPHIC RECORD

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Photo #13: View of lower parking lot



Photo #14: ADA parking spaces



Photo #15: Damaged wheel stop at lower parking lot



Photo #16: Parking lot



Photo #17: Basketball courts



Photo #18: Playing fields

PHOTOGRAPHIC RECORD

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Photo #19: Signage



Photo #20: Signage



Photo #21: Common area dumpsters



Photo #22: Covered walkway



Photo #23: Overview of roofing

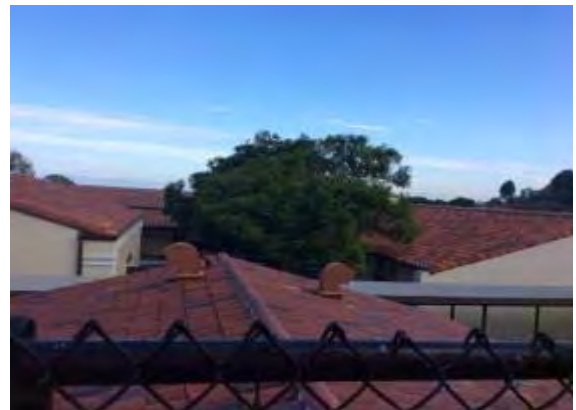


Photo #24: Overview of roofing

PHOTOGRAPHIC RECORD

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PALOS VERDES ESTATES, CALIFORNIA 90274

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Photo #25: Covered walkway roof



Photo #26: Covered walkway roof



Photo #27: Exterior stairs



Photo #28: Exterior stairs



Photo #29: Interior stairs

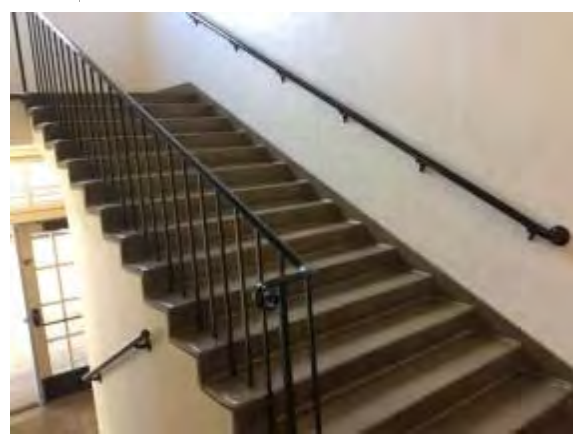


Photo #30: Interior stairs

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017



Photo #31: Exterior wall



Photo #32: Wood-framed windows



Photo #33: Windows



Photo #34: Windows



Photo #35: Furnace



Photo #36: Hydraulic elevator

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

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Photo #37: Lavatories



Photo #38: Urinals



Photo #39: Water closet



Photo #40: Instant water heater



Photo #41: Above ceiling fan coil unit



Photo #42: Fire alarm control panel

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
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Photo #43: Water heater



Photo #44: ADA drinking fountain

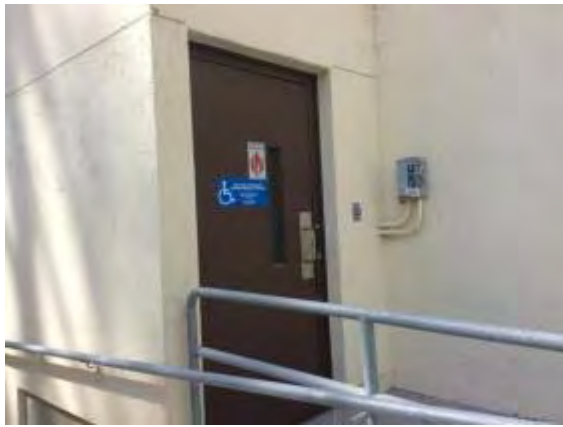


Photo #45: Wheelchair lift area



Photo #46: Main electrical switchgear



Photo #47: Boiler



Photo #48: Wall heater

PHOTOGRAPHIC RECORD

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

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Photo #49: Wall heater



Photo #50: Condensing unit



Photo #51: Staff break room (F Building)



Photo #52: Board Meeting room (F Building)



Photo #53: Office



Photo #54: Classroom (E Building)

PHOTOGRAPHIC RECORD

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Photo
#55: Restroom



Photo
#56: Costume Closet

FACILITY CONDITION ASSESSMENT

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375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

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APPENDIX B: SITE PLANS

AERIAL SITE PLAN

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017



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

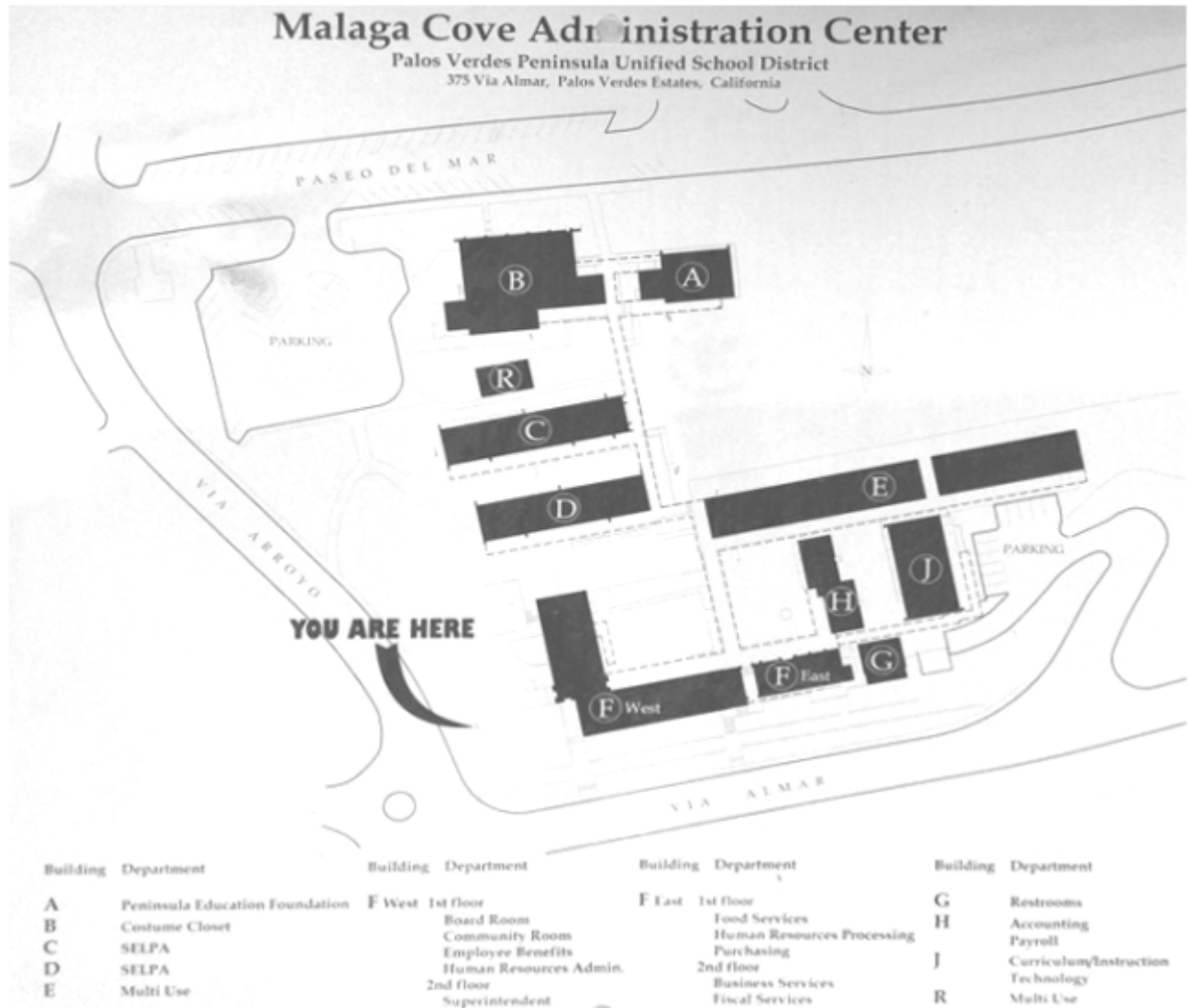


ON-SITE DATE:
September 20, 2016

SITE PLAN

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017



SOURCE:
Campus sign



ON-SITE DATE:
May 11, 2016

FACILITY CONDITION ASSESSMENT

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375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

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APPENDIX C: **SUPPORTING DOCUMENTATION**

FLOOD MAP

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017



SOURCE:
FEMA Map No.: 06037C1917G Dated: January 16, 2016

ON-SITE DATE:
September 20, 2016

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE

375 VIA ALMAR

PALOS VERDES ESTATES, CALIFORNIA 90274

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APPENDIX D: **EMG ABBREVIATED ADA CHECKLIST**

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE
375 VIA ALMAR
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

PROPERTY NAME: PVPUSD / Malaga Cove
DATE: September 20, 2016
PROJECT NUMBER: 119663.16R000-018.017

EMG ABBREVIATED ADA CHECKLIST

	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?				Unknown
2.	Have any ADA improvements been made to the property?	✓			
3.	Does a Barrier Removal Plan exist for the property?				Unknown
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?				Unknown
5.	Has building ownership or management received any ADA related complaints that have not been resolved?				Unknown
6.	Is any litigation pending related to ADA issues?				Unknown
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
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?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			

FACILITY CONDITION ASSESSMENT

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PALOS VERDES ESTATES, CALIFORNIA 90274

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EMG ABBREVIATED ADA CHECKLIST

	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
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?		✓		
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?				Unknown
2.	Are there visual and audible signals inside cars indicating floor change?	✓			
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?	✓			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✓			
5.	Do elevator lobbies have visual and audible indicators of car arrival?	✓			
6.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?	✓			
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?	✓			
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✓			
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?				Unknown

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE
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PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

EMG ABBREVIATED ADA CHECKLIST					
	RESTROOMS	YES	NO	N/A	COMMENTS
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	✓			May not be in all bathrooms
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

PVPUSD / MALAGA COVE

375 VIA ALMAR

PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

APPENDIX E: **PRE-SURVEY QUESTIONNAIRE**



Facility Condition Assessment Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. 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: MALAGIA COVE	
Name of Building:	Building #:
Name of person completing questionnaire: TERRY KAMI BAYASHI	
Length of Association With the Property: 1 year	Phone Number: 424-903-5241

SITE INFORMATION	
Year of Construction?	1926
No. of Stories?	3 Floors
Total Site Area?	Acres
Total Building Area?	52018

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2/6/2016	MAINT CONTRACT EXISTS
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	6/29/2016	
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
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
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?	/				
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?	/				
BUILDING HVAC & ELECTRICAL						
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?				/	120/208 VOLTS 3Ø 1600 AMPS COPPER CONDUCTORS UPGRADER 10 YEARS
24	Are there any problems with the utilities, such as inadequate capacities?		/			
ADA						
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?		/			
PLUMBING						
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 THIS SITE'S ELECTRICAL SYSTEM WAS UPGRADED EXCEPT FOR THREE BUILDINGS
- 2 COSTUME CLOSET / PENINSULA EDUCATION / ADULT EDUCATION
- 3 BUNGALOWS NEED UPGRADE @ HEATERS & NEW MAIN BOILER
- 4 DOMESTIC WATER BACKFLOW HAS NO BYPASS UNIT

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Signature of person interviewed or completing form

Date

FACILITY CONDITION ASSESSMENT

PVPUSD / MALAGA COVE

375 VIA ALMAR

PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-018.017

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

INFORMATION REQUIRED

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.