FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
700 Flower Street, 22nd Floor
Los Angeles, California 90017
Mr. Kevin Fleming

FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
MIRALESTE MIDDLE SCHOOL
29323 PALOS VERDES DRIVE
RANCHO PALOS VERDES. CALIFORNIA 90275

PREPARED BY:
EMG
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EMG PROJECT #:
119663.16R000-011.017

DATE OF REPORT:
May 8, 2017

ONSITE DATE:
October 4, 2016 and October 5, 2016

Immediate Repairs Report
Miraleste Middle
5/11/2017

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
1.3	499514	Engineer, Environmental, Termite Inspection, , Investigation and eradication	1	EA	$3,162.50	$3,163	**$3,163**
1.3	511759	Engineer, Mechanical, Design	1	EA	$6,162.50	$6,163	**$6,163**
5.2	487768	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Repair	500	LF	$8.54	$4,269	**$4,269**
5.5	505380	Foundations, 9950 SF Concrete pool deck, replace	9950	SF	$10.44	$103,878	**$103,878**
5.5	505345	Swimming Pool Gutter System, 320 LF, Replace	320	LF	$455.71	$145,827	**$145,827**
6.3	589545	Roof, Modified Bituminous, Repair	1400	SF	$2.20	$3,083	**$3,083**
7.2	526317	Shower Head, Station or Column, Commercial Grade, Replace	24	EA	$2,880.50	$69,132	**$69,132**
8.1	526267	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	10000	SF	$1.42	$14,232	**$14,232**
8.1	526279	Interior Floor Finish, Ceramic Tile, Replace	4200	SF	$15.76	$66,171	**$66,171**
Immediate Repairs Total							**$415,917**

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Miraleste Middle

5/11/2017

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
1.3	499514	Engineer, Environmental, Termite Inspection, , Investigation and eradication	0	2	0	1	EA	$3,162.50	$3,163	$3,163																				**$3,163**
1.3	511759	Engineer, Mechanical, Design	0	2	0	1	EA	$6,162.50	$6,163	$6,163																				**$6,163**
2.7	487775	ADA, Parking, Designated Stall with Pavement Markings, Install	0	13	* 0	2	EA	$354.20	$708		$708																			**$708**
5.2	534682	Roadways, Asphalt Pavement, Seal & Stripe	5	4	1	152000	SF	$0.32	$48,564		$48,564					$48,564					$48,564				$48,564				**$194,256**
5.2	487765	Roadways, Asphalt Pavement, Cut & Patch	25	24	1	500	SF	$6.29	$3,145		$3,145																			**$3,145**
5.2	534681	Roadways, Asphalt Pavement, Seal & Stripe	5	2	3	58000	SF	$0.32	$18,531				$18,531					$18,531					$18,531					$18,531		**$74,124**
5.2	487766	Roadways, Asphalt Pavement, Mill & Overlay	25	21	4	24000	SF	$3.28	$78,612					$78,612																**$78,612**
5.2	487767	Parking Lots, Asphalt Pavement, Mill & Overlay	25	21	4	17900	SF	$3.28	$58,719					$58,719																**$58,719**
5.2	487776	Parking Lots, Wheel Stop, Concrete or Plastic, Replace	20	14	6	3	EA	$237.96	$714							$714														**$714**
5.2	487770	Pedestrian Pavement, Sidewalk, Concrete, Repair	0	13	* 0	250	SF	$28.94	$7,236				$7,236																	**$7,236**
5.2	487768	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Repair	0	13	0	500	LF	$8.54	$4,269	$4,269																				**$4,269**
5.2	487769	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Repair	0	13	* 0	400	LF	$8.54	$3,416				$3,416																	**$3,416**
5.4	487771	Retaining Wall, Concrete Masonry Unit (per SF Face), Replace	40	37	* 3	150	SF	$54.04	$8,106		$8,106																			**$8,106**
5.4	487772	Retaining Wall, Concrete Masonry Unit (per SF Face), Repair	0	26	* 0	230	SF	$11.39	$2,619				$2,619																	**$2,619**
5.4	534692	Irrigation System, , Replace Valves and Controllers	25	13	12	650000	SF	$0.20	$130,000													$130,000								**$130,000**
5.5	505380	Foundations, 9950 SF Concrete pool deck, replace	40	40	0	9950	SF	$10.44	$103,878	$103,878																				**$103,878**
5.5	504453	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	9	13	1	EA	$42,853.38	$42,853														$42,853							**$42,853**
5.5	504452	pH Digital Controller, Pool equipment, replace	20	9	11	1	EA	$1,775.00	$1,775												$1,775									**$1,775**
5.5	505345	Swimming Pool Gutter System, 320 LF, Replace	50	50	0	320	LF	$455.71	$145,827	$145,827																				**$145,827**
5.5	504454	Swimming Pool Filtration System, Pool filtration tanks etc., Replace	15	9	6	1	EA	$9,733.29	$9,733							$9,733														**$9,733**
5.5	534686	Swimming Pool Plaster, Refinish	15	6	9	6800	SF	$5.60	$38,080										$38,080											**$38,080**
5.5	487773	Fences & Gates, Chain Link, 6' High, Replace	30	27	3	825	LF	$37.54	$30,969				$30,969																	**$30,969**
5.5	534683	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	98000	SF	$0.31	$30,429				$30,429					$30,429					$30,429					$30,429		**$121,716**
5.5	487774	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	25	22	3	17000	SF	$3.28	$55,760				$55,760																	**$55,760**
6.3	589545	Roof, Modified Bituminous, Repair	0	0	0	1400	SF	$2.20	$3,083	$3,083																				**$3,083**
6.3	511756	Roof, Modified Bituminous, Replace	20	19	1	52000	SF	$9.01	$468,276		$468,276																			**$468,276**
6.3	534702	Roof, Metal, Repair	0	0	* 0	2800	SF	$0.31	$864														$864							**$864**
6.3	511757	Roof, Single-Ply EPDM Membrane, Replace	20	3	17	98900	SF	$10.52	$1,040,428																		$1,040,428			**$1,040,428**
6.4	526443	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	26000	SF	$2.87	$74,638				$74,638										$74,638								**$149,276**
6.6	534694	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	28	2	40	EA	$584.21	$23,368			$23,368																		**$23,368**
6.6	534695	Exterior Door, Steel, Replace	25	24	1	10	EA	$950.12	$9,501		$9,501																			**$9,501**
6.6	534696	Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	33	2	3	EA	$4,025.54	$12,077			$12,077																		**$12,077**
7.1	503959	Condenser, Air-Cooled, 15 Ton, Replace	15	11	4	5	EA	$8,640.25	$43,201					$43,201															$43,201	**$86,403**
7.1	501465	Condenser, Air-Cooled, 15 Ton, Replace	15	10	5	1	EA	$8,640.25	$8,640						$8,640															**$8,640**
7.1	503845	Condenser, Air-Cooled, 20 Ton, Replace	15	10	5	2	EA	$13,111.70	$26,223						$26,223															**$26,223**
7.1	503846	Condenser, Air-Cooled, 15 Ton, Replace	15	10	5	5	EA	$8,640.25	$43,201						$43,201															**$43,201**
7.1	501962	Condenser, Air-Cooled, 20 Ton, Replace	15	10	5	1	EA	$13,111.70	$13,112						$13,112															**$13,112**
7.1	501971	Condenser, Air-Cooled, 3 Ton, Replace	15	6	9	1	EA	$2,755.13	$2,755										$2,755											**$2,755**
7.1	505654	Air Handler, Energy Recovery Unit for Outside Air Intake, Replace	15	14	1	2	EA	$30,000.00	$60,000		$60,000															$60,000				**$120,000**
7.1	505904	Air Handler, Energy Recovery Unit for Outside Air Intake, Replace	15	14	1	2	EA	$30,000.00	$60,000		$60,000															$60,000				**$120,000**
7.1	501740	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	2	EA	$30,000.00	$60,000			$60,000															$60,000			**$120,000**
7.1	501464	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	1	EA	$30,000.00	$30,000			$30,000															$30,000			**$60,000**
7.1	501966	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	1	EA	$30,000.00	$30,000			$30,000															$30,000			**$60,000**

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
7.1	503384	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	12	3	7	EA	$30,000.00	$210,000				$210,000															$210,000		**$420,000**
7.1	502985	Air Handler, Energy Recovery Unit for Outside Air Intake, Replace	15	11	4	4	EA	$30,000.00	$120,000					$120,000															$120,000	**$240,000**
7.1	502987	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	11	4	3	EA	$30,000.00	$90,000					$90,000															$90,000	**$180,000**
7.1	503383	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	11	4	6	EA	$30,000.00	$180,000					$180,000															$180,000	**$360,000**
7.1	502569	Air Handler, Energy Recovery Unit for Outside Air Intake, Replace	15	11	4	3	EA	$30,000.00	$90,000					$90,000															$90,000	**$180,000**
7.1	501981	Fan Coil Unit, 2 to 2.5 Ton, Replace	15	6	9	1	EA	$2,756.89	$2,757										$2,757											**$2,757**
7.1	502494	Exhaust Fan, Roof Mounted, 1,001 to 1,500 CFM, Replace	15	11	4	3	EA	$1,927.94	$5,784					$5,784															$5,784	**$11,568**
7.1	502976	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	11	4	4	EA	$889.90	$3,560					$3,560															$3,560	**$7,119**
7.1	502982	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	11	4	1	EA	$2,021.87	$2,022					$2,022															$2,022	**$4,044**
7.1	501933	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	9	6	4	EA	$889.90	$3,560							$3,560														**$3,560**
7.1	505907	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	9	6	5	EA	$889.90	$4,450							$4,450														**$4,450**
7.1	511755	Package Unit, 3 Ton, Replace	15	13	2	2	EA	$9,871.90	$19,744			$19,744															$19,744			**$39,488**
7.1	499538	Package Unit, 4 Ton, Replace	15	13	2	3	EA	$10,581.39	$31,744			$31,744															$31,744			**$63,488**
7.1	502983	Package Unit, 5 Ton, Replace	15	11	4	1	EA	$11,239.29	$11,239					$11,239															$11,239	**$22,479**
7.1	504278	Package Unit, 5 Ton, Replace	15	10	5	1	EA	$11,239.29	$11,239						$11,239															**$11,239**
7.2	526317	Shower Head, Station or Column, Commercial Grade, Replace	15	15	0	24	EA	$2,880.50	$69,132	$69,132															$69,132					**$138,264**
7.2	589519	Backflow Preventer, 8", Domestic, Replace	15	13	2	1	EA	$13,054.75	$13,055			$13,055															$13,055			**$26,110**
7.2	505616	Water Heater, Gas, Residential, 15 GAL, Replace	10	6	* 4	7	EA	$2,349.48	$16,446						$16,446										$16,446					**$32,893**
7.2	505918	Water Storage Tank, 1,001 to 2,500 GAL, Replace	20	15	5	1	EA	$9,704.81	$9,705						$9,705															**$9,705**
7.2	505910	Circulator Pump, 3 HP, Replace	15	9	6	2	EA	$8,839.12	$17,678							$17,678														**$17,678**
7.2	502988	Circulator Pump, 0.5 HP, Replace	15	7	8	2	EA	$3,414.40	$6,829									$6,829												**$6,829**
7.2	505912	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	13	* 9	1	EA	$42,853.38	$42,853														$42,853							**$42,853**
7.2	502994	Water Storage Tank, 151 to 250 GAL, Replace	20	7	13	1	EA	$2,778.24	$2,778														$2,778							**$2,778**
7.2	502992	Domestic Boiler, Gas, 501 to 800 MBH, Replace	22	7	15	1	EA	$34,559.38	$34,559																$34,559					**$34,559**
7.2	502989	Domestic Boiler, Gas, 801 to 1,400 MBH, Replace	22	7	15	1	EA	$42,853.38	$42,853																$42,853					**$42,853**
7.2	505913	Domestic Boiler, Gas, 501 to 800 MBH, Replace	22	13	* 9	1	EA	$34,559.38	$34,559																$34,559					**$34,559**
7.2	505645	Residential Appliances, Clothes Washer/Dryer Combo Unit, Replace	15	13	2	1	EA	$1,527.11	$1,527			$1,527															$1,527			**$3,054**
7.4	502046	Circuit Breaker, 600 V, 400 Amp, Replace	50	49	1	2	EA	$5,065.74	$10,131		$10,131																			**$10,131**
7.4	504435	Circuit Breaker, 600 V, 400 Amp, Replace	50	49	1	2	EA	$5,065.74	$10,131		$10,131																			**$10,131**
7.4	501946	Circuit Breaker, 600 V, 400 Amp, Replace	50	49	1	2	EA	$5,065.74	$10,131		$10,131																			**$10,131**
7.4	504439	Secondary Transformer, Dry, 75 kVA, Replace	30	29	1	6	EA	$8,844.95	$53,070		$53,070																			**$53,070**
7.4	502998	Secondary Transformer, Dry, 75 kVA, Replace	30	27	3	1	EA	$8,844.95	$8,845				$8,845																	**$8,845**
7.4	504431	Circuit Breaker, 3 Phase, 600 V, 100 Amp, Replace	50	46	4	8	EA	$1,945.76	$15,566					$15,566																**$15,566**
7.4	589515	Electrical System, School, Upgrade	40	37	3	134523	SF	$49.78	$6,695,882				$6,695,882																	**$6,695,882**
7.6	505611	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	8	EA	$4,284.35	$34,275			$34,275															$34,275			**$68,550**
7.6	501955	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	$20,297.59	$20,298			$20,298															$20,298			**$40,595**
8.1	526267	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	8	0	10000	SF	$1.42	$14,232	$14,232								$14,232								$14,232				**$42,696**
8.1	526264	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	7	1	70000	SF	$1.42	$99,624		$99,624								$99,624								$99,624			**$298,872**
8.1	526263	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	52000	SF	$1.42	$74,006			$74,006								$74,006								$74,006		**$222,019**
8.1	526279	Interior Floor Finish, Ceramic Tile, Replace	50	50	0	4200	SF	$15.76	$66,171	$66,171																				**$66,171**
8.1	526258	Interior Floor Finish, Vinyl Sheeting, Replace	15	11	4	7500	SF	$7.01	$52,569					$52,569															$52,569	**$105,138**
8.1	526257	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	68000	SF	$4.80	$326,441					$326,441															$326,441	**$652,882**
8.1	526259	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	7	3	35000	SF	$7.26	$253,971				$253,971										$253,971							**$507,941**
8.1	534685	Interior Ceiling Finish, Acoustical Tile (ACT), Replace tiles	20	11	9	75000	SF	$0.85	$63,750										$63,750											**$63,750**
8.3	487370	Sink, Stainless Steel Commercial, 2 Compartment, Replace	20	19	1	1	EA	$3,054.05	$3,054		$3,054																			**$3,054**
8.3	487496	Commercial Kitchen, Convection Oven, Double, Replace	10	9	1	3	EA	$8,643.00	$25,929		$25,929										$25,929									**$51,858**
8.3	487497	Commercial Kitchen, Range, 2-Burner with griddle, Replace	15	13	2	1	EA	$1,548.00	$1,548			$1,548															$1,548			**$3,096**
8.3	487502	Commercial Kitchen, Refrigerator, Chest, Replace	15	11	4	1	EA	$1,568.19	$1,568					$1,568															$1,568	**$3,136**

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
8.3	487506	Commercial Kitchen, Mixer, Freestanding, Replace	25	21	4	1	EA	$12,890.60	$12,891					$12,891																**$12,891**
8.3	487500	Commercial Kitchen, Exhaust Hood, Replace	15	11	4	1	EA	$7,571.72	$7,572					$7,572															$7,572	**$15,143**
8.3	486813	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	1	EA	$8,643.00	$8,643							$8,643										$8,643				**$17,286**
8.3	486805	Commercial Kitchen, Dishwasher, Replace	10	3	7	1	EA	$19,661.82	$19,662								$19,662										$19,662			**$39,324**
8.3	487367	Commercial Kitchen, Convection Oven, Double, Replace	10	3	7	1	EA	$8,643.00	$8,643								$8,643										$8,643			**$17,286**
8.3	487505	Commercial Kitchen, Mixer, Freestanding, Replace	25	16	9	1	EA	$12,890.60	$12,891										$12,891											**$12,891**
8.3	487503	Commercial Kitchen, Refrigerator, 4-Door Reach-In, Replace	15	6	9	1	EA	$6,708.00	$6,708										$6,708											**$6,708**
8.3	487501	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,256.00	$4,256										$4,256											**$4,256**
8.3	487510	Commercial Kitchen, Walk-In Combination Freezer/Refigerator, Replace	15	6	9	1	EA	$31,605.00	$31,605										$31,605											**$31,605**
8.3	486810	Commercial Kitchen, Food Warmer, Replace	15	6	9	16	EA	$1,551.91	$24,831										$24,831											**$24,831**
8.3	487499	Commercial Kitchen, Food Warmer, Replace	15	6	9	2	EA	$1,551.91	$3,104										$3,104											**$3,104**
8.3	487504	Commercial Kitchen, Icemaker, Freestanding, Replace	15	3	12	1	EA	$6,118.55	$6,119													$6,119								**$6,119**
Totals, Unescalated										**$415,917**	**$870,372**	**$351,641**	**$7,392,295**	**$1,099,743**	**$128,567**	**$93,342**	**$28,305**	**$70,021**	**$290,360**	**$74,006**	**$76,268**	**$136,119**	**$466,917**	**$0**	**$197,551**	**$191,439**	**$1,410,547**	**$332,966**	**$933,956**	**$14,560,332**
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)										**$415,917**	**$896,483**	**$373,056**	**$8,077,760**	**$1,237,771**	**$149,045**	**$111,455**	**$34,811**	**$88,700**	**$378,854**	**$99,458**	**$105,573**	**$194,073**	**$685,684**	**$0**	**$307,777**	**$307,203**	**$2,331,419**	**$566,853**	**$1,637,697**	**$17,999,590**

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

PROPERTY INFORMATION	
Address:	29323 Palos Verdes Drive East, Rancho Palos Verdes, Los Angeles, California 90275
Year Constructed/Renovated:	Constructed 1968 Renovated 2002
Current Occupants:	Palos Verdes Middle School
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance & Operations Director 310.544.0045 phone 424.903.5241 cell kamibayashi@pvpusd.net
Property Type:	Middle School
Site Area:	34.00 acres
Building Area:	134,523 SF
Number of Buildings:	8
Number of Stories:	1
Parking Type and Number of Spaces:	214 spaces in open lots.
Building Construction:	Masonry bearing walls on concrete foundations and wood-framed roofs; Conventional wood framed portable classroom structures
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Masonry
Heating, Ventilation and Air Conditioning:	Individual package units, make-up air units and split-system.
Fire and Life/Safety:	Limited fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel and exit signs.
Dates of Visit:	October 4, 2016 and October 5, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Chuck Gang
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

SYSTEMIC CONDITION SUMMARY			
Site	Fair	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Fair	Electrical	Fair

SYSTEMIC CONDITION SUMMARY			
Vertical Envelope	Fair	Elevators	Fair
Interiors	Fair	Fire	Fair

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

- Partial replacement of asphalt parking areas
- Partial replacement of flat portions of roof
- Replacement of condensers and air handlers
- HVAC balancing and control system upgrade
- Repair or replacement of pool coping and gutter
- Replacement of the exterior stucco finish
- Electrical system upgrade
- Backflow preventer replacement

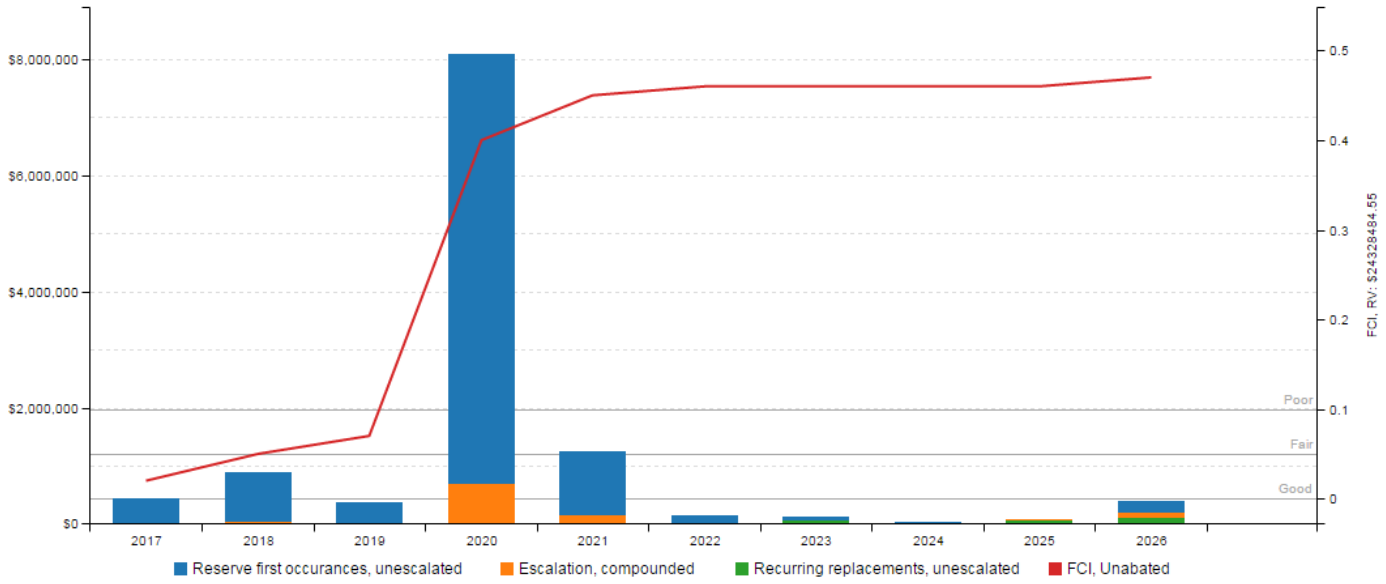
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of some new roofs at classroom buildings, minimum routine maintenance and equipment replacement on an as needed basis. 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: Miraleste Middle

Replacement Value: $ 24,328,485; Inflation rate: 3.0%



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
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)	1.7%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	47%	Poor
Current Replacement Value (CRV)	134,523 SF * $180.85 / SF = $24,328,485	
Year **0** (Current Year) - Immediate Repairs (IR)	$415,917	
Years **1-10** – Replacement Reserves (RR)	$11,383,707	
TOTAL Capital Needs	**$11,799,624**	

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

- Address spalling concrete issues at walkway canopies
- Repair Swimming Pool gutter system and coping
- Repair locker room showers
- Evaluate air quality and effectiveness of HVAC
- Repair active roof leaks

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.

The following studies are recommended:

- The return air ventilation in the classrooms and the general air quality efficiencies of the HVAC systems in the classrooms and larger multi-purpose buildings should be studied to verify compliance with minimum applicable codes as required for indoor air quality and ventilation environments. Some of the ageing and undersized HVAC equipment and systems appear to be in deficient condition. To evaluate the conditions a professional mechanical engineering consultant 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. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.
- In 1999, the California State Legislature passed AB 300, which required that the Division of the State Architect (DSA) develop a list of school buildings that may be vulnerable to seismic events. We note that nine of the campus buildings or structures are in the AB 300 Inventory. The 12 concrete shade structures located in the exterior classroom courtyards are exhibiting significant damages with spalling concrete at the edges and bottom-side surfaces. It is our understanding that an engineer has been retained by the School District to analyze the condition and provide recommendations and a cost estimate for the repairs. These costs are 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.

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

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

2. PURPOSE AND SCOPE

2.1. PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2. SCOPE

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

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

- Provide a general statement of the Subject property's compliance with the Americans with Disability Act (ADA). Compliance with Title 24 California Building Code, Chapter 11B and other California Building Code chapters referenced in Chapter 11B, was not surveyed. This report does not constitute a full accessibility survey, but identifies exposure to selected ADA accessibility issues and the need for further accessibility review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungus, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- 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 and building engineers 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:

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 Tony Pring, District Electrician, 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.

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.

- Miraleste Intermediate School Modernization Plans by HMC Group, dated 10/24/01.

2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC after 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

October 4, 2016: Clear, with temperatures in the 70s (°F) and light winds.

October 5, 2016: Clear, with temperatures in the 70s (°F) and light winds.

3. ACCESSIBILITY & PROPERTY RESEARCH

3.1. ADA ACCESSIBILITY

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

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

Parking

- An adequate number of designated parking stalls and signage for cars are provided, however, it is recommended that two additional spaces be provided near the main entrance turn around and drop off area.

  Estimated Cost: 2 @ $342.20 each = ... $684.40

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

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is $684.40 and is included as a lump sum in the Immediate Repairs Report.

3.2. FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated September 26, 2008, 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.

4. EXISTING BUILDING ASSESSMENT

4.1. SPACE TYPES

All 89,319 square feet of the building are owned by the Palos Verdes Peninsula Unified School District, and occupied by Miraleste Middle School. The spaces are a combination of offices, classrooms, multi-purpose rooms, cafeteria and supporting restrooms.

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

SPACE TYPES AND MIX		
QUANTITY	TYPE	VACANT/DOWN
1 building*	Office	0
5 buildings	Classrooms	0
1 building*	Multi-Purpose	0
1 building*	Library	0
1 building*	Kitchen	0
1 building	Gymnasium	0
Throughout buildings	Mechanical	0
Throughout buildings	Restrooms	0
Exterior pool & equipment structure	Swimming pool	0
1 building	Locker rooms	0
(*Indicates building uses combined with classrooms buildings.)		
8 buildings total	**TOTAL**	0

4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The entire school was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit. The only area of note that was not accessible was the exterior pad mounted main power switching gear located in an exterior chain link fence enclosure; not observed due to paddle lock installed by local electrical serve provider Southern California Edison.

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

5. SITE IMPROVEMENTS

5.1. UTILITIES

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

SITE UTILITIES		
UTILITY	SUPPLIER	CONDITION AND ADEQUACY
Sanitary sewer	Rancho Palos Verdes Department of Public Works	Fair
Storm sewer	Rancho Palos Verdes Department of Public Works	Fair
Domestic water	California Water Service Company	Fair
Electric service	Southern California Edison	Fair
Natural gas service	Southern California Gas Company	Fair

Actions/Comments:

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

5.2. PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Palos Verdes Drive Southeast
Access from	South
Additional Entrances	Palos Verdes Drive Northeast (Emergency access)
Additional Access from	East

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Asphalt	2002	Fair
Parking Lot	Asphalt	2002	Fair
Drive Aisles	Asphalt	2002	Fair
Service Aisles	Asphalt	2002	Poor
Sidewalks	Concrete	2002	Fair
Curbs	Concrete	2002	Fair
Site Stairs	Cast-in-place concrete	2002	Fair
Pedestrian Ramps	Cast-in-place concrete	2002	Fair

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
208	None	None	None	None

Total Number of ADA Compliant Spaces	7
Number of ADA Compliant Spaces for Vans	1
Total Parking Spaces	208
Parking Ratio (Spaces/Building Area)	1:400
Method of Obtaining Parking Count	Physical count

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Parking lot to TAB	Concrete stairs	Metal	Fair
Main Entrance – Access to Administration Building	Concrete stairs	Metal	Fair
Stair Adjacent to Bldg. E & Library	Concrete stairs	Metal	Fair
Temporary Building Staircase	None	Wood	Poor
Rear Staircase Bldg. F	Concrete stairs	Metal	Fair
Adjacent to Soccer Field	Concrete stairs	Metal	Fair
Adjacent to Soccer Field	Concrete stairs	None	Failed
Adjacent to Pool	Concrete stairs	Metal	Fair
Adjacent to Tennis Courts street side	Concrete stairs	Metal	Fair
Girls Locker Room	Concrete stairs	Metal	Fair
Perpendicular to Soccer Field	Concrete stairs	Metal	Poor
Perpendicular to Football Field	Concrete stairs	Metal	Fair
Stair at coverage passage	Concrete stairs	None	Failed
Stair at Bldg. C	Concrete stairs	Metal	Fair
Stair at Bldg. A	Concrete stairs	Metal	Fair
Perpendicular to Room 402	Concrete stairs	Metal	Fair
Stair at Gymnasium	Concrete stairs	Metal	Poor

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete pavement

- Sidewalks
- Site stairs nosing repairs
- Fencing

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, and localized depressions throughout the site, including but limited to, main site entrance along Palos Verdes Drive, the asphalt at the playground areas and the asphalt access road at the north side secondary exit.
- The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.
- All asphalt paving at the parking areas will require resealing and restriping during the reserve term.
- The concrete walkways have developed significant areas of cracking and vertically-displacement due to mature tree root growth and settlement. The cracked walkways are located throughout the site, including but not limited to, areas adjacent to the cafeteria and multi-purpose buildings, around the library and in front of the gymnasium. The damaged areas of concrete pavement require repair or replacement.
- The concrete stairs have some significant areas of spalled concrete surfaces including stair nosings as noted in table above. The damaged portions of the stairs must be repaired.
- The property identification signs require repairs due to their age and condition. The cost to replace or repair the signage is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes down from the north side of the property to the south property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☒	☐	☐	☐
Landscaping Condition	Choose an item.						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☒		☐		☐		☐
Irrigation Condition	Fair						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
Concrete	Adjacent to Bldg. D	Poor
CMU	Adjacent to Football Temporary Structure	Poor
Concrete	Adjacent to basketball courts	Fair
Concrete	Adjacent to Football field North West	Poor
Concrete	Adjacent to Football field North East	Fair
Concrete	Adjacent to Bldg. C	Poor
Concrete	Adjacent to Bldg. B	Fair
Concrete	Adjacent to Play Field North West	Fair
Concrete	Adjacent to Play Field North East	Fair

Anticipated Lifecycle Replacements:

- Concrete retaining wall repair & replacement
- Irrigation controls

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.
- Some of the retaining walls have stress cracks evident at isolated locations. Portions of the retaining wall are out of plumb and appear to be unstable as a result of movement. The damaged portions of the retaining walls must be repaired or removed and replaced.
- Some of the chain link fencing around the lower playing fields and main entry drive are recommended for replacement.

5.5. GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Monument

PROPERTY SIGNAGE	
Street Address Displayed?	Yes

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☒
	Overall Site Lighting Condition		Choose an item.		
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☐
	Overall Building Lighting Condition		Fair		

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perpendicular to BLDG. D	Fair
Chain link with metal posts	Parallel to Gymnasium	Fair
Chain link with metal posts	Parallel to Tennis Court	Fair
Chain link with metal posts	Parallel to Soccer and Football Fields	Poor
Chain link with metal posts	Parallel to Entrance Road	Fair
Chain link with metal posts	Perpendicular to BLDG. D	Fair

REFUSE DISPOSAL				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Adjacent to Cafeteria (East side)	Asphalt paving	Chain link fence	No	Fair
Adjacent to Bldg. E	Asphalt paving	None	No	Fair

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	None	N/A	--
Tennis Courts	Asphalt	Northeast, parallel to Pool	Fair
Basketball Court	Asphalt	Northeast, adjacent to Pool	Fair
Swimming Pool	Yes	Mid-level playground area	Poor

The baseball, football, tennis courts, basketball courts and swimming pool are surrounded by a chain link fence. Lighting is not provided for night-time pool, playground court and field use.

Anticipated Lifecycle Replacements:

- Site and playground fencing
- Playground surfaces *repairs and* seal coating
- Pool equipment including the boiler, filtration system and controls
- Pool relining, deck replacement and coping repairs

Actions/Comments:

- The property identification signs will require routine maintenance during the reserve term.
- The swimming pool has no known cracks or leaks cracks in the pool lining. The pool will require relining to preserve integrity during the reserve term.
- The concrete pool decks and gutters have significant areas of cracked and spalled concrete. The damaged portions of concrete must be removed and replaced to mitigate potential trip hazards.
- The chain link metal fence surrounding the site and playground areas has portions of the fence that are deteriorated. The affected portions of the fence must be replaced to provide property security and control of these areas.
- The tennis court playing surface is worn and deteriorated and the court surface must be repaired and resealed.
- The baseball and football fields are in use as grass covered playground areas but do not appear to be actively in condition for organized games.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Foundation	Slab on grade with integral footings	Fair
Basement and Crawl Space	None	--
PORTABLE STRUCTURES		
Foundation	Perimiter concrete foundation/interior piers	Fair
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are exposed, which allows for limited observation. There are no significant signs of settlement, deflection, or movement.

6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Framing / Load-Bearing Walls	Masonry walls	Fair
Ground Floor	Concrete slab	Fair
Roof Framing	Wood joists, purlins, rafters	Fair
Roof Decking	Plywood or OSB	Fair
PORTABLE STRUCTURES		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Ground Floor	Raised wood	Fair
Roof Framing	Wood joists, purlins, rafters	Fair
Roof Decking	Plywood or OSB	Fair

Anticipated Lifecycle Replacements:

- No other components of significance

Actions/Comments:

- The 12 cast in place concrete shade structure have exposed reinforcing bars where concrete has been cracking and spalling. Repairs are required after recommended follow-up study by a structural engineer (see section 1.3).
- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.
- The superstructure is exposed in some locations, which allows for limited observation. There is isolated evidence of wood framing deterioration due to insect infestation. An annual termite and insect inspection program must be instituted.

6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply TPO/PVC
Maintenance	Outside contractor	Roof Age	5 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The primary roofs located at classroom buildings C, D, E and F have recently been replaced with a single-ply TPO finish. Building B was partially reroofed over the cafeteria and music room area with a single –ply TPO finish.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	Outside contractor	Roof Age	18 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	Yes
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at the upper roof finish at building B, over the multi-purpose room, and at buildings G & H, including the gymnasium and locker room areas.

Anticipated Lifecycle Replacements:

- Modified built up roof membranes
- Single-ply TPO/PVC roof membrane
- Roof flashings (included as part of overall membrane replacement)

Actions/Comments:

- The roof finishes vary in age as described above. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor on an as need basis.
- According to the POC, there are active roof leaks. There is evidence of roof leaks including water-damaged ceiling tiles and water-damaged interior finishes. All roof leaks should be repaired.
- 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.
- The roof insulation has isolated areas of missing or inadequate materials as observed in limited locations. Installing additional insulation is not feasible due to lack of reasonable access.
- Roof drainage appears to be inadequate.
- There is a moderate build-up of debris at some of the drain locations on most of the roofs due to tree droppings. The affected drains must be cleaned and cleared and debris must be removed from the roof surfaces. Overhanging tree branches must cleared from the perimeter of the roof. This work is considered to be routine maintenance.
- There is no roof venting for the flat roofs.

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
PERMANENT STRUCTURES		
Primary Finish	Brick Masonry	Fair
Secondary Finish	Stucco	Fair
Accented with	NA; No accenting	--
Soffits	Concealed	Fair
PORTABLE STRUCTURES		
Primary Finish	Wood siding	Fair
Secondary Finish	--	--
Accented with	NA; No accenting	--
Soffits	Concealed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Stucco wall finish

Actions/Comments:

- The POC reported that large areas of the exterior stucco wall finish cracked and failing. Replacement of the exterior stucco finish is required. A budgetary cost is included.
- 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 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 AND RAMPS

Not applicable. There are no interior stairs. See Section 5.2 for exterior stairs.

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant replacement actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The concrete stairs have significant areas of spalled concrete surfaces and nosings (see section 5.2 regarding damaged stair locations). Damaged portions of the stairs must be repaired. The cost to repair the stairs is significant and is an included cost of this assessment.

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, operable	Single pane	Classroom Buildings A, C, D, E & F	☐	Fair

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	Steel	Fair

Anticipated Lifecycle Replacements:

- Windows
- Service doors
- Overhead doors

Actions/Comments:

- The windows display isolated evidence of deficiencies and operation problem throughout the five classroom buildings including buildings A, C, D, E and F. The damaged windows are recommended for replacement during the reserve term.

- There are a few damaged deteriorated service doors throughout the structures including TAB, Gymnasium, Locker Room and Pool Equipment structures (Buildings A, G and H). The damaged doors must be replaced.
- There are a few deteriorated overhead doors in classroom Building F. The damaged doors are recommended for replacement during the reserve term.
- 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	Cafeteria exterior dining area	Fair

Anticipated Lifecycle Replacements:

- Concrete slab repairs required in isolated areas (grouped with Section 5.2 costs)

Actions/Comments:

- The patio slabs have isolated signs of movement and cracking at the cafeteria exterior dining area. The affected patios must be repaired.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

There is no traditional central system. Each of the eight main structures is individually provided with rooftop HVAC equipment.

The classroom areas in Building A, C, D, E and F are equipped with heating, ventilating and air conditioning systems including a mix of air handlers with gas fired heating systems and some split systems with air compressors as well as several package units. The Library area of Building A is not air conditioned.

The multi-purpose Building B, Gymnasium Building G and the Locker Room Building H are equipped with rooftop air handlers including gas fired heating systems. These three buildings are not air conditioned.

The Temporary Classroom Buildings identified as B & C are provided with wall mounted split systems.

INDIVIDUAL UNITS	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	52 units ranging from 4 tons to 18 tons
Total Heating or Cooling Capacity	244 tons cooling 38,900 KBTUH heating
Heating Fuel	Natural gas
Location of Equipment	Rooftop
Space Served by System	Eight main buildings and two temporary structures
Age Ranges	Vary from 9 to 14 years (majority dated 2002)
Primary Component Condition	Choose an item.

CONTROLS AND VENTILATION	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Dedicated AHU exhaust units
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Air handling units
- Package units
- Split system furnaces and condensing units
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by an outside contractor. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property were not provided.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The POC reported that the HVAC controls for the package units do not function properly and require frequent maintenance. Replacement/upgrade of the HVAC controls is required at the time of package unit replacement.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC	Fair
Vent Piping	PVC	Fair
Water Meter Location	Not located on site	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters for domestic supply and large boilers for cafeteria kitchen and locker rooms
Fuel	Natural gas
Quantity and Input Capacity	7 units at 175,000 BTUH total @ individual heaters
Storage Capacity	140 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	Yes
Storage Tank Quantity & Volume	2 units; 175 gallons @ kitchen & 1500 gallons @ locker rooms
Quantity of Storage Tanks	2
Storage Tank Condition	Fair
Domestic Hot Water Circulation Pumps (3 HP and over)	2 at Locker rooms; 5 HP each
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial grade
Toilet (Water Closet) Flush Rating	1.5 GPF
Common Area Faucet Nominal Flow Rate	NA
Condition	Fair

Pool equipment, including a boiler, filtration systems and controls are located in a pool equipment building adjacent to the pool.

Anticipated Lifecycle Replacements:

- Boilers
- Circulation pump
- Water heaters
- Storage Tanks
- Locker room shower plumbing primarily including shower head & piping

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately with the exception of the locker room showers. The locker room shower tiled stalls and plumbing, in both the boys and girls area, appear to be from the original construction in 1964. New shower stall plumbing and shower heads are required. Recommend reducing the number of shower stalls and replacing the ceramic tile throughout (see section 8.1 regarding tiled interior finishes).
- Overall, the water pressure appears to be sufficient and there are no other significant repair actions or short term replacement costs required.
- 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.
- Routine and periodic maintenance is recommended at all other plumbing fixtures in restrooms throughout the other buildings.
- No significant actions are identified for the pool equipment at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required

7.3. BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter 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	3,000 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Exterior Building A	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8, T-12, CFL		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

BUILDING EMERGENCY SYSTEM			
Size	NA	Fuel	Choose an item.
Generator / UPS Serves	NA	Tank Location	NA
Testing Frequency	NA	Tank Type	None

BUILDING EMERGENCY SYSTEM	
Generator / UPS Condition	--

Anticipated Lifecycle Replacements:

- Electrical system upgrade

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 POC reported that vast majority of electrical components within the building, including the circuit breaker panels, step-down transformers, and wiring, are original to the 1968 construction. The POC reported that a portion of the electrical system conductors and other elements contain aluminum wiring. A full modernization project is recommended to upgrade the aging interior electrical infrastructure. A budgetary allowance is included to account for the complete upgrade.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

BUILDING ELEVATORS			
Manufacturer	ThyssenKrupp	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Electronic	Emergency Equipment	Yes
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Plastic-laminated wood
Hydraulic Elevators		2 cars at 3500 LB each	
Overhead Traction Elevators		None	
Freight Elevators		None	
Machinery Condition		Good	
Controls Condition		Fair	
Cab Finish Condition		Fair	
Other Conveyances		None	
Other Conveyance Condition		--	

Anticipated Lifecycle Replacements:

- None during reserve term

Actions/Comments:

- The elevators are serviced by an independent elevator service company on a routine basis. The elevator machinery and controls were originally installed with the new elevator system in 2002.
- The upper level elevator #1 appeared to provide adequate service.
- The lower level elevator #2 may require routine maintenance due to slow cab response time. For unknown reasons, according to the POC, a padlock gate was found at the access on the upper entrance walkway to this elevator.
- The elevators are inspected on an annual basis by the municipality, and a certificate of inspection is displayed in each elevator cab.
- The emergency communication equipment in the elevator cabs appears to be functional. Equipment testing is not within the scope of the work.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☒	Alarm Horns	☒
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Fair					
Sprinkler System	None	☒	Standpipes	☒	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Main panel in office; sub panels @ each building		2002			
Fire Extinguishers	Last Service Date		Servicing Current?			
	7/11/16					
Hydrant Location	Throughout site					
Siamese Location	NA (limited system)					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

The sprinkler system is limited, covering only select storage and equipment areas as required per codes at the time of installation.

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

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

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used as a school for the Palos Verdes Peninsula Unified School District.

The most significant interior spaces include classrooms, offices, cafeteria, a performing arts building and a gymnasium. Supporting areas include hallways, administrative offices, restrooms and mechanical rooms.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Vinyl tile	Classrooms	Fair
Carpet	Offices	Fair
Ceramic tile	Restrooms & locker room showers	Fair
Unfinished	Shop Classrooms & Mechanical rooms	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby, offices, classrooms, restrooms	Fair
Painted CMU	Lobby, offices, classrooms, restrooms	Fair
Exposed CMU/masonry	Mechanical & utility rooms	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Lobby, offices, classrooms, restrooms	Fair
Painted drywall	Lobby, offices, classrooms, restrooms	Fair
Hard (glued) tiles	Lobby, offices, classrooms, restrooms	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Sheet vinyl
- Interior paint
- Suspended acoustic ceiling tile

Actions/Comments:

- All of the interior areas were last renovated in 2003. Some interior areas have been repainted within last five 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:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The school's FF&E vary in age and are in 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 & LAUNDRY EQUIPMENT

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

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Walk-in & Up-right	Fair
Freezers	Walk-in	Fair
Ranges	Gas	Fair
Ovens	Gas	Fair
Griddles / Grills	Gas	Fair
Fryers	NA	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	Owned	Fair
Microwave	☒	Fair
Ice Machines	☒	Fair
Steam Tables	☒	Fair
Work Tables	☒	Fair
Shelving	☒	Fair

COMMERCIAL LAUNDRY		
EQUIPMENT	COMMENT AND CONDITION	
Commercial Washing Machines	NA	--
Commercial Dryers	NA	--
Residential Washers	☒	Fair
Residential Dryers	☒	Fair

The residential washer and dryer are located are located in the classroom area of building E and are not a part of the kitchen.

Anticipated Lifecycle Replacements:

- General commercial kitchen equipment
- Cooking Range
- Convection oven
- Dishwasher
- Walk-in freezer
- Walk-in cooler
- Steam kettle
- Ice maker
- Kitchen mixers
- Food warmers

Actions/Comments:

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

9. OTHER STRUCTURES

Not applicable.

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 Miraleste Middle, 29323 Palos Verdes Drive East, Rancho Palos Verdes, 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.

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10. APPENDICES

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

APPENDIX A:
PHOTOGRAPHIC RECORD

Photo #1:	Front elevation

Photo #2:	Campus overview

Photo #3:	Campus overview from locker room & gym

Photo #4:	Main entrance to campus

Photo #5:	Pool

Photo #6:	Parking area

Photo #7:	Office side entry

Photo #8:	Campus courtyard between classrooms

Photo #9:	Concrete shade structures between classroom buildings (see damages photo #48)

Photo #10:	Courtyard between locker rooms and gym with dance class above via stairs.

Photo #11:	Exterior dining area

Photo #12:	Portable classroom building

Photo #13: Portable building roof

Photo #14: Elevator #1 upper landing

Photo #15: TPO Roof

Photo #16: Modified built up roof above TAB building

Photo #17: Library doors and windows

Photo #18: Classroom door and windows

Photo #19:	Roof top air handling mechanical equipment

Photo #20:	Roof top mechanical condenser equipment

Photo #21:	Roof top mechanical equipment

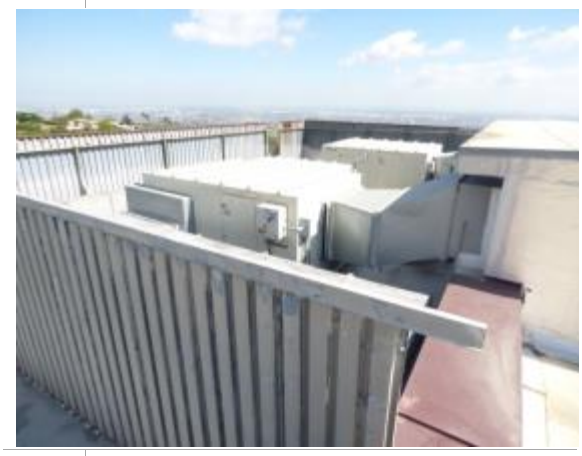


Photo #22:	Roof top mechanical equipment in enclosure @ gym roof

Photo #23:	Package HVAC unit

Photo #24:	Boiler at kitchen mechanical room.

Photo #25: Boiler #2 and hot water storage tank

Photo #26: Locker room boiler

Photo #27: Water heater

Photo #28: Restroom fixtures

Photo #29: Locker room deteriorating showers

Photo #30: Pool equipment room

Photo #31: Distribution panels

Photo #32: Step down transformer

Photo #33: Main electrical service

Photo #34: Lighting

Photo #35: Classroom lighting

Photo #36: Parking lighting

Photo #37: Elevator control

Photo #38: Elevator interior

Photo #39: Fire Control Main Panel

Photo #40: Fire Control Sub-Panel

Photo #41: Administration office area interior

Photo #42: Administration office area interior

Photo #43: Classroom area interior

Photo #44: Classroom area interior

Photo #45: Library interior

Photo #46: Music room

Photo #47: TAB multi-purpose room

Photo #48: TAB stage lift.

Photo #49: Kitchen interior

Photo #50: Gym interior

Photo #51: Locker room lockers

Photo #52: Baseball field

Photo #53: Pool gutter concrete damages

Photo #54: Concrete damage at shade structures

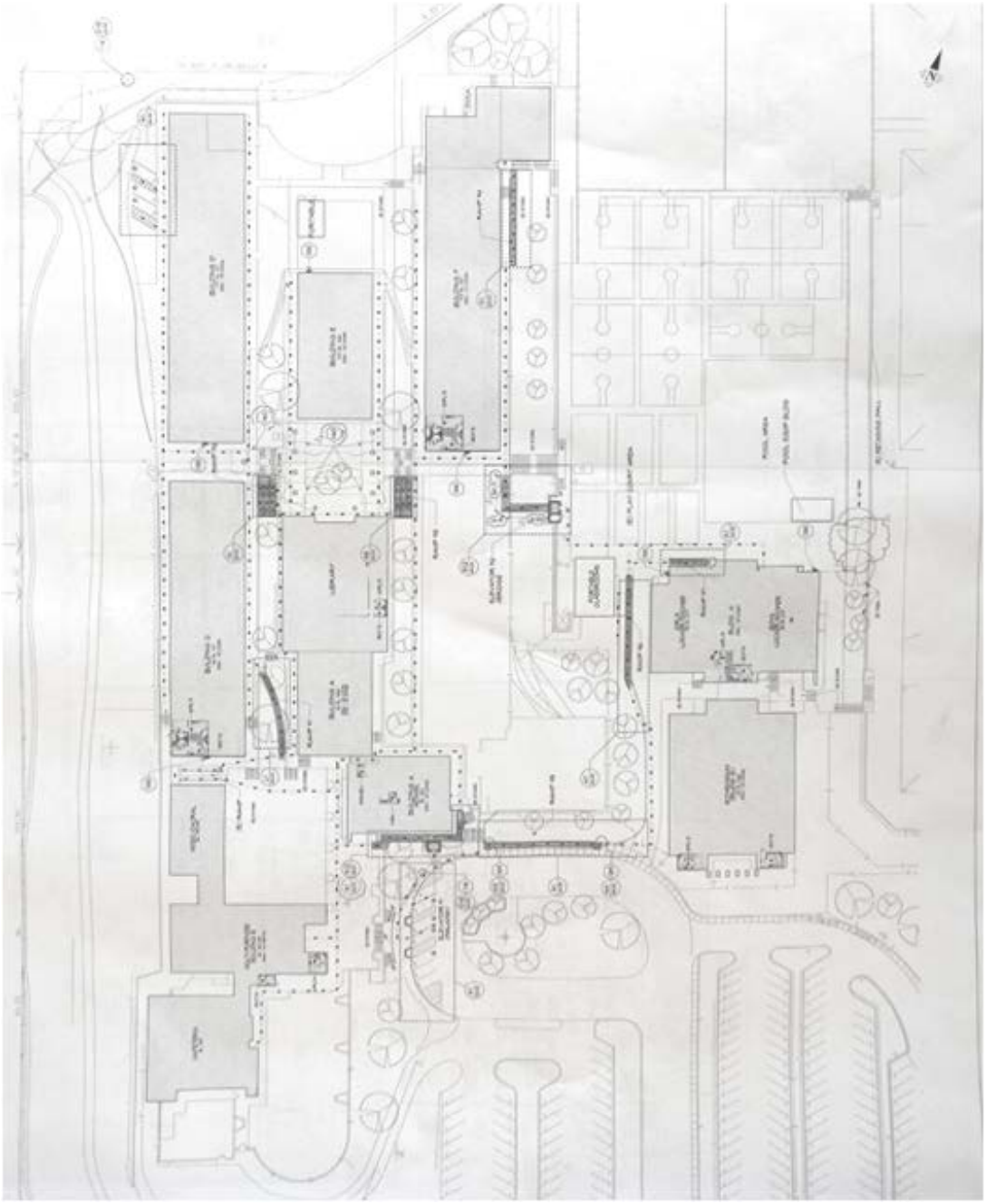
APPENDIX B:
SITE AND FLOOR PLANS

AERIAL SITE PLAN

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

ON-SITE DATE:
October 4, 2016

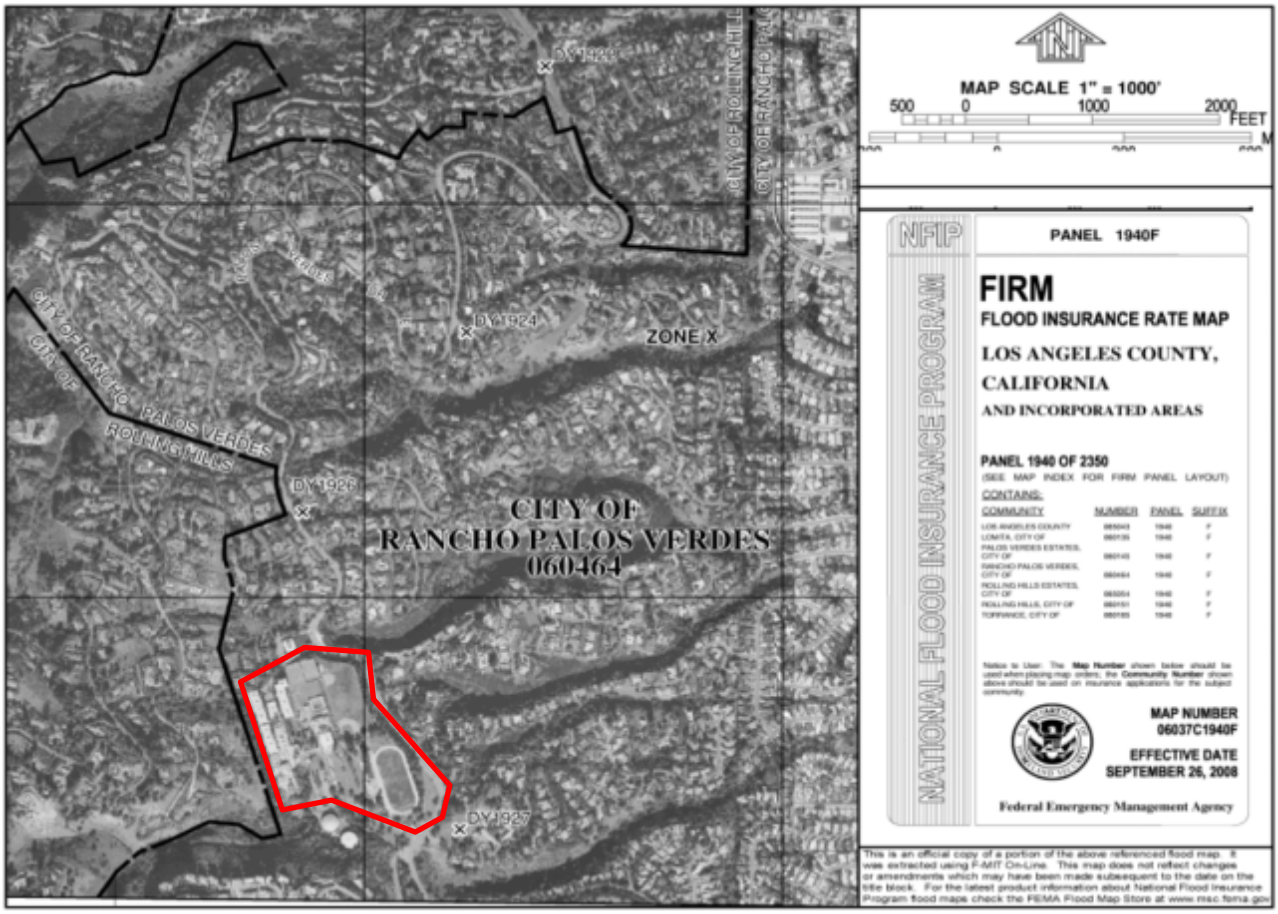
SITE PLAN



SOURCE:
Site Plan, 2002 Renovations, HMC Group

ON-SITE DATE:
October 4, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION



SOURCE:
FEMA Map No.: 06037C1940F Dated: SEPTEMBER 26, 2008

ON-SITE DATE:
October 04, 2016

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

PROPERTY NAME: Miraleste Middle School
DATE: October 4-5, 2016
PROJECT NUMBER: 119663.16R000-011.017

EMG ABREVIATED 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.?			**UNK**	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?			**UNK**	
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?	✓			

EMG ABREVIATED ADA CHECKLIST					
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?		✓		
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)?	✓			

EMG ABREVIATED ADA CHECKLIST					
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.*

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:	MIRAleste Intermediate		
Name of Building:		Building #:	
Name of person completing questionnaire:	TERRY KAMIBAYASHI		
Length of Association With the Property:	1 year	Phone Number:	424-903-5241

SITE INFORMATION	
Year of Construction?	1968
No. of Stories?	1 Floors
Total Site Area?	Acres
Total Building Area?	128 299 SF

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	7-25-2016	
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	4-6-2016	
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?	✓		✓		Stucco Falling
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?	✓				ALL Building
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?				✓	
24	Are there any problems with the utilities, such as inadequate capacities?		✓			480 VOLTS 3Ø 3000 AMPS COPPER/ALUMINUM CONDUCTORS MAIN ELECTRICAL SYSTEM UPGRADED 10 YEARS
	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

4. NO BYPASS BACKFLOW UNIT FOR 8" DOMESTIC WATER

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?	
1	THE MAIN ELECTRICAL INFRASTRUCTURE WAS UPDATED, BUT A
2	LARGE MAJORITY OF THE ELECTRICAL PANEL'S ARE ORIGINAL FROM
3	1968 WITH ALUMINUM CONDUCTORS.

Need NEW controls FOR ALL FOUR SEASON UNITS. Need NEW UNITS @ TAP ROOM.

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

Signature of person interviewed or completing form

Date

PROPERTY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

Name of person completing questionnaire: Tony Pring

Association with property: District Electrician

Length of association with property: 19 yrs.

Date Completed: 10/4/16

Phone Number: 310-753-7079

Property Name: Miraleste Middle School

EMG Project Number: 119663.16R000-011.017

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

	INSPECTIONS	DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators	6/3/16	Elevator #2 requires routine maintenance.
2	HVAC, Mechanical, Electric, Plumbing	NA	None. Inspected as required. Routine maintenance & repair by outside contractor as required.
3	Life-Safety/Fire	NA	None. Annual fire safety inspections as required
4	Roofs	None	None. Inspected as required. Routine maintenance & repair by outside contractor as required.

	QUESTION	RESPONSE
5	List any major capital improvement within the last three years.	New roofs on classroom buildings C, D, E, F and parts of Building A
6	List any major capital expenditures planned for the next year.	NA
7	What is the age of the roof(s)?	Partial replacement 2 to 4 years ago. See above comments.
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	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	RESPONSE				COMMENTS
		Y	N	Unk	NA	
9	Are there any unresolved building, fire, or zoning code issues?		✓			
10	Are there any "down" or unusable units?		✓			
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?		✓			
12	Is the property served by a private water well?		✓			
13	Is the property served by a private septic system or other waste treatment systems?		✓			
14	Are there any problems with foundations or structures?		✓			
15	Is there any water infiltration in basements or crawl spaces?		✓			
16	Are there any wall, or window leaks?		✓			
17	Are there any roof leaks?		✓			
18	Is the roofing covered by a warranty or bond?			✓		
19	Are there any poorly insulated areas?	✓				Insulated in 1964 original construction
20	Is Fire Retardant Treated (FRT) plywood used?		✓			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		✓			
22	Are there any problems with the utilities, such as inadequate capacities?		✓			
23	Are there any problems with the landscape irrigation systems?		✓			
24	Has a termite/wood boring insect inspection been performed within the last year?			✓		
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	✓				
26	Has any part of the property ever contained visible suspect mold growth?		✓			

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

	QUESTION	RESPONSE				COMMENTS
		Y	N	Unk	NA	
27	Is there a mold Operations and Maintenance Plan?			✓		
28	Have there been indoor air quality or mold related complaints from tenants?		✓			
29	Is polybutylene piping used?		✓			
30	Are there any plumbing leaks or water pressure problems?		✓			
31	Are there any leaks or pressure problems with natural gas service?		✓			
32	Does any part of the electrical system use aluminum wiring?		✓			
33	Do Residential units have a less than 60-Amp service?				✓	
34	Do Commercial units have less than 200-Amp service?				✓	
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?		✓			
36	Is there any pending litigation concerning the property?			✓		
37	Has the management previously completed an ADA review?	✓				2002
38	Have any ADA improvements been made to the property?	✓				2002
39	Does a Barrier Removal Plan exist for the property?			✓		
40	Has the Barrier Removal Plan been approved by an arms-length third party?	✓				2002
41	Has building ownership or management received any ADA related complaints?		✓			
42	Does elevator equipment require upgrades to meet ADA standards?		✓			
43	Are there any problems with exterior lighting?		✓			
44	Are there any other significant issues/hazards with the property?		✓			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any *Yes* responses. (**NA** indicates "*Not Applicable*", **Unk** indicates *"Unknown"*)						
QUESTION		**RESPONSE**				**COMMENTS**
		Y	N	Unk	NA	
45	Are there any unresolved construction defects at the property?		✓			

_____ _____

Signature of person Interviewed or completing form Date

PROPERTY CONDITION ASSESSMENT: DOCUMENT REQUEST

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.

Your timely compliance with this request is greatly appreciated.

- All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
- A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
- 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).
- 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.
- For hotel or nursing home properties, provide a summary of the room types and room type quantities.
- 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.
- The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.
- 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.
- 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.
- Records of system & material ages (roof, MEP, paving, finishes, and furnishings).
- Any brochures or marketing information.
- Appraisal, either current or previously prepared.
- Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
- Previous reports pertaining to the physical condition of property.
- ADA survey and status of improvements implemented.
- Current / pending litigation related to property condition.