FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group
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Riverside, California 92507
Kevin Fleming

FACILITY CONDITION ASSESSMENT

OF

MIRALESTE (MELA)
6245 VIA CANADA
RANCHO PALOS VERDES, CALIFORNIA 90275

PREPARED BY:
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EMG PROJECT #:
119663.16R000-022.017

DATE OF REPORT:
December 21, 2016

ONSITE DATE:
October 31, 2016

Immediate Repairs Report
Miraleste (MELA)
5/9/2017

Location Name	Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Miraleste (MELA)	5.5	504804	Low Pressure Sodium Lighting Fixture, 250 W, Replace	20	EA	$1,048.84	$20,977	$20,977
Miraleste (MELA)	6.6	505683	Exterior Wood Door, Wood Solid-Core, Replace	1	EA	$1,423.11	$1,423	$1,423
Miraleste (MELA)	7.2	504798	Service Sink, Porcelain Enamel, Cast Iron, Replace	1	EA	$1,360.33	$1,360	$1,360
Miraleste (MELA)	7.2	504475	Drinking Fountain, Stainless Steel, Replace porcelain w/ accessible	1	EA	$1,257.51	$1,258	$1,258
Miraleste (MELA)	7.2	504476	Water Heater, Gas, Residential, 40 GAL, Replace	1	EA	$2,349.48	$2,349	$2,349
Miraleste (MELA)	8.1	505617	Acoustical Tile Ceiling Finish (glued), Acoustical Tile (ACT), Replace	11000	SF	$3.11	$34,221	$34,221
Immediate Repairs Total								$61,588

* Location Factor included in totals.

Replacement Reserves Report

Miraleste (MELA)

5/9/2017

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
5.2	505659	Asphalt Seal & Stripe, Asphalt Pavement, Seal & Stripe	5	4	1	20000	SF	$0.38	$7,590		$7,590					$7,590					$7,590					$7,590				$30,360
5.2	505663	Asphalt Pavement Cut & Patch, Asphalt Pavement, Cut & Patch	25	24	1	2000	SF	$6.29	$12,581		$12,581																			$12,581
5.2	505666	Pedestrian Pavement, Sidewalk, Concrete, Replace	30	29	1	500	SF	$19.82	$9,911		$9,911																			$9,911
5.3	590123	Storm Water Drainage, Building Drains, Replace	40	38	2	3450	SF	$2.92	$10,074			$10,074																		$10,074
5.4	529922	Irrigation System, Controllers and valves, Replace	25	14	11	140000	SF	$0.25	$35,000												$35,000									$35,000
5.5	504804	Low Pressure Sodium Lighting Fixture, 250 W, Replace	20	20	0	20	EA	$1,048.84	$20,977	$20,977																				$20,977
5.5	504807	Play Surface, Poured-in-place Rubber, Replace sandbox	20	19	1	3000	SF	$44.28	$132,825		$132,825																			$132,825
5.5	529929	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	2	3	20000	SF	$0.38	$7,610				$7,610					$7,610					$7,610					$7,610		$30,440
5.5	504808	Play Surfaces, Rubber Tiles, Replace	20	16	4	2550	SF	$15.63	$39,844					$39,844																$39,844
6.3	505585	Roofing Substrate, Clay/Concrete Tile, Replace substracte	0	0	* 0	27000	SF	$5.96	$160,966		$160,966																			$160,966
6.3	505673	Built-up Roof, Built-Up, Replace	20	9	11	1000	SF	$12.96	$12,961												$12,961									$12,961
6.4	505674	Exterior Wall Paint, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	12000	SF	$2.87	$34,448			$34,448										$34,448								$68,897
6.4	589512	Exterior Wall, Stucco, 1-2 Stories, Replace	20	18	2	3000	SF	$18.18	$54,533			$54,533																		$54,533
6.4	505708	Window, Wood 24 SF, 1-2 Stories, Replace	30	26	4	30	EA	$1,097.00	$32,910					$32,910																$32,910
6.6	505683	Exterior Wood Door, Wood Solid-Core, Replace	25	25	0	1	EA	$1,423.11	$1,423	$1,423																				$1,423
7.1	504483	Condensing Units, 3 Ton, Replace	15	6	9	14	EA	$3,578.67	$50,101										$50,101											$50,101
7.1	504485	Air Handler, 5250 CFM, Replace	30	14	16	1	EA	$19,551.33	$19,551																	$19,551				$19,551
7.1	504484	Furnace, 225 MBH, Replace	20	14	6	1	EA	$11,628.35	$11,628							$11,628														$11,628
7.1	504481	Gas Furnace, 80 MBH, Replace	20	14	6	14	EA	$3,801.45	$53,220							$53,220														$53,220
7.2	504799	Tankless Water Closet, Tankless (Water Closet), Replace	20	11	9	16	EA	$842.97	$13,487										$13,487											$13,487
7.2	504801	Urinal, Vitreous China, Replace	20	11	9	3	EA	$1,193.44	$3,580										$3,580											$3,580
7.2	504800	Lavatory, Vitreous China, Replace	20	11	9	18	EA	$572.66	$10,308										$10,308											$10,308
7.2	504798	Service Sink, Porcelain Enamel, Cast Iron, Replace	20	20	0	1	EA	$1,360.33	$1,360	$1,360																				$1,360
7.2	504802	Sink, Stainless Steel, Replace	20	14	6	14	EA	$1,054.05	$14,757							$14,757														$14,757
7.2	504475	Drinking Fountain, Stainless Steel, Replace porcelain w/ accessible	10	10	0	1	EA	$1,257.51	$1,258	$1,258										$1,258										$2,515
7.2	504476	Water Heater, Gas, Residential, 40 GAL, Replace	10	10	0	1	EA	$2,349.48	$2,349	$2,349										$2,349										$4,699
7.2	504463	Water Heater, 30 GAL, Replace	10	9	1	1	EA	$2,349.48	$2,349		$2,349										$2,349									$4,699
7.2	504448	Electric Water Heater, 40 GAL, Replace	15	13	2	1	EA	$1,738.90	$1,739			$1,739															$1,739			$3,478
7.2	504797	Plumbing System, Domestic Supply & Sanitary, School, Upgrade	40	36	4	15000	SF	$38.94	$584,105					$584,105																$584,105
7.2	504465	Drinking Fountain, Miscellaneous, Drinking Fountain, Interior Wall-Mounted, Replace	0	0	* 0	2	EA	$1,637.00	$3,274									$3,274												$3,274
7.6	504450	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	2	EA	$4,284.35	$8,569			$8,569															$8,569			$17,137
8.1	505588	Interior Wall Painting, Concrete/Masonry, Prep & Paint	8	7	1	24500	SF	$1.45	$35,550		$35,550								$35,550								$35,550			$106,649
8.1	505580	VCT Flooring, Vinyl Tile (VCT), Replace	15	13	2	9000	SF	$4.80	$43,205			$43,205															$43,205			$86,411
8.1	505581	Carpeting, Carpet Standard-Commercial Medium-Traffic, Replace	10	8	2	5500	SF	$7.26	$39,910			$39,910										$39,910								$79,819
8.1	505617	Acoustical Tile Ceiling Finish (glued), Acoustical Tile (ACT), Replace	20	20	0	11000	SF	$3.11	$34,221	$34,221																				$34,221
8.1	505621	Acoustical Tile Ceiling Finish (suspended), Acoustical Tile (ACT), Replace 'Tiles	20	11	9	5000	SF	$0.85	$4,250										$4,250											$4,250
Totals, Unescalated										$61,588	$361,772	$192,478	$7,610	$656,858	$0	$87,195	$0	$10,884	$117,276	$3,607	$57,901	$74,358	$7,610	$0	$0	$27,141	$89,062	$7,610	$0	$1,762,951
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)										$61,588	$372,625	$204,199	$8,316	$739,300	$0	$104,116	$0	$13,788	$153,019	$4,847	$80,148	$106,017	$11,176	$0	$0	$43,554	$147,207	$12,956	$0	$2,062,855

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

PROPERTY INFORMATION	
Address:	6245 Via Canada, Rancho Palos Verdes, Los Angeles, California 90275
Year Constructed/Renovated:	Originally constructed in 1929 Remodeled in 2002/2006
Current Occupants:	Miraleste Early Learning Academy (MELA)
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:	School
Site Area:	6.0 acres
Building Area:	21,132 SF
Number of Buildings:	4
Number of Stories:	1
Parking Type and Number of Spaces:	44 spaces in open lots
Building Construction:	Conventional wood frame structure on concrete slab / with raised floor.
Roof Construction:	Gabled roofs with clay/concrete tiles Flat roofs with built-up membrane.
Exterior Finishes:	Stucco
Heating, Ventilation and Air Conditioning:	Split-system furnace and condensing unit
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel and exit signs
Dates of Visit:	October 31, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Henry Kimber
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

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

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

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

- Install accessible rubber playground surface in place of sand
- Replace tile roofing substrate
- Replace galvanized iron supply plumbing infrastructure
- Replace wood windows
- Renovation of building storm water drains

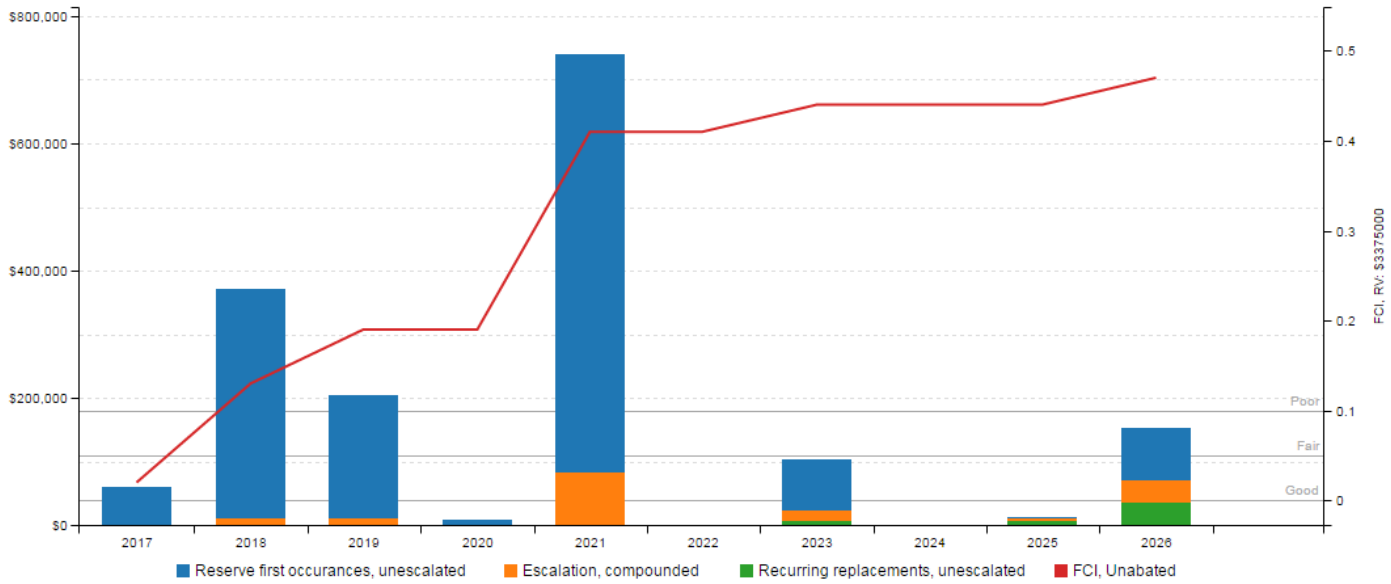
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

According to property management personnel, the property has had no capital improvement expenditure program over the past three years.

1.2. FACILITY CONDITION INDEX (FCI)

FCI Analysis: Miraleste (MELA)

Replacement Value: $ 3,375,000; Inflation rate: 3.0%



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE

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)	1.8%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	47%	Poor
Current Replacement Value (CRV)	21,132 SF * $225 / SF = $3,375,000	
Year **0** (Current Year) - Immediate Repairs (IR)	$61,588	
Years **1-10** – Replacement Reserves (RR)	$1,600,210	
TOTAL Capital Needs	**$1,661,798**	

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

- Replace outdoor lighting fixtures
- Replace carpet flooring
- Replace plumbing fixtures

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

1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

Areas of suspected fungal growth were found in an unused restroom adjacent to the Multi-Purpose Room. Approximately 10 square feet of plaster/drywall ceiling is affected.

The suspected fungal growth appears to be the result of repaired roof leaks. Exposure to suspected fungal growth can be hazardous and should be avoided. The presence of suspected fungal growth does not necessarily constitute an exposure. This assessment does not constitute a comprehensive moisture intrusion survey of the Project, and any conclusions are based solely on conditions readily observable in accessed areas.

Based on the apparent limited extent of suspected fungal growth (less than 30 square feet), the suspected fungal growth can be abated by the onsite maintenance staff as part of the property's routine maintenance program. Such persons should receive training in accordance with OSHA on proper clean up methods, personal protection, and potential health/safety hazards. The cost of this work is not included in the cost tables.

In addition, 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 the A/B Admin Classroom Building is in the

AB 300 Inventory. It is our understanding that an engineer has been retained by the School District to analyze the building 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, existing deficiencies, and possible issues or violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition, and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2. SCOPE

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

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

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

2.3. PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Terry Kamibayashi Maintenance and Operations Director	Palos Verdes Peninsula Unified School District	310.544.0045
Tony Pring District Electrician	Palos Verdes Peninsula Unified School District	310.751.7079
Mary Ellen Haworth Site Supervisor	Miraleste Early Learning Academy	310.732.0922 ex. 200

The FCA was performed with the assistance of Tony Pring, District Electrician, Palos Verdes Peninsula Unified School District, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is completely knowledgeable about the subject property and answered most questions posed during the interview process. The POC's management involvement at the property has been for the past 20 years.

2.4. DOCUMENTATION REVIEWED

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

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.

- As Built construction documents by HMC Group, dated 03/12/2002.

2.5. PRE-SURVEY QUESTIONNAIRE

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

2.6. WEATHER CONDITIONS

October 31, 2016: Clear, with temperatures in the 70s (°F) and light winds.

3. ACCESSIBILITY AND PROPERTY RESEARCH

3.1. ADA ACCESSIBILITY

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

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

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act.

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

3.2. FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated 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 21,132 square feet of the building are owned by the Palos Verdes Peninsula Unified School District, and occupied by the Miraleste Early Learning Academy. The spaces are a combination of offices, classrooms, multi-purpose room restrooms and utilities rooms..

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 and exterior of the property All areas of the property were available for observation during the site visit.

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

5. SITE IMPROVEMENTS

5.1. UTILITIES

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

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

Actions/Comments:

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

5.2. PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Via Canada
Access from	South
Additional Entrances	Picardie Road
Additional Access from	North

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Asphalt	>5 Years	Fair
Parking Lot	Asphalt	>5 Years	Fair
Drive Aisles	Asphalt	>5 Years	Fair
Service Aisles	Asphalt	>5 Years	Fair
Sidewalks	Concrete	>10 years	Fair
Curbs	Concrete	>10 years	Fair
Site Stairs	Cast-in-place concrete	>10 years	Good
Pedestrian Ramps	Cast-in-place concrete	>10 years	Good

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
44	None	None	None	None
Total Number of ADA Compliant Spaces			2	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			44	
Parking Ratio (Spaces/Building Area)			2/1000 sf	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Throughout Facility	Concrete stairs	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete pavement

Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration in various places throughout the facility. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.
- The concrete pavement has isolated areas of cracks and concrete spalling in various places throughout the facility. The damaged areas of concrete pavement require replacement.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The POC reported that ongoing issues exist with the building storm water drains. renovation of the drains is required. A budgetary cost is included.
- There is no evidence of storm water runoff from adjacent properties. There is no evidence of major ponding or erosion.

5.4. TOPOGRAPHY AND LANDSCAPING

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

RETAINING WALLS		
TYPE	LOCATION	CONDITION
None	N/A	--

Anticipated Lifecycle Replacements:

- Irrigation controls

Actions/Comments:

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

5.5. GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Post mounted wood
Street Address Displayed?	No

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

SITE AND BUILDING LIGHTING					
	☒	☐	☐	☐	☐
	Overall Site Lighting Condition		--		
Building Lighting	None		Wall Mounted		Recessed Soffit
	☐		☒		☒
	Overall Building Lighting Condition		Poor		

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter of property	Fair
Chain link with metal posts	Play area	Good

REFUSE DISPOSAL				
Refuse Disposal		Common area dumpsters		
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Adjacent MPR	Asphalt paving	None	Yes	Poor

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Play area	Good
Tennis Courts	Asphalt	Courtyard	Fair
Basketball Court	Asphalt	Courtyard	Fair
Swimming Pool	None	N/A	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Playground surfaces

Actions/Comments:

- There are corroded and damaged light fixtures along the exterior walls throughout the facility. The light fixtures require replacement to provide necessary levels of night lighting for security.

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	Concrete slab and concrete walls	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Ground Floor	Concrete slab	Fair
Upper Floor Framing	Concrete beams	Fair
Upper Floor Decking	Concrete, cast-in-place	Fair
Roof Framing	Wood joists, purlins, rafters	Fair
Roof Decking	Plywood or OSB	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3. ROOFING

PRIMARY ROOF			
Type / Geometry	Gabled	Finish	Concrete/clay tiles
Maintenance	In-house staff	Roof Age	~35 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	Gable end vents	Leaks Observed	No
Ventilation Source-2	Power vents	Roof Condition	Fair

The primary roof is throughout facility

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Built-up membrane
Maintenance	In-house staff	Roof Age	Unknown
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	None
Soffits	None	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The secondary roof is located at covered walkway

Anticipated Lifecycle Replacements:

- Roofing substrate
- Built-up roof

Actions/Comments:

- The roof finishes appear to be more than 30 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- According to the POC, roof leaks have occurred in the past year. The leaks have since been repaired, and no active roof leaks are evident.
- The roofing substrate needs to be replaced; the cost for this work is included.

- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance and operations program.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics..

6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
PERMANENT STRUCTURES		
Primary Finish	Stucco	Fair
Secondary Finish	Concrete	Fair
Accented with	Brick veneer	Fair
Soffits	Concealed	Fair

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- The POC reported that water infiltration at the exterior walls has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- The POC reported that some areas of the building are poorly insulated. The on-site POC was unable to identify specific, significant areas of insufficient insulation at the time of the assessment. It is recommended that areas of damaged, inadequate, and missing insulation are repaired as part of the property manager's routine maintenance program.
- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the component listed above will be required.

6.5. EXTERIOR AND INTERIOR STAIRS AND RAMPS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	Cast-in-place concrete	Closed	Metal	Metal	Good
Building Exterior Ramps	Cast-in-place concrete	--	Metal	Metal	Good
Building Interior Stairs	None	None	None	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Wood framed, operable	Single pane	Throughout Facility	☐	Fair
Vinyl framed, operable	Double pane	West of Building B	☐	Good
Steel framed, operable	Single pane	Building D	☒	Fair

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Metal, hollow	Good
Secondary Entrance Doors	Metal, hollow	Good
Service Doors	Metal, hollow	Good
Service Door	Wood	Poor

Anticipated Lifecycle Replacements:

- Windows
- Exterior wood door

Actions/Comments:.

- Some windows at Buildings A, B, D and E are antiquated, energy-inefficient units with single-pane glazing. Some of thse windows are difficult to open and close. Window replacement is recommended.
- The POC reported that water infiltration at the exterior windows has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- The exterior wood door at the south of MPR building is damaged. The damaged door should be replaced.

6.7. PATIO, TERRACE, AND BALCONY

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

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

INDIVIDUAL UNITS	
Primary Components	Split system furnaces and condensing units
Cooling (if separate from above)	Performed via components above
Quantity and Capacity Ranges	15 units ranging from 60 MBH to 225 MBH
Total Heating or Cooling Capacity	1325 MBH
Heating Fuel	Natural gas
Location of Equipment	Mechanical rooms
Space Served by System	Entire facility
Age Ranges	13 years
Primary Component Condition	Fair

SUPPLEMENTAL COMPONENTS	
Supplemental Component #1	Air Handler
Location / Space Served by Air handler	MPR
Air handler Condition	Fair
Supplemental Component #2	N/A

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

Anticipated Lifecycle Replacements:

- Air handler
- Furnace
- Exhaust fan
- Condensing unit

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff were interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. A budgetary cost for this work is included.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

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

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas and electric
Quantity and Input Capacity	2 units at 38 MBH, 1 unit at 4.5 kW
Storage Capacity	30-40 gallons
Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	N/A
Quantity of Storage Tanks	N/A
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

- Water heaters
- Water closets
- Urinals
- Sinks
- Plumbing System Upgrade

Actions/Comments:

- Most of the domestic water lines are galvanized iron piping. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, EMG recommends replacing all the plumbing supply lines with copper. A budgetary cost allowance is included.

7.3. BUILDING GAS DISTRIBUTION

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4. BUILDING ELECTRICAL

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

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchgear and main distribution panel step-down transformers are mostly 2003 components. The electrical service is reportedly adequate for the facility's needs.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	None					
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	--					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Building A		2003			
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2, 2016		Yes			
Hydrant Location	Along curb					
Siamese Location	N/A					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

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

8. INTERIOR SPACES

8.1. INTERIOR FINISHES

The facility is used as a school.

The most significant interior spaces include classrooms. Supporting areas include administrative offices, restrooms, teachers' work room and utilities rooms.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Carpet	Offices, classrooms	Fair
Vinyl tile	Lobby, classrooms	Fair
Ceramic tile	Restrooms	Good
Hardwood	Building A restroom	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted CMU	Throughout Facility	Fair
Painted drywall	Mechanical Closets	Fair
Ceramic tile	Restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Throughout facility (partial)	Fair
Suspended T-Bar (acoustic tile)	Classrooms (Building D)	Fair
Hard (glued) tiles	Throughout facility (partial)	Poor

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hallow Metal	Good
Door Framing	Wood	Good
Fire Doors	No No	--

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Interior paint
- Acoustic ceiling tile

Actions/Comments:

- It appears that the interior finishes have not been renovated within the last 10 years.

- The glued ceiling tiles have significant areas of water-damage. Due to the age and estimated Remaining Useful Life of the ceiling tiles, it is recommended that the acoustical ceiling tiles be replaced. The cost for this work included.
- There are isolated areas of water-damaged wall finishes in rooms 1 and 2. The damaged wall areas need to be repaired. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

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

8.3. COMMERCIAL KITCHEN AND LAUNDRY EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house staff. Meanwhile, the kitchen appliances have not been used in over 12 years, and there is no immediate plan to use them. While the appliances will need to be replaced in the future, the cost is not included.

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Reach-in	Fair
Freezers	Reach-in	Fair
Food mixer	Electric	Fair
Ovens	Gas	Fair
Hood	Exhaust ducted to exterior	Fair

Anticipated Lifecycle Replacements:

- Convection oven
- Reach-in refrigerator/freezer
- Food mixer

Actions/Comments:

- No significant actions are identified at the present time.

9. OTHER STRUCTURES

Not applicable. There are no major accessory structures.

10. CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Palos Verdes Peninsula Unified School District at Miraleste Early Learning Academy, 6245 Via Canada, 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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11. APPENDICES

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

APPENDIX A:
PHOTOGRAPHIC RECORD

Photo #1: Front view

Photo #2: View of Building D

Photo #3: Side view of Building B

Photo #4: Rear view of Building B

Photo #5: ADA parking

Photo #6: Asphalt paved parking area

Photo #7:	Asphalt pavement roadway

Photo #8:	Asphalt pavement roadway

Photo #9:	Common area dumpsters

Photo #10:	Play area

Photo #11:	Sand box

Photo #12:	Play area

Photo #13: Built-up roof at covered walkway

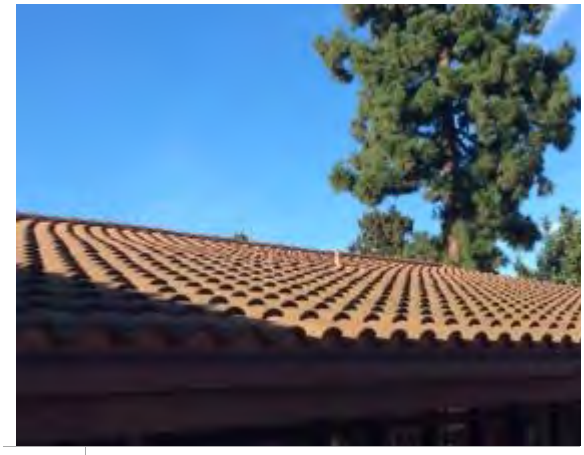


Photo #14: Clay tile roof

Photo #15: Clay tile roof

Photo #16: Clay tile roof

Photo #17: Exterior wall

Photo #18: Covered walkway

Photo #19:	Windows

Photo #20:	Window

Photo #21:	Fire alarm control panels

Photo #22:	Water heater

Photo #23:	Condensing units

Photo #24:	Furnace

Photo #25: Urinals

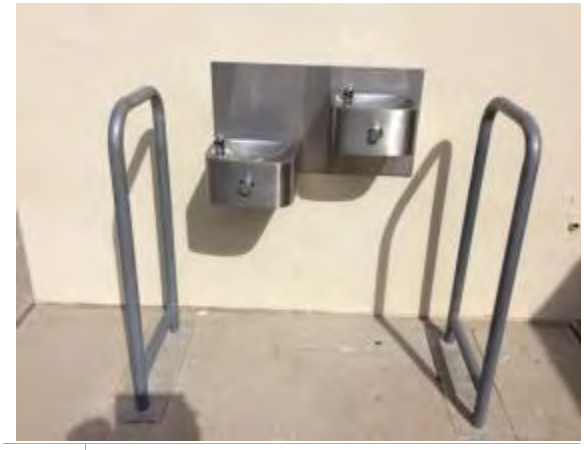


Photo #26: Drinking fountain

Photo #27: Water closet

Photo #28: Lavatories

Photo #29: Circuit breaker panel

Photo #30: Switchgear

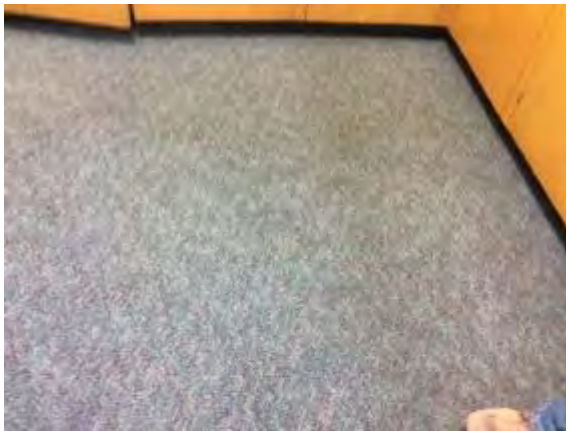


Photo #31:	Carpet

Photo #32:	Vinyl Tile flooring

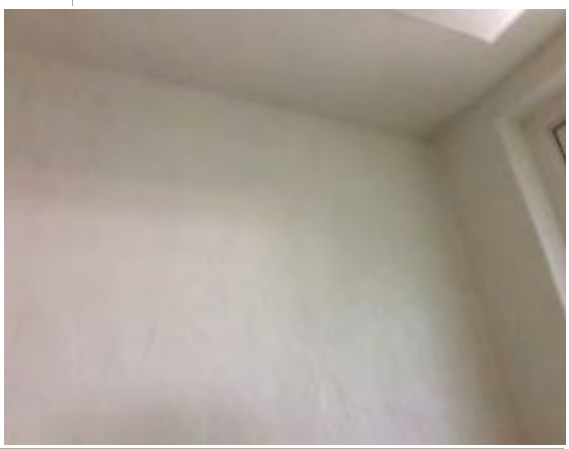


Photo #33:	Plastered interior wall

Photo #34:	Acoustical ceiling tiles (glued)

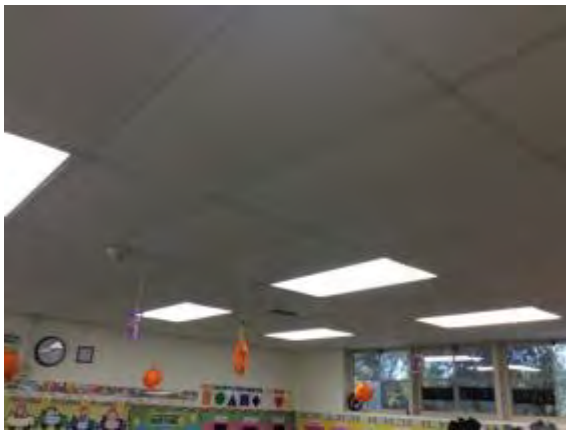


Photo #35:	Acoustical ceiling tiles (suspended)

Photo #36:	Classroom

Photo #37:	MPR

Photo #38:	Kitchen (unused)

Photo #39:	Restroom

Photo #40:	Fungal growth (unused restroom at MPR)

APPENDIX B:
SITE AND AERIAL PLANS

AERIAL SITE PLAN

MIRALESTE (MELA)
6245 VIA CANADA
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-022.017

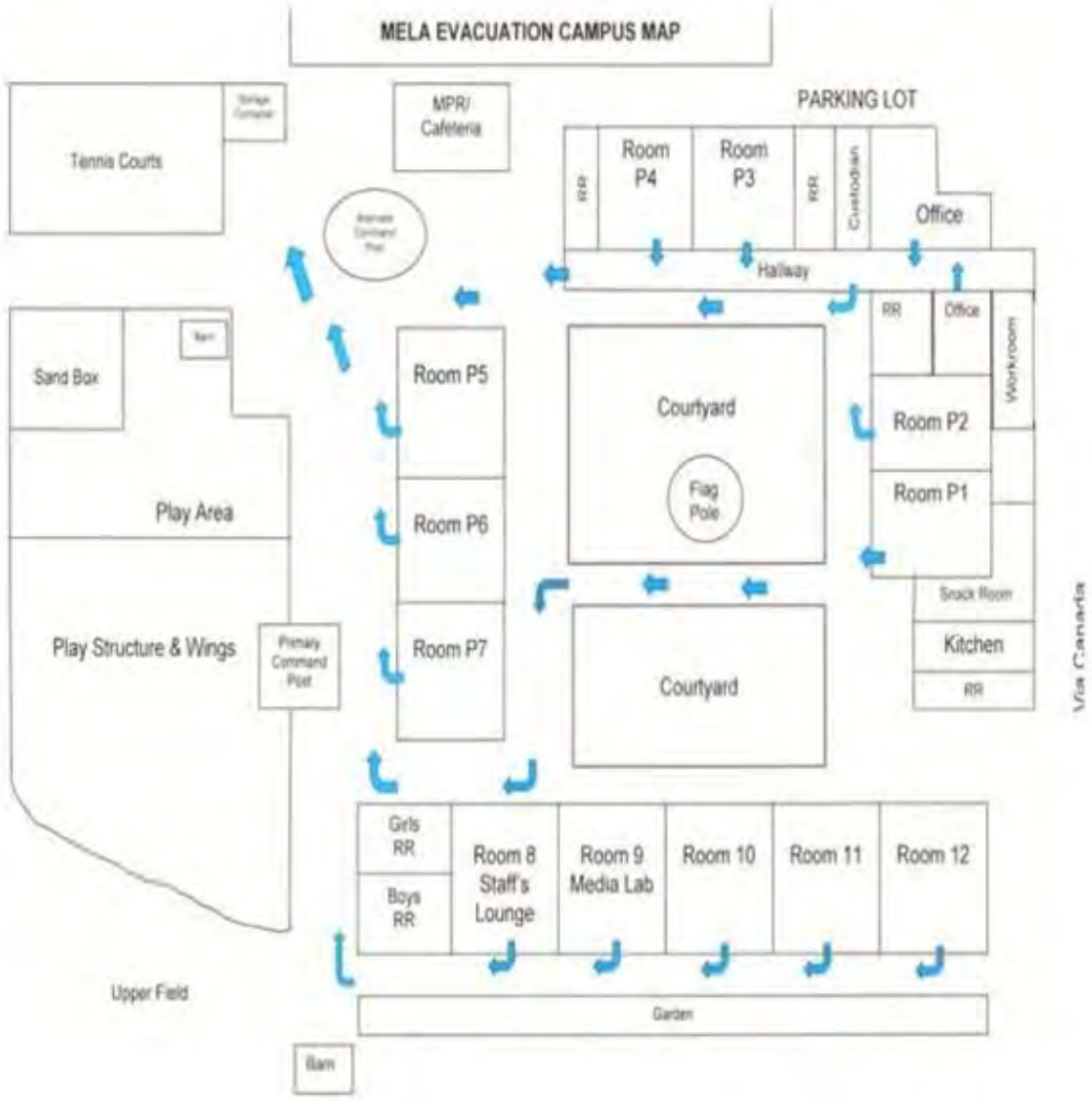
SOURCE:
Google Maps: Imagery ©2016 Google, Map data ©2016 Google

ON-SITE DATE:
May 11, 2016

SITE PLAN

MIRALESTE (MELA)
6245 VIA CANADA
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-022.017



SOURCE:
Miraleste (MELA) Admin Office

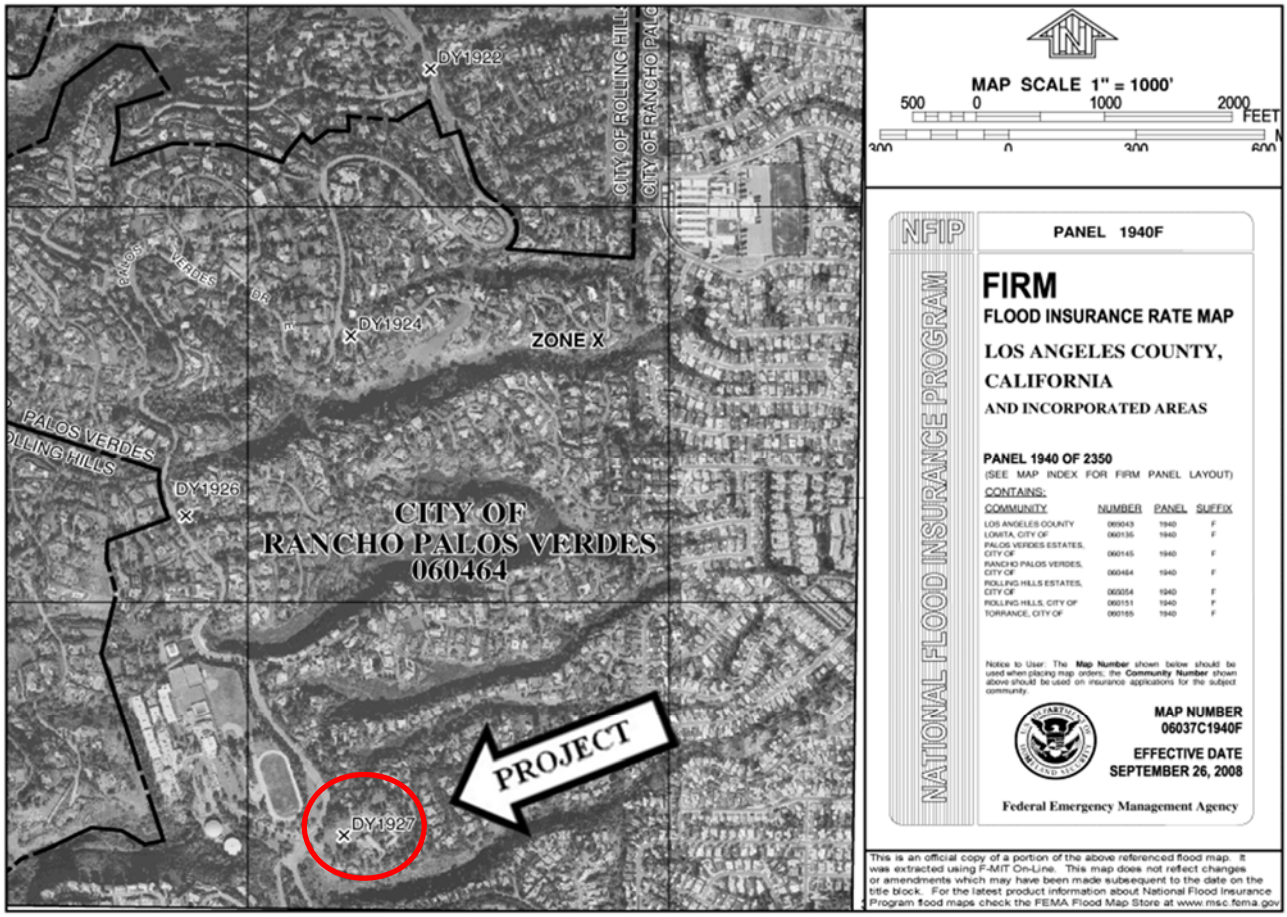
ON-SITE DATE:
October 31, 2016

APPENDIX C:
SUPPORTING DOCUMENTATION

FLOOD MAP

MIRALESTE (MELA)
6245 VIA CANADA
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-022.017



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

ON-SITE DATE:
October 31, 2016

APPENDIX D:
EMG ABREVIATED ADA CHECKLIST

PROPERTY NAME: Miraleste (MELA
DATE: October 31, 2016
PROJECT NUMBER: 119663.16R000-022.017

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?				Unknown
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?				Unknown
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
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					
	ENTRANCES/EXITS	**YES**	**NO**	**N/A**	**COMMENTS**
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3.	Can the alternate accessible entrance be used independently?	✓			
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✓	
	PATHS OF TRAVEL	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?			✓	
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					
	ELEVATORS	**YES**	**NO**	**N/A**	**COMMENTS**
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	RESTROOMS	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			
	POOLS	**YES**	**NO**	**NA**	**COMMENTS**
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
	PLAY AREA	**YES**	**NO**	**NA**	**COMMENTS**
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	✓			
2	Are play structures accessible?				Not all play structures are 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 Elementary		
Name of Building:		Building #:	
Name of person completing questionnaire:	TERRY KAMIBAYASHI		
Length of Association With the Property:	1 YEAR	Phone Number:	424-903-5041

SITE INFORMATION	
Year of Construction?	1929
No. of Stories?	1 Floors
Total Site Area?	Acres
Total Building Area?	21117 sf

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	N/A	
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	9-7-2015	
4. Roofs?		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	
Planned Capital Expenditure For Next Year?	
Age of the Roof?	
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	District Responsible for ALL

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

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

Facility Condition Assessment
Pre-Survey Questionnaire

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

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

Facility Condition Assessment
Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	/				
	BUILDING HVAC & ELECTRICAL					
20	Are there any leaks or pressure problems with natural gas service?		/			
21	Does any part of the electrical system use aluminum wiring?		/			
22	Do Residential units have a less than 60-Amp service?				/	
23	Do Commercial units have less than 200-Amp service?				/	
24	Are there any problems with the utilities, such as inadequate capacities?		/			120/208 VOLT 3Ø 1600 Amps COPPER CONDUCTORS ELECTRICAL UPGRADED 1240AMPS
	ADA					
25	Has the management previously completed an ADA review?	/				
26	Have any ADA improvements been made to the property?	/				
27	Does a Barrier Removal Plan exist for the property?		/			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		/			
29	Has building ownership or management received any ADA related complaints?			/		
30	Does elevator equipment require upgrades to meet ADA standards?				/	
	PLUMBING					
31	Is the property served by private water well?		/			
32	Is the property served by a private septic system or other waste treatment systems?		/			
33	Is polybutylene piping used?					
34	Are there any plumbing leaks or water pressure problems?					

Facility Condition Assessment
Pre-Survey Questionnaire

	ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?
1	BUILDING DRAINS NEED REPLACING
2	ORIGINAL GALVANIZED WATER PIPING
3	

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

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

INFORMATION REQUIRED	
1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.	8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system and material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.