

FACILITY CONDITION ASSESSMENT

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



FACILITY CONDITION ASSESSMENT
OF
PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

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EMG PROJECT #:

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DATE OF REPORT:

November 23, 2016

ONSITE DATE:

September 22, 2016



engineering | environmental | capital planning | project management

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Immediate Repairs Report
Montemalaga Elementary
5/4/2017



Report Section	Location	Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	Restrooms		483692	ADA, Restroom, Lavatory Hardware, Modify	11	EA	\$442.75	\$4,870	\$4,870
Immediate Repairs Total									\$4,870

* Location Factor (1.0) included in totals.



5/4/2017

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
3.1	Restrooms	483692	ADA, Restroom, Lavatory Hardware, Modify	0	15	* 0	11	EA	\$442.75	\$4,870	\$4,870																				\$4,870
5.2	Parking lot	483693	Roadways, Asphalt Pavement, Seal & Stripe	5	57	* 0	23500	SF	\$0.38	\$8,918		\$8,918					\$8,918					\$8,918					\$8,918				\$35,673
5.4	Site	483694	Irrigation System, , Replace/Repair Contollers/Valves	25	56	* 0	304920	SF	\$0.15	\$45,738								\$45,738													\$45,738
5.5	Playground	514276	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2	24000	SF	\$0.38	\$9,132			\$9,132					\$9,132					\$9,132					\$9,132			\$36,528
5.5	Kindergarten play area	514274	Play Structure, Small, Replace	20	9	11	1	EA	\$18,975.00	\$18,975												\$18,975									\$18,975
6.4	Building exterior walls	514279	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	45000	SF	\$2.87	\$129,182					\$129,182											\$129,182					\$258,363
6.4	Portables	494275	Exterior Wall, Textured Plywood (T1-11), Replace/Repair	20	11	9	1800	SF	\$11.59	\$20,863										\$20,863											\$20,863
6.4	Portables	494657	Window, Aluminum Double-Glazed 12 SF, 1-2 Stories, Replace	30	16	14	8	EA	\$584.21	\$4,674															\$4,674						\$4,674
7.1	Exterior enclosure	514321	Condenser, Air-Cooled, 5 Ton, Replace	15	11	4	1	EA	\$4,237.42	\$4,237					\$4,237															\$4,237	\$8,475
7.1	Exterior enclosure	514320	Condenser, Air-Cooled, 3 Ton, Replace	15	6	9	2	EA	\$2,755.13	\$5,510										\$5,510											\$5,510
7.1	Portables	494366	Heat Pump, 3.5 to 5 Ton, Replace	15	13	2	4	EA	\$8,928.22	\$35,713			\$35,713														\$35,713				\$71,426
7.2	All buildings	494378	Toilet, Tankless (Water Closet), Replace	20	1	19	10	EA	\$842.97	\$8,430																				\$8,430	\$8,430
7.2	Restrooms	494382	Urinal, Vitreous China, Replace	20	1	19	10	EA	\$1,193.44	\$11,934																				\$11,934	\$11,934
7.2	Restrooms	494392	Lavatory, Porcelain Enamel, Cast Iron, Replace	20	1	19	10	EA	\$795.35	\$7,954																				\$7,954	\$7,954
7.2	All buildings	494380	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	10	7	3	1	EA	\$2,349.48	\$2,349				\$2,349										\$2,349							\$4,699
7.4	Throughout Building	588396	Electrical System, School, Upgrade	40	37	3	37380	SF	\$49.78	\$1,860,590				\$1,860,590																	\$1,860,590
7.4	Throughout Building	483740	Electrical Switchgear and Equipment, Remove Original	0	57	* 0	1	LS	\$100,000.00	\$100,000				\$100,000																	\$100,000
7.6	Office, Utility closet	514325	Fire Alarm Control Panel, Multiplex, Replace	15	9	6	2	EA	\$4,284.35	\$8,569							\$8,569														\$8,569
8.1	All buildings	483697	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	15	* 0	48500	SF	\$1.42	\$69,025				\$69,025								\$69,025								\$69,025	\$207,076
8.1	Portions of all buildings	494510	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	15	* 0	27000	SF	\$4.80	\$129,616					\$129,616															\$129,616	\$259,232
8.1	Offices and classrooms	483696	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	15	* 0	8000	SF	\$7.26	\$58,050						\$58,050															\$58,050
	Classrooms, Administration building, MPR	494374	Furnace, Gas, 51 to 100 MBH, Replace	20	11	9	18	EA	\$3,801.45	\$68,426										\$68,426											\$68,426
Totals, Unescalated											\$4,870	\$8,918	\$44,845	\$2,031,964	\$133,854	\$187,232	\$17,487	\$54,870	\$0	\$94,799	\$0	\$96,918	\$9,132	\$2,349	\$4,674	\$129,182	\$8,918	\$44,845	\$0	\$231,196	\$3,106,054
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)											\$4,870	\$9,186	\$47,576	\$2,220,382	\$150,653	\$217,053	\$20,880	\$67,483	\$0	\$123,691	\$0	\$134,158	\$13,020	\$3,450	\$7,069	\$201,261	\$14,311	\$74,122	\$0	\$405,404	\$3,714,571

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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:	1121 Via Nogales, Palos Verdes Estates, California 90274
Year Constructed/Renovated:	1960 Renovated 2001
Current Occupants:	Unknown
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:	Elementary School
Site Area:	9.7 acres
Building Area:	37,380 SF
Number of Buildings:	10
Number of Stories:	1
Parking Type and Number of Spaces:	38 spaces in open lots.
Building Construction:	Masonry bearing walls and wood-framed roofs at most buildings. Wood framed walls at portable buildings.
Roof Construction:	Gabled roofs with clay tiles at most buildings. Flat roofs with metal panels at portables.
Exterior Finishes:	Painted brick, stucco at library, painted wood siding at portables
Heating, Ventilation and Air Conditioning:	Individual package, heat pump. Only the Library has air conditioning.
Fire and Life/Safety:	Smoke detectors, alarms, extinguishers, alarm panel, and exit signs
Dates of Visit:	September 22, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Douglas Breidenbach
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

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

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

- Upgrade the main electrical system

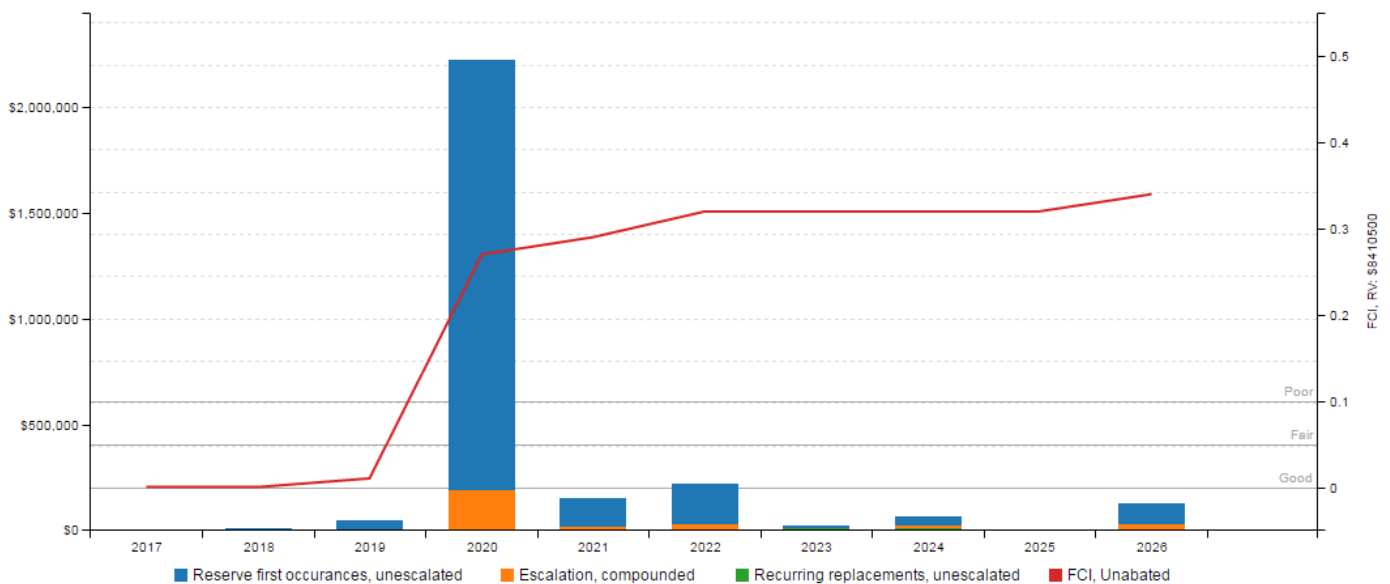
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

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

1.2 FACILITY CONDITION INDEX (FCI)

FCI Analysis: Montemalaga Elementary

Replacement Value: \$ 8,410,500; 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%

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

KEY FINDING	METRIC	
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	0.0%	Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	33%	Poor
Current Replacement Value (CRV)	37,380 SF x \$225/SF = \$8,410,500	
Year 0 (Current Year) - Immediate Repairs (IR)	\$4,870	
Years 1-10 – Replacement Reserves (RR)	\$2,856,906	
TOTAL Capital Needs	\$2,861,776	

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

- Accessibility: provide level handle hardware at all accessible locations

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

1.3 SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

There are no visual indications of the presence of suspected fungal growth, conditions conducive to such growth, or evidence of moisture

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.

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.

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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.

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PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2 SCOPE

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

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

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

2.3 PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Terry Kamibayashi Maintenance and Operations Director	Palos Verdes Peninsula Unified School District	310-544-0045
Tony Pring Electrical Maintenance Supervisor	Palos Verdes Peninsula Unified School District	310-753-5241

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

2.4 DOCUMENTATION REVIEWED

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

2.5 PRE-SURVEY QUESTIONNAIRE

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

2.6 WEATHER CONDITIONS

9/22/2016: Clear, with temperatures in the 80s (°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 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:

Restrooms

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

Estimated Cost: 11 @ \$442.75 each = \$4870

A full Accessibility Compliance Survey may reveal some 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 \$4870 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 #06037C19175, published by the Federal Emergency Management Agency (FEMA) and dated 1/6/2016, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

According to the 1997 Uniform Building Code Seismic Zone Map of the United States, the property is located in Seismic Zone 4, defined as an area of high probability of damaging ground motion.

4 EXISTING BUILDING ASSESSMENT

4.1 SPACE TYPES

All 37,380 square feet of the building are owned by the Palos Verdes Unified School District, and occupied by Montemalaga Elementary School. The spaces are a combination of offices, classrooms, multi-purpose room, cafeteria, and supporting restrooms.

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.

5 SITE IMPROVEMENTS

5.1 UTILITIES

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

SITE UTILITIES		
UTILITY	SUPPLIER	CONDITION AND ADEQUACY
Sanitary sewer	City of Palos Verdes Estates	Good
Storm sewer	City of Palos Verdes Estates	Good
Domestic water	Cal Water	Good
Electric service	Southern California Edison	Good
Natural gas service	Southern California Gas	Good

Actions/Comments:

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

5.2 PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Via Nogales
Access from	South
Additional Entrances	None
Additional Access from	North

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	15+ years	Good
Parking Lot	Asphalt	Unknown	Good
Drive Aisles	Asphalt	Unknown	Good
Service Aisles	None	NA	--
Sidewalks	Concrete	Unknown	Good
Curbs	Concrete	Unknown	Good
Site Stairs	None	NA	--
Pedestrian Ramps	Cast-in-place concrete	15+years	Good

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PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
38	NA	NA	NA	NA
Total Number of ADA Compliant Spaces			2	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			38	
Parking Ratio (Spaces/Area)			1/1000 sf	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Access to playing fields	Concrete stairs	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating

Actions/Comments:

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

5.3 DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	<input checked="" type="checkbox"/>	Good
Inlets	<input type="checkbox"/>	--
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input checked="" type="checkbox"/>	Good
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Good
Dry Well	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

- No components of significance

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Actions/Comments:

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

5.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes gently down from the east side of the property to the west property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Good						
Irrigation	Automatic Underground		Drip		Hand Watering	None	
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
Irrigation Condition	Good						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
CMU	Along portion of the east property line	Good

Anticipated Lifecycle Replacements:

- Landscaping materials

Actions/Comments:

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

5.5 GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Monument
Street Address Displayed?	No

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall Site Lighting Condition			Fair	

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SITE AND BUILDING LIGHTING			
Building Lighting	None	Wall Mounted	Recessed Soffit
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Overall Building Lighting Condition		Good

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Along portions of south property line, along the west, north, and east property lines	Good

REFUSE DISPOSAL				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Adjacent to the cafeteria	Concrete pad	CMU fence	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Adjacent to athletic field and adjacent to the kindergarten building	Good
Tennis Courts	None	NA	--
Basketball Court	Asphalt	Adjacent to athletic field on the west side of campus	Good
Swimming Pool	None	NA	--

Anticipated Lifecycle Replacements:

- Playground equipment
- Playground surfaces

Actions/Comments:

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

6 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1 FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--
PORTABLE STRUCTURES		
Foundation	Wood/Metal Cripple Wall on Perimeter Concrete Footing	Good
Basement and Crawl Space	Minimal Crawl Space for Ventilation	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.

6.2 SUPERSTRUCTURE

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

Anticipated Lifecycle Replacements:

- No components of significance

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Actions/Comments:

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

6.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Gabled	Finish	Concrete/clay tiles
Maintenance	None	Roof Age	56 years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Good

The primary roof is located at the permanent school buildings.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Standing seam metal
Maintenance	None	Roof Age	Unknown
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	Could not be determined
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Good

The secondary roof is located at the portable structures.

Anticipated Lifecycle Replacements:

- No Components of significance

Actions/Comments:

- The roof finishes are original. The clay tile roofs at most buildings are original and are approximately 50 years old. Clay tile roofs have an indeterminate life span and are in good condition. The roofs at the portable buildings are standing seam metal roofs that also have an indeterminate life span and are in good condition. Information regarding roof warranties or bonds was not available
- The property owner reported that roof leaks have occurred in the past. No evidence of active roof leaks was observed at the time of the assessment.

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6.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	CMU / Masonry	Good
Secondary Finish	Stucco	Good
Accented with	NA; No accenting	Good
Soffits	Concealed	Good

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

Anticipated Lifecycle Replacements:

- Exterior paint
- Wood siding
- Wood trim (included with siding)

Actions/Comments:

- 7 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.
- 8 The property owner reported that some areas of the building envelope are poorly insulated. The on-site POC was unable to identify specific, significant areas of insufficient insulation at the time of the assessment. It is recommended that areas of damaged, inadequate, and missing insulation are repaired as part of the property manager's routine maintenance plan.

6.5 EXTERIOR AND INTERIOR STAIRS

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

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6.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Steel framed, operable	Single pane	Administration building, classrooms, library	<input type="checkbox"/>	Good
Aluminum framed, operable	Single pane	Portable buildings	<input type="checkbox"/>	Fair

BUILDING DOORS		
Main Entrance Doors	Door Type	Condition
	Solid raised panel at Library	Good
	Metal, hollow	Good
Secondary Entrance Doors	Metal, hollow	Good
Secondary Entrance Doors	Glazed solid wood at Library	Good
Service Doors	Metal, hollow	Good
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- 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.
- On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7 PATIO, TERRACE, AND BALCONY

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

7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

The administration building, multipurpose room, and the classrooms are heated by a combination of wall heaters and Carrier furnaces. Some of the attic installed original equipment do not have tags indicating make and capacity. The library is the only building with cooling. The cooling is provided by three Carrier units with a step down transformer adjacent to the north side of the building. See Section 7.4 for additional information.

INDIVIDUAL UNITS	
Primary Components	Wall heaters, and Carrier furnaces
Cooling (if separate from above)	None; no cooling, except at Library and Portable Classrooms
Quantity and Capacity Ranges	7 units ranging from 3 to 5 tons
Total Heating or Cooling Capacity	28 tons cooling/BTUH
Heating Fuel	Natural gas
Location of Equipment	Exterior enclosure and utility closets
Space Served by System	All buildings
Age Ranges	Vary from 1960 to 2010
Primary Component Condition	Good

CONTROLS AND VENTILATION	
HVAC Control System	Individual non-programmable thermostats/controls
HVAC Control System Condition	Fair
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Package heat pumps
- Condensers
- Furnaces

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis.
- The HVAC equipment appears to be functioning adequately overall.

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7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron	Good
Waste/Sewer Piping	Cast iron	Good
Vent Piping	PVC	Good
Water Meter Location	Front of school at street	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	One/40,000 BTU
Storage Capacity	40 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	NA
Quantity of Storage Tanks	NA
Storage Tank Condition	NA
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 grade
Toilet (Water Closet) Flush Rating	Unk
Common Area Faucet Nominal Flow Rate	Unk
Condition	Good

Anticipated Lifecycle Replacements:

- Water heater

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

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).

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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	277/480 Volt, three-phase
Meter and Panel Location	Electrical room at Administration Building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8,		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Good		

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 POC reported that vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1960 construction. The electrical system appears to be undersized to provide the facility of this use and size adequate power. Additionally, 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.
- The school was retrofitted with a larger electrical service in 2001 in anticipation of installing air conditioning. The proposed conditioning system has not been installed, with the exception of the library building that has a separate transformer to power the condensers. The new, larger system is currently back feeding the original electrical system that dates to 1959. It is recommended that the original equipment be removed and to connect the new equipment to age and difficulty of obtaining replacement parts.

7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

BUILDING ELEVATORS			
Manufacturer	None	Machinery Location	N/A
Other Conveyances	Wheelchair Lift		
Other Conveyance Condition	Fair		

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Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The wheelchair lift is serviced on a routine basis. The wheelchair lift appears to be more than 10 years old.
- The wheelchair lift appears to provide adequate service. The wheelchair lift will require continued periodic maintenance.
- The wheelchair lift is inspected on an annual basis by the municipality, and a certificate of inspection is displayed on the lift. The inspection certificate has expired. It is common for inspections to occur behind schedule. A new inspection should be scheduled as soon as possible.

7.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	None					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated EXIT Signs	<input type="checkbox"/>
Alarm System Condition	--					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Administration Building			2001		
Fire Extinguishers	Last Service Date			Servicing Current?		
	8/16/2016			Yes		
Hydrant Location	SW corner Via Nogales and Via Balboa					
Siamese Location	None					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

Anticipated Lifecycle Replacements:

- Fire alarm panel

Actions/Comments:

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

8 INTERIOR SPACES

8.1 INTERIOR FINISHES

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

The most significant interior spaces include classrooms, a Multi-purpose Building, a Library, and an Administration Building. Supporting areas include administrative offices, restrooms, employee break rooms, 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
Carpet	Offices, Conference room	Good
Vinyl tile	Multi-purpose building	Good
Sheet vinyl	Classrooms	Good
Terrazzo	Restrooms	Good
Concrete	Mechanical, Electrical rooms	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Offices, Classrooms, Restrooms	Good
Terrazzo Wainscot	Restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Classrooms	Good
Painted drywall	Offices ,Restrooms	Good
Exposed structure	Multipurpose building, Library	Good

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow core	Good
Door Framing	Wood	Good
Fire Doors	No	NA

Anticipated Lifecycle Replacements:

- Carpet
- Interior paint
- Vinyl tile

Actions/Comments:

- The interior areas were last renovated in 2001

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- 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:

- Casework

Actions/Comments:

- Casework in classrooms and offices in the main building are original. Sink in the casework doesn't have knee and toe space underneath according to ADA requirements. Modification or replacement is recommended. This may be accomplished on an as needed basis by maintenance staff and costs are not included in the reserve tables.

8.3 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Good
Warmer	Electric	Good

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.

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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 School District at Montemalaga Elementary School, at 1121 Via Nogales, Palos Verdes Estates, California, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Reviewed by:



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11 APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

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APPENDIX A: PHOTOGRAPHIC RECORD

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

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Photo #1: School office



Photo #2: Classroom building



Photo #3: School library



Photo #4: Classroom building



Photo #5: Portable classroom buildings



Photo #6: Parking lot

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #7: Walkway



Photo #8: Covered walkway



Photo #9: Retaining wall



Photo #10: Ramp to playground



Photo #11: Stairway to playground



Photo #12: Kindergarten play structure

PHOTOGRAPHIC RECORD



Photo #13: Landscape area



Photo #14: Playing fields



Photo #15: Tile roof at permanent buildings



Photo #16: Metal roof at portable structures



Photo #17: Windows at permanent buildings



Photo #18: Window at portable structure

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #19: HVAC condensing units and transformer



Photo #20: Furnace



Photo #21: Duct heater



Photo #22: Package HVAC unit



Photo #23: Water heater



Photo #24: Bathroom sinks

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #25: Accessible toilet



Photo #26: Urinals



Photo #27: Drinking fountain



Photo #28: Backflow device



Photo #29: Gas service



Photo #30: Main switchgear

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #31: Electrical meter



Photo #32: Distribution panel



Photo #33: Classroom lighting



Photo #34: Library lighting



Photo #35: Interior transformer



Photo #36: Fire alarm panel

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #37: Classroom interior



Photo #38: Classroom interior



Photo #39: Kindergarten classroom interior



Photo #40: Library interior



Photo #41: Admin office



Photo #42: MPR interior

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

MONTEMALAGA ELEMENTARY

EMG PROJECT NO: 119663.16R000-003.017



Photo #43: Food service line



Photo #44: Kitchen area



Photo #45: Teacher work room



Photo #46: Classroom sink



Photo #47: Shade structure



Photo #48: Trash enclosure

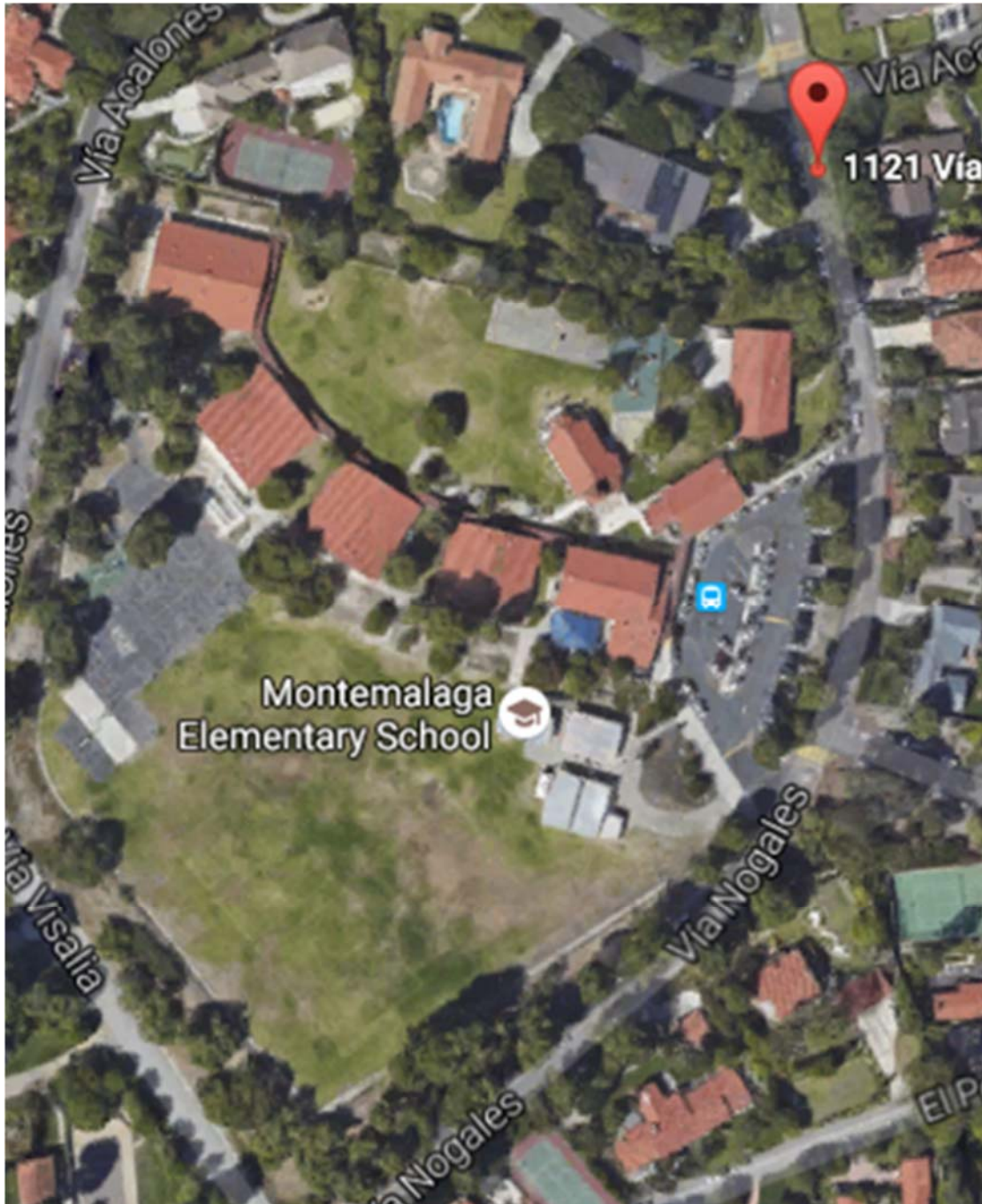
FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

APPENDIX B: SITE PLAN

SITE PLAN



SOURCE:

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



ON-SITE DATE:

September, 22 2016

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

APPENDIX C: SUPPORTING DOCUMENTATION

FLOOD MAP



SOURCE:
FEMA Map No.: 06037C1917G Dated: 1/6/2016

ON-SITE DATE:
September 22, 2016

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

DATE COMPLETED: 9-30-2016

PROPERTY NAME: Montemalga Elementary

EMG PROJECT NUMBER: 119663.16R000-003.017

EMG ABBREVIATED ADA CHECKLIST

	BUILDING HISTORY	YES	NO	UNK	COMMENTS
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	
5	Is any litigation pending related to ADA issues?		✓		
	PARKING	YES	NO	NA	COMMENTS
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
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	If required does signage exist directing you to accessible parking and an accessible building entrance?	✓			
	RAMPS	YES	NO	NA	COMMENTS
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✓			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	✓			
3	Does the width between railings appear at least 36 inches?	✓			

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

EMG ABBREVIATED ADA CHECKLIST					
	RAMPS (cont.)	YES	NO	NA	COMMENTS
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	ENTRANCES/EXITS	YES	NO	NA	COMMENTS
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
	PATHS OF TRAVEL	YES	NO	NA	COMMENTS
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	ELEVATORS	YES	NO	NA	COMMENTS
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
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 hoist way entrance as well as all cab/call buttons?			✓	
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	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	TOILET ROOMS	YES	NO	NA	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?		✓		

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

EMG ABBREVIATED ADA CHECKLIST					
	TOILET ROOMS (cont.)	YES	NO	NA	COMMENTS
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✓			
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 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?		✓		
	POOLS	YES	NO	NA	COMMENTS
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
	PLAY AREA	YES	NO	NA	COMMENTS
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.	✓			
2	Are play structures accessible?	✓			
	EXERCISE EQUIPMENT	YES	NO	NA	COMMENTS
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?	✓			

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

FACILITY CONDITION ASSESSMENT

MONTEMALAGA ELEMENTARY
1121 VIA NOGALES
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-003.017

APPENDIX E: PRE-SURVEY QUESTIONNAIRE



Facility Condition Assessment Pre-Survey Questionnaire

480V 300 main
400AMP ALUM/capitol
Copper

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

NAME OF INSTITUTION:		Montemalaga Elementary	
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?	1960
No. of Stories?	1 Floors
Total Site Area?	Acres
Total Building Area?	37380

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	7-27-2015	
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	9-10-2015	
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)	Districl Responsbl 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?	/				480 VOLT 3Ø 400AMPS MAIN COPPER & ALUMINUM
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 THE ELECTRICAL SYSTEM NEEDS FURTHER UPGRADES.
- 2
- 3

ITEMS PROVIDED TO EMG AUDITORS

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

Signature of person interviewed or completing form

Date