

# FACILITY CONDITION ASSESSMENT

*Prepared for*

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



## PREPARED BY:

EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[WWW.EMGCORP.COM](http://WWW.EMGCORP.COM)

## EMG CONTACT:

Mark Surdam  
Program Manager  
800.733.0660 x6251  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com)

## EMG PROJECT #:

119663.16R000-023.017

## DATE OF REPORT:

To Be Filled In By CD

## ONSITE DATE:

October 31, 2016

## FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT  
PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES. CA. 90275



engineering | environmental | capital planning | project management

Immediate Repairs Report  
Portuguese Bend  
5/9/2017



Location Name	Report SectionID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
Portuguese Bend	5.5	513495 Signage, Property, Monument/Pylon, Install	1	EA	\$6,602.00	\$6,602	\$6,602
Immediate Repairs Total							\$6,602

\* Location Factor included in totals.



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			
5.4	529304	Irrigation System, Controllers and Valves, Replace	25	13	12	485000	SF	\$0.12	\$58,200													\$58,200								\$58,200			
5.5	529305	Fences & Gates, Vinyl, 4' High, Replace	20	6	14	200	LF	\$52.20	\$10,440															\$10,440						\$10,440			
5.5	513495	Signage, Property, Monument/Pylon, Install	20	20	0	1	EA	\$6,602.00	\$6,602	\$6,602																				\$6,602			
Totals, Unescalated										\$6,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,200	\$0	\$10,440	\$0	\$0	\$0	\$0	\$0	\$0	\$75,242		
Location Factor (1.00)										\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Totals, Escalated (3.0% inflation, compounded annually)										\$6,602	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,979	\$0	\$15,791	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,373

## TABLE OF CONTENTS

<b>1. Executive Summary .....</b>	<b>1</b>
1.1. Property Information and General Physical Condition .....	1
1.2. Facility Condition Index (FCI) .....	2
1.3. Special Issues and Follow-Up Recommendations .....	3
1.4. Opinions of Probable Cost .....	3
1.4.1. Methodology .....	3
1.4.2. Immediate Repairs .....	3
1.4.3. Replacement Reserves .....	3
<b>2. Purpose and Scope .....</b>	<b>5</b>
2.1. Purpose .....	5
2.2. Scope .....	6
2.3. Personnel Interviewed .....	7
2.4. Documentation Reviewed .....	7
2.5. Pre-Survey Questionnaire .....	7
2.6. Weather Conditions .....	7
<b>3. Accessibility &amp; Property Research .....</b>	<b>8</b>
3.1. ADA Accessibility .....	8
3.2. Flood Zone and Seismic Zone .....	8
<b>4. Existing Building Assessment .....</b>	<b>9</b>
4.1. Space Types .....	9
4.2. Inaccessible Areas or Key Spaces Not Observed .....	9
<b>5. Site Improvements .....</b>	<b>10</b>
5.1. Utilities .....	10
5.2. Parking, Paving, and Sidewalks .....	10
5.3. Drainage Systems and Erosion Control .....	11
5.4. Topography and Landscaping .....	12
5.5. General Site Improvements .....	12
<b>6. Building Architectural and Structural Systems .....</b>	<b>14</b>
6.1. Foundations .....	14
6.2. Superstructure .....	14
6.3. Roofing .....	14
6.4. Exterior Walls .....	14
6.5. Exterior and Interior Stairs and Ramps .....	14
6.6. Exterior Windows and Doors .....	14
6.7. Patio, Terrace, and Balcony .....	14
<b>7. Building Mechanical and Plumbing Systems .....</b>	<b>15</b>
7.1. Building Heating, Ventilating, and Air Conditioning (HVAC) .....	15
7.2. Building Plumbing and Domestic Hot Water .....	15
7.3. Building Gas Distribution .....	15
7.4. Building Electrical .....	15
7.5. Building Elevators and Conveying Systems .....	15
7.6. Fire Protection and Security Systems .....	15
<b>8. Interior Spaces .....</b>	<b>16</b>
8.1. Interior Finishes .....	16
8.2. Furniture, Fixtures and Equipment (FF&E) .....	16
8.3. Commercial Kitchen & Laundry Equipment .....	16
<b>9. Other Structures .....</b>	<b>17</b>
<b>Certification .....</b>	<b>18</b>
<b>10. Appendices .....</b>	<b>19</b>

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

# 1. EXECUTIVE SUMMARY

## 1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

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

PROPERTY INFORMATION	
Address:	Portuguese Bend, 32319-32323 Forrestal Drive, Los Angeles County, CA. 90275
Year Constructed/Renovated:	1968
Current Occupants:	American Youth Soccer Organization (AYSO)
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:	Soccer Fields
Site Area:	17 Acres
Building Area:	N/A
Number of Buildings:	N/A
Number of Stories:	N/A
Parking Type and Number of Spaces:	6 parking spaces in open lot
Building Construction:	N/A
Roof Construction:	N/A
Exterior Finishes:	N/A
Heating, Ventilation and Air Conditioning:	N/A
Fire and Life/Safety:	N/A
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	N/A
Structure	N/A	Plumbing	N/A
Roof	N/A	Electrical	N/A
Vertical Envelope	N/A	Elevators	N/A
Interiors	N/A	Fire	N/A

## FACILITY CONDITION ASSESSMENT

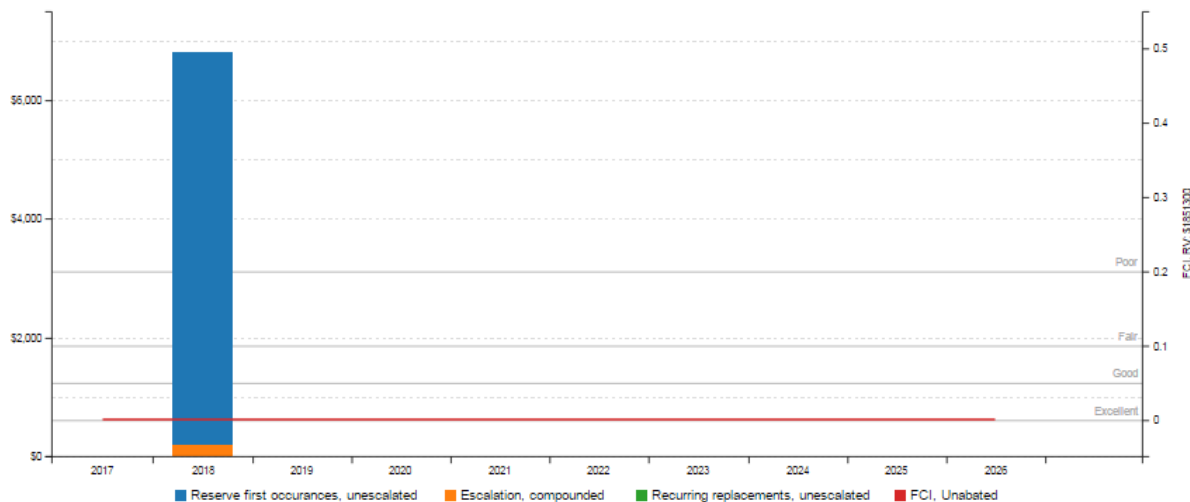
PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

### 1.2. FACILITY CONDITION INDEX (FCI)

#### FCI Analysis: Portuguese Bend

Replacement Value: \$ 1,851,300; Inflation rate: 3.0%



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

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

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	0% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	0% Good
Current Replacement Value (CRV)	740,520 SF * \$2.50 / SF = \$1,851,300
Year 0 (Current Year) - Immediate Repairs (IR)	\$6,602
Years 1-10 - Replacement Reserves (RR)	\$0
<b>TOTAL Capital Needs</b>	<b>\$6,602</b>

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

- Property identification signage

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

Not applicable. No issue of significance

### 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.

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

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.

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

### PLAN TYPES:

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

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

### PRIORITIZATION SCHEME:

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

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

## 2.2. SCOPE

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

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

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

- 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 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 District Electrician	Palos Verdes Peninsula Unified School District	310.735.7079

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 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.

- Assessor's map, County of Los Angeles.

### 2.5. PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire was not received by EMG.

### 2.6. WEATHER CONDITIONS

October 31, 2016: Clear, with temperatures in the 70's (°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 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:

#### **Parking**

- Adequate number of designated parking stalls. There is no striped parking on the site.
- Adequate number of designated parking stalls and signage for vans are not provided.
- Passenger drop off areas are not provided at the soccer field entrances or access routes.

#### **Paths of Travel**

- Compliant signage indicating accessible entrances and general information is not provided.

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

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

### 3.2. FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated September 26, 2008, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

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

## 4. EXISTING BUILDING ASSESSMENT

---

### 4.1. SPACE TYPES

The entire area is owned by the Palos Verdes Peninsula Unified School District, and occupied by the American Youth Soccer Association. The property comprises three soccer fields.

### 4.2. INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The entire area was observed in order to gain a clear understanding of the property's overall condition.

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..

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

## 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	N/A	Good
Natural gas service	N/A	--

### 5.2. PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Main Sail Drive
Access from	West
Additional Entrances	N/A
Additional Access from	N/A

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Gravel	More than 10 Years	Fair
Parking Lot	Gravel	More than 10 Years	Fair
Drive Aisles	Gravel	More than 10 Years	Fair
Service Aisles	None	N/A	--
Sidewalks	None	N/A	--
Curbs	None	N/A	--
Site Stairs	None	N/A	--
Pedestrian Ramps	None	N/A	--

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
6	N/A	N/A	N/A	N/A
Total Number of ADA Compliant Spaces			2	

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

PARKING COUNT	
Number of ADA Compliant Spaces for Vans	None
Total Parking Spaces	6
Parking Ratio (Spaces/Building Area)	N/A
Method of Obtaining Parking Count	Physical count

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
N/A	None	-	--

Vehicles park in an unmarked dirt lot.

### **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.

## 5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

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

### **Anticipated Lifecycle Replacements:**

- No components of significance

### **Actions/Comments:**

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

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

### 5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	The area is generally flat						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Fair						

#### Anticipated Lifecycle Replacements:

- No components of significance

#### Actions/Comments:

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

### 5.5. GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	None
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			N/A	
Building Lighting	None		Wall Mounted		Recessed Soffit
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
	Overall Building Lighting Condition			N/A	

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter of Site	Fair
Post and rail, plastic	Between Soccer Field and Parking	Good



## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

REFUSE DISPOSAL				
Refuse Disposal			Trash Bin	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Dirt Parking Lot	On grade	None	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Soccer Fields	Lawn	East side	Fair

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

- Signage
- Irrigation controls

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

- The property currently lacks adequate identification signage. The lack of adequate signage may impede the timely arrival of emergency services personnel and equipment. New identification signage must be installed.

## 6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

---

### 6.1. FOUNDATIONS

Not applicable, there are no buildings on the property.

### 6.2. SUPERSTRUCTURE

Not applicable, there are no buildings on the property.

### 6.3. ROOFING

Not applicable, there are no buildings on the property.

### 6.4. EXTERIOR WALLS

Not applicable, there are no buildings on the property.

### 6.5. EXTERIOR AND INTERIOR STAIRS AND RAMPS

Not applicable. There are no exterior or interior stairs or ramps.

### 6.6. EXTERIOR WINDOWS AND DOORS

Not applicable, there are no buildings on the property.

### 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)

Not applicable, there are no buildings on the property.

### 7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

Not applicable, there are no buildings on the property.

### 7.3. BUILDING GAS DISTRIBUTION

Not applicable, there are no buildings on the property.

### 7.4. BUILDING ELECTRICAL

Not applicable, there are no buildings on the property.

### 7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable, there are no buildings on the property.

### 7.6. FIRE PROTECTION AND SECURITY SYSTEMS

Not applicable, there are no buildings on the property.

## 8. INTERIOR SPACES

---

### 8.1. INTERIOR FINISHES

Not applicable, there are no buildings on the property.

### 8.2. FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

There are numerous soccer goal structures on the site, however the tenant is responsible for their maintenance.

### 8.3. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

Not applicable, there are no buildings on the property.

## 9. OTHER STRUCTURES

---

There is a 10' x 20' wood storage shed on the site, adjacent to the parking area. It is tenant owned and not within the scope of this assessment.

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

## 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 Portuguese Bend, 32319-32323 Forrestal Drive, Rancho Palos Verdes, CA, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Henry Kimber, MSPM  
Project Manager

**Reviewed by:**   
\_\_\_\_\_  
Mark Surdam, RA  
Program Manager  
[msurdam@emgcorp.com](mailto:msurdam@emgcorp.com) 800.733.0660 x6251

## 10. APPENDICES

---

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE AND FLOOR PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

---

## **APPENDIX A:** **PHOTOGRAPHIC RECORD**

---



FACILITIES CONDITION ASSESSMENT  
PHOTOGRAPHIC RECORD

PORTUGUESE BEND

EMG PROJECT NO: 119663.16R000-023.017



Photo #1: Soccer fields



Photo #2: Soccer fields



Photo #3: Chain link perimeter fence



Photo #4: Soccer field



Photo #5: Gravel parking lot



Photo #6: ADA parking signage

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

---

## **APPENDIX B:** **SITE PLAN**

---

FACILITIES CONDITION ASSESSMENT  
AERIAL SITE PLAN

PORTUGUESE BEND

EMG PROJECT NO: 119663.16R000-023.017



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



ON-SITE DATE:  
October 31, 2016

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

---

## **APPENDIX C:** **SUPPORTING DOCUMENTATION**

---

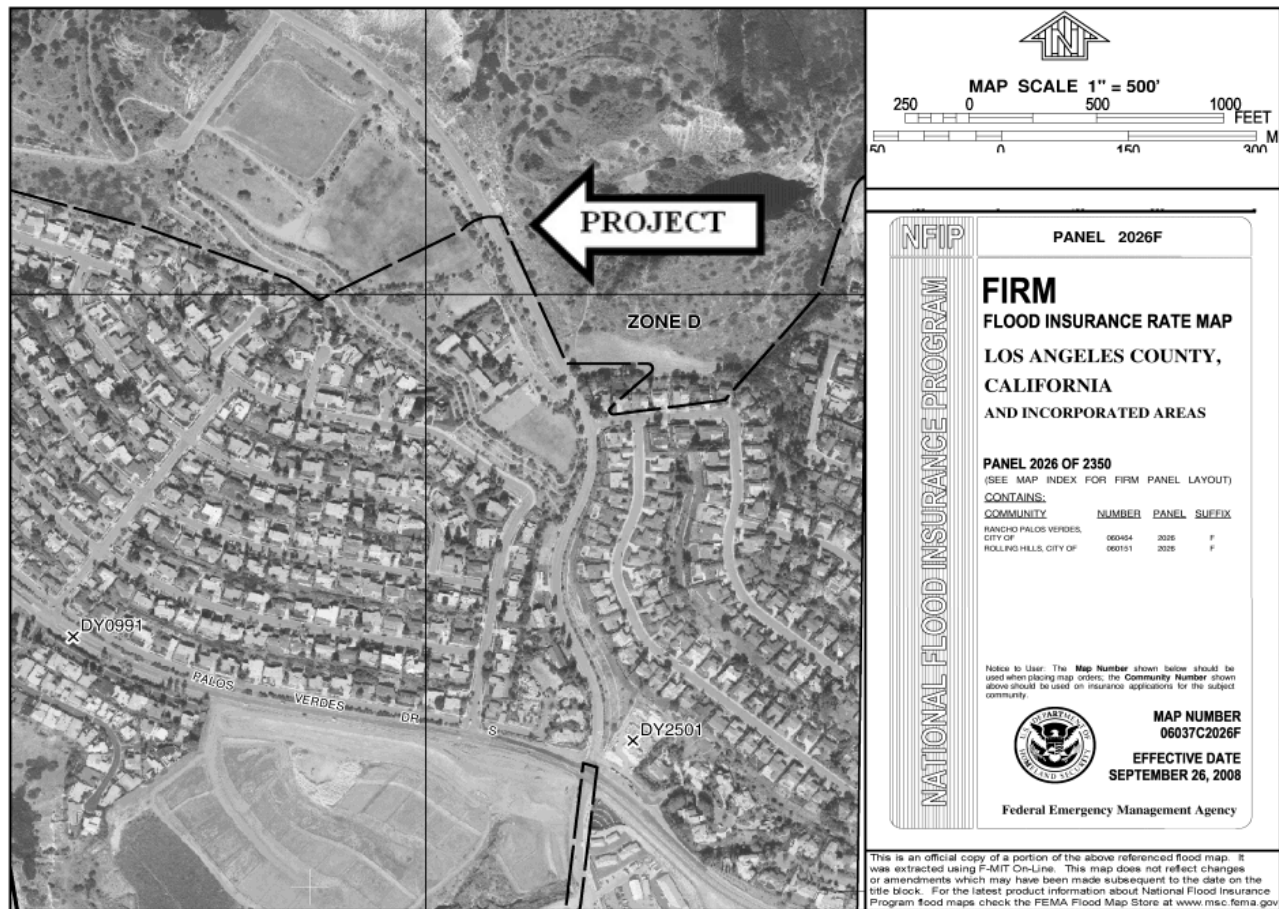
---



# FACILITIES CONDITION ASSESSMENT FLOOD MAP

PORTUGUESE BEND

EMG PROJECT NO: 119663.16R000-023.017



SOURCE:

FEMA Map No.: 06037C2026F Dated: September 26, 2008

ON-SITE DATE:

October 31, 2016

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

---

## **APPENDIX D:**

## **EMG ABBREVIATED ADA CHECKLIST**

---

---

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

**PROPERTY NAME:** Portuguese Bend  
**DATE:** October 31, 2016  
**PROJECT NUMBER:** 119663.16R000-023.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		✓		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?				Unknown
6.	Is any litigation pending related to ADA issues?				Unknown
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?		✓		
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✓		
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?		✓		
6.	Does signage exist directing you to accessible parking and an accessible building entrance?		✓		
	RAMPS	YES	NO	N/A	COMMENTS
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)		✓		
2.	Are ramps longer than 6 ft complete with railings on both sides?			✓	
3.	Is the width between railings at least 36 inches?			✓	
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✓	
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
1.	Is the main accessible entrance doorway at least 32 inches wide?			✓	

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

EMG ABBREVIATED ADA CHECKLIST					
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
2.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3.	Can the alternate accessible entrance be used independently?			✓	
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?			✓	
5.	Are main entry doors other than revolving door available?			✓	
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✓	
	PATHS OF TRAVEL	YES	NO	N/A	COMMENTS
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?			✓	
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?			✓	
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)?			✓	



PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

EMG ABBREVIATED ADA CHECKLIST					
	ELEVATORS	YES	NO	N/A	COMMENTS
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	RESTROOMS	YES	NO	N/A	COMMENTS
1.	Are common area public restrooms located on an accessible route?			✓	
2.	Are pull handles push/pull or lever type?			✓	
3.	Are there audible and visual fire alarm devices in the toilet rooms?			✓	
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?			✓	
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?			✓	
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7.	Are stall doors wheelchair accessible (at least 32" wide)?			✓	
8.	Are grab bars provided in toilet stalls?			✓	
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?			✓	
10.	Are sink handles operable with one hand without grasping, pinching or twisting?			✓	
11.	Are exposed pipes under sink sufficiently insulated against contact?			✓	
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?			✓	
13.	Is the base of the mirror no more than 40" from the floor?			✓	
	POOLS	YES	NO	NA	COMMENTS
1	Are public access pools provided? If the answer is no, please disregard this section.		✓		
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
	PLAY AREA	YES	NO	NA	COMMENTS
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.		✓		
2	Are play structures accessible?			✓	
	EXERCISE EQUIPMENT	YES	NO	NA	COMMENTS
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?		✓		

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

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

## **APPENDIX E:** **PRE-SURVEY QUESTIONNAIRE**

---

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

---

A PRE-SURVEY QUESTIONNAIRE WAS NOT RECEIVED BY EMG

## FACILITY CONDITION ASSESSMENT

PORTUGUESE BEND  
32319-32323 FORRESTAL DRIVE  
RANCHO PALOS VERDES, CA. 90275

EMG PROJECT NO: 119663.16R000-023.017

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

### INFORMATION REQUIRED

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.</li><li>2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.</li><li>3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).</li><li>4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.</li><li>5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.</li><li>6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.</li><li>7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.</li></ol> | <ol style="list-style-type: none"><li>8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.</li><li>9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.</li><li>10. Records of system &amp; material ages (roof, MEP, paving, finishes, furnishings).</li><li>11. Any brochures or marketing information.</li><li>12. Appraisal, either current or previously prepared.</li><li>13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).</li><li>14. Previous reports pertaining to the physical condition of property.</li><li>15. ADA survey and status of improvements implemented.</li><li>16. Current / pending litigation related to property condition.</li></ol> |
|---|---|

Your timely compliance with this request is greatly appreciated.