

# FACILITY CONDITION ASSESSMENT

*prepared for*

DLR Group  
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## FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT  
PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES. CALIFORNIA 90274

### PREPARED BY:

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### EMG PROJECT #:

119663.16R000-014.017

### DATE OF REPORT:

December 1, 2016

### ONSITE DATE:

November 6-9, 2016



engineering | environmental | capital planning | project management

**Immediate Repairs Report**  
**Palos Verdes Peninsula High School**  
**5/11/2017**



Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	Throughout	513720	ADA, Miscellaneous (Lump Sum Budgetary Allowance), Upgrade	1	EA	\$6,650.00	\$6,650	<b>\$6,650</b>
5.2	East side of Hawthorne building	509820	Exterior Stair/Ramp Rails, Metal, Replace	6	LF	\$49.80	\$299	<b>\$299</b>
5.2	Throughout the 1963 part of the campus	509276	Pedestrian Pavement, Sidewalk, Concrete, Replace	9500	SF	\$19.82	\$188,307	<b>\$188,307</b>
5.3	Soccer Field	589757	Storm Water Drainage, Erosion Control, Repair	9300	SF	\$3.24	\$30,091	<b>\$30,091</b>
5.3	Soccer Field	589756	Engineer, Civil, Site Drainage, Evaluate/Report	1	EA	\$6,325.00	\$6,325	<b>\$6,325</b>
6.7	Hawthorne & Silver Spur	513057	Pedestrian Patios, Concrete, Repair	500	SF	\$28.94	\$14,472	<b>\$14,472</b>
7.2	1963 buildings	513355	Toilet, Tankless (Water Closet), Replace	51	EA	\$842.97	\$42,991	<b>\$42,991</b>
7.2	1963 buildings	513356	Urinal, Vitreous China, Replace	1	EA	\$1,193.44	\$1,193	<b>\$1,193</b>
7.2	1963 buildings	513357	Lavatory, Porcelain Enamel, Cast Iron, Replace	70	EA	\$795.35	\$55,675	<b>\$55,675</b>
7.2	Both locker rooms	513677	Shower Head, Station or Column, Commercial Grade, Replace	50	EA	\$2,880.50	\$144,025	<b>\$144,025</b>
7.2	Kitchen	513345	Grease Trap/Interceptor, Underground, Provide	1	EA	\$10,850.00	\$10,850	<b>\$10,850</b>
7.4	Throughout Building	589758	Electrical System, School, Upgrade	804	SF	\$49.78	\$40,019	<b>\$40,019</b>
8.1	Girls & Boys Showers	513632	Interior Floor Finish, Terrazzo, Replace	1500	SF	\$12.06	\$18,084	<b>\$18,084</b>
8.1	1963 buildings	513680	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	61000	SF	\$3.11	\$189,771	<b>\$189,771</b>
8.3	Kitchen	507561	Commercial Kitchen, Steamer, Freestanding, Replace	1	EA	\$9,516.00	\$9,516	<b>\$9,516</b>

**Immediate Repairs Total**

**\$758,268**

\* Location Factor (1.0) included in totals.



[illegible]

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						
8.1	Newer buildings	513655	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	30000	SF	\$4.80	\$144,018										\$144,018											\$144,018						
8.1	1963 buildings	513680	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	20	0	61000	SF	\$3.11	\$189,771	\$189,771																					\$189,771					
8.1	Kitchen servery	507581	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	11	9	900	SF	\$3.11	\$2,800										\$2,800												\$2,800					
8.1	1963 Buildings	513685	Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	9	11	61000	SF	\$3.11	\$189,771											\$189,771											\$189,771					
8.3	Kitchen	507561	Commercial Kitchen, Steamer, Freestanding, Replace	10	12	0	1	EA	\$9,516.00	\$9,516	\$9,516										\$9,516											\$19,032					
8.3	kitchen	507560	Commercial Kitchen, Convection Oven, Double, Replace	10	9	1	3	EA	\$8,643.00	\$25,929		\$25,929										\$25,929										\$51,858					
8.3	Kitchen	509279	Commercial Kitchen, Range 4-Burner, Replace	15	13	2	1	EA	\$4,128.00	\$4,128				\$4,128														\$4,128				\$8,256					
8.3	kitchen	507567	Commercial Kitchen, Exhaust Hood, Replace	15	13	2	1	EA	\$7,571.72	\$7,572				\$7,572														\$7,572				\$15,143					
8.3	Kitchen	507565	Commercial Kitchen, Freezer, 3-Door Reach-In, Replace	15	5	10	1	EA	\$6,192.00	\$6,192											\$6,192											\$6,192					
8.3	Kitchen	507569	Commercial Kitchen, Ice maker, Freestanding, Replace	15	5	10	1	EA	\$6,118.55	\$6,119											\$6,119											\$6,119					
8.3	Kitchen	507562	Commercial Kitchen, Walk-In Freezer, Replace	20	5	15	1	EA	\$22,317.14	\$22,317																					\$22,317	\$22,317					
8.3	Kitchen	507563	Commercial Kitchen, Walk-In Refrigerator, Replace	20	5	15	2	EA	\$12,255.00	\$24,510																					\$24,510	\$24,510					
Totals, Unescalated											\$758,268	\$873,403	\$10,112,718	\$4,142	\$548,608	\$22,966	\$95,447	\$421,238	\$169,253	\$226,593	\$833,389	\$309,530	\$296,383	\$9,083	\$1,390,095	\$229,688	\$380,801	\$118,858	\$73,912	\$430,755	\$17,305,130						
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	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)											\$758,268	\$899,605	\$10,728,582	\$4,527	\$617,463	\$26,623	\$113,969	\$518,070	\$214,405	\$295,653	\$1,120,005	\$428,462	\$422,571	\$13,339	\$2,102,644	\$357,846	\$611,073	\$196,455	\$125,830	\$755,332	\$20,310,720						

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## FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

# 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:	27118 Silver Spur Road Rolling Hills Estates, Los Angeles County, California 90274
Year Constructed/Renovated:	1963, Phase I, Mechanical Renovations 1996, 2001 1963, Gym and Cafeteria 2006 and 2009, Panther Hall 2009 Field House and Music Room 2013 SMERT, Titan (Weight Room) Building,
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance and Operations Director 310.544.0045 phone 424.903.5241 cell <a href="mailto:kamibayashi@pvpusd.net">kamibayashi@pvpusd.net</a>
Property Type:	High School
Site Area:	38 acres
Building Area:	220,215 SF
Number of Buildings:	11
Number of Stories:	Two
Parking Type and Number of Spaces:	417 spaces in open lots
Building Construction:	Phase I: Reinforced concrete structural frame with concrete infill panels, concrete floors and roof Gym: Arched glu-lams with brick Panther Hall: Partially modular construction, partially conventional steel stud framing SMERT: Conventional steel stud framing Titan Building: CMU bearing walls and truss-joist roof Field House: Structural steel Music Room: Conventional steel stud framing
Roof Construction:	Flat roofs with built-up membrane. Flat and sloped roofs with single ply membrane
Exterior Finishes:	Phase I: Painted and exposed aggregate concrete Gym: Brick Panther Hall, SMERT: Painted stucco Titan Building: Painted CMU Field House: Painted Stucco, Metal Panels Music Room: Painted Stucco
Heating, Ventilation and Air Conditioning:	Individual package units, PTAC units, condensers Supplemental components: ductless split-systems, suspended gas unit heaters, make-up air units
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, exit signs, some fire sprinklers



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### PROPERTY INFORMATION

Dates of Visit:	November 6-9, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Kay van der Have
Reviewed by:	Mark Surdam Program Manager <a href="mailto:msurdam@emgcorp.com">msurdam@emgcorp.com</a> 800.733.0660 x 6251

### SYSTEMIC CONDITION SUMMARY

Site	Fair	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Fair	Electrical	Poor
Vertical Envelope	Fair	Elevators	Fair
Interiors	Fair	Fire	Poor

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

- Installation of a complete fire suppression system
- Complete re-design and replacement of HVAC system for the Phase I buildings
- Window replacement for the Phase I buildings
- Concrete walkways replacement
- Roofing replacement for all Phase I buildings
- Full replacement of asphalt parking areas
- Replace galvanized iron supply plumbing infrastructure

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

According to property management personnel, the property has had an active // a limited capital improvement expenditure program over the past three years, primarily consisting of new carpeting, exterior painting, asphalt pavement seal coating, and roof finish replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.



## FACILITY CONDITION ASSESSMENT

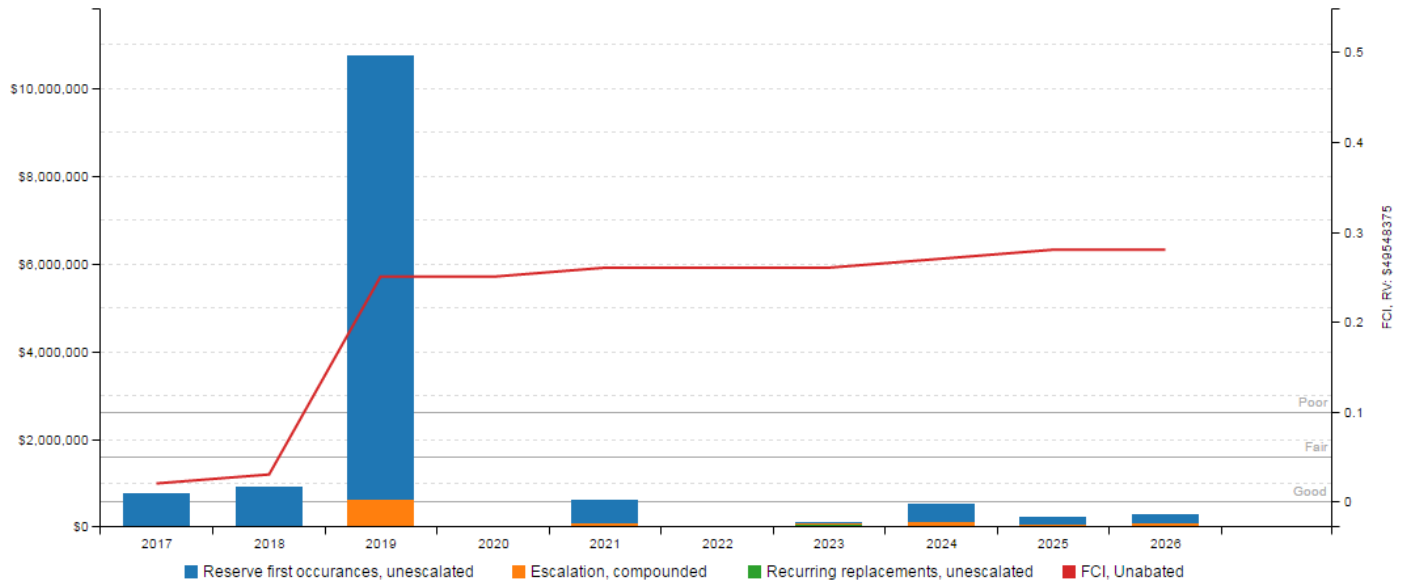
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### 1.2. FACILITY CONDITION INDEX (FCI)

#### FCI Analysis: Palos Verdes Peninsula High School

Replacement Value: \$ 49,548,375; Inflation rate: 3.0%



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

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

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

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	1.5% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	29% Poor
Current Replacement Value (CRV)	220,215 SF * \$225 / SF = \$49,548,375
Year 0 (Current Year) - Immediate Repairs (IR)	\$758,258
Years 1-10 - Replacement Reserves (RR)	\$13,418,896

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KEY FINDING	METRIC
<b>TOTAL Capital Needs</b>	<b>\$14,177.164</b>

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

- Structural and HVAC Engineering studies
- ADA Accessibility improvements
- Plumbing repairs and fixture replacements
- Ceiling replacement
- Sidewalk replacement
- Soccer field storm water erosion study and repairs
- Replace remaining aluminum conduit circuits and panels

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

### 1.3. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

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

The following studies are recommended:

- In 1999, the California State Legislature passed AB 300, which required that the Division of the State Architect (DSA) develop a list of school buildings that may be vulnerable to seismic events. We note that six of the campus buildings are in the AB 300 Inventory. At the Hawthorne and Silver Spur buildings the foundations and structural concrete are in deteriorating condition. Large pieces of structural concrete at the columns, beams, stairs, are breaking loose. Patched areas were seen throughout the two buildings and several unpatched areas that exposed rusting re-bar were noted. It is not clear if these two buildings would withstand a seismic event. There was also evidence of movement, doors that closed one day and could not close the next and cracking floors telegraphing through the VCT. For further information see section 6.1. It is our understanding that an engineer has been retained by the School District to analyze the condition and provide recommendations and a cost estimate for the repairs. These costs are not included in the Cost Tables.
- During the walk through, significant dissatisfaction was expressed with the HVAC systems at the Hawthorne and Silver Spur buildings. Common complaints included lack of ventilation and extremely uneven dispersion of the conditioned air. Additionally, the POC reported that tenants have complained about potential odors that could relate to potential fungal growth or excess moisture within the HVAC delivery system. Because of the age of the system, 19 years, its unsatisfactory performance, and complete lack of roof or wall insulation a complete redesign of the HVAC system is recommended. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost allowance to replace the HVAC system is also included in the cost tables.
- The POC reported that the soccer fields have had a history of erosion due to an inadequate storm water management system. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost allowance to repair the storm water management system serving the soccer fields is also included in the cost tables.

### 1.4. OPINIONS OF PROBABLE COST

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

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

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

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### 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.

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### 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	=	<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.

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ROLLING HILLS ESTATES, CALIFORNIA 90274

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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.
- Determination of the current flood plain zone, and seismic zone for the Property.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.

### 2.3. PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Tony Pring District Electrician	Palos Verdes Peninsula Unified School District	310.753.7079

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

### 2.4. DOCUMENTATION REVIEWED

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

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- Construction documents by PBWSI Architects, dated 8/13/2013.
- Construction documents by HMC Group, dated 4/4/2001.
- Construction documents by PBWSI Architects, dated 8/13/2013.
- Construction documents by PBWSI Architects, dated 10/12/2006.
- Construction documents by Dougherty Dougherty Architects, dated 9/29/2009
- Construction documents by Dougherty Dougherty Architects, dated 11/18/2009
- Construction documents by HMC Group, dated 12/1/1996.
- Construction documents by HMC Group, dated 4/4/2001

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### 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

November 7, 2016: Clear, with temperatures in the 70s (°F) and light winds.

November 8, 2016: Clear, with temperatures in the 80s (°F) and light winds.

November 9, 2016: Clear, with temperatures in the 90s (°F) and light winds.

November 10, 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/does not appear to be accessible with respect to with Title II of the Americans with Disabilities Act (ADA). Elements as defined by the ADAAG that are not accessible, as stated within the priorities of Title II, are as follows:

The facility does not appear to be accessible with Title II of the Americans with Disabilities Act. 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 and signage for vans are not provided.

Estimated Cost: 1 @ \$220 each = ..... \$220

##### **Paths of Travel**

- Stair handrails do not extend beyond the top and bottom risers.

Estimated Cost: 1 landing @ \$350 each = ..... \$350

- Compliant signage indicating accessible entrances and general information is not provided. The location of the elevators should be indicated with signage.

Estimated Cost: 7 @ \$60 each = ..... \$420

##### **Restrooms**

- Lever action hardware is not provided at all accessible locations. Faculty restrooms have knob hardware.

Estimated Cost: 4 @ \$65 each = ..... \$260

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

Estimated Cost: 8 @ \$50 each = ..... \$400

- Add pull station alarm in unisex bathroom.

Estimated Cost: 10 @ \$500 each = ..... \$5000

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 \$6,650 and is included as a lump sum in the Immediate Repairs Report.

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### 3.2. FLOOD AND SEISMIC ZONES

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

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

## 4. EXISTING BUILDING ASSESSMENT

### 4.1. SPACE TYPES

All 220,215 square feet of the building are owned by the Palos Verdes Peninsula Unified School District, and occupied by Palos Verdes Peninsula High School. The spaces are mostly classrooms. The teaching mission is supported by offices, library, multi-purpose rooms, cafeteria, gymnasium, pool, sport fields and supporting restrooms, mechanical and other utility spaces.

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

SPACE TYPES AND MIX		
QUANTITY	TYPE	VACANT/DOWN
10	Office	0
115	Classroom	0
2	Multi-Purpose	0
1	Library	0
1	Kitchen	0
2	Gymnasium	0
12	Mechanical	0
38	Restrooms	0
<b>181</b>	<b>TOTAL</b>	<b>0</b>

### 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.

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.

The following down units or areas were observed:

M14 – is in poor condition and used only for storage.

## 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 Rolling Hills	Good
Storm sewer	City of Rolling Hills	Good
Domestic water	California Water Service	Good
Electric service	Southern California Edison	Good
Natural gas service	Southern California Edison	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	Silver Spur Road
Access from	West
Additional Entrances	Silver Spur Road
Additional Access from	West

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	1997	Fair
Parking Lot	Asphalt	1997	Fair
Drive Aisles	None	--	--
Service Aisles	None	--	--
Sidewalks, 1963 (southern end) of the campus	Concrete	varies	Poor
Sidewalks, northern end of the campus	Concrete	2006-2013	Good
Curbs	Concrete	varies	Fair
Pedestrian Ramps	Metal	1997	Fair
Pedestrian Ramps	Cast-in-place concrete	1997	Fair

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PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
417	0	0	0	0
Total Number of ADA Compliant Spaces			25	
Number of ADA Compliant Spaces for Vans			4	
Total Parking Spaces			417	
Method of Obtaining Parking Count			Drawings	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Throughout 1963 part of campus	Concrete stairs	Metal	Fair
To the football field	Wood and dirt	Metal	Poor

### Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Pedestrian metal ramps

### Actions/Comments:

- On the east side of the Hawthorne building the railing of an exterior landing is missing. This is a safety issue and needs to be repaired immediately.
- The railroad tie and earth stairs to the football field are a trip hazard and need to be rebuilt immediately.
- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking and localized depressions throughout the site. All of the faculty parking and all of the student parking with the exception of the work done in conjunction with S.M.E.R.T. and the Field House must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.
- The concrete sidewalks and gutters have isolated areas of vertically-displaced concrete due to mature tree root growth and settlement. These areas occur throughout the 1963 portion of the campus. The damaged areas of concrete sidewalks require replacement.
- The concrete site stairs in the 1963 portion of the site show much of the same problem that is seen with the Hawthorne and Silver Spur buildings, see section 6.2, cracking and spalling of the concrete with exposed rebar. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements.

## 5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

DRAINAGE SYSTEM AND EROSION CONTROL		
SYSTEM	EXISTS AT SITE	CONDITION
Surface Flow	<input checked="" type="checkbox"/>	Fair
Inlets	<input checked="" type="checkbox"/>	Fair

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

### Anticipated Lifecycle Replacements:

- No components of significance

### Actions/Comments:

- The POC reported that the soccer fields have had a history of erosion due to an inadequate storm water management system. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost allowance to repair the storm water management system serving the soccer fields is also included in the cost tables.

## 5.4. TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	The site is generally flat but slopes sharply down on the east side.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Irrigation Condition	Fair						

RETAINING WALLS		
TYPE	LOCATION	CONDITION
CMU	South end of the campus	Fair

### Anticipated Lifecycle Replacements:

- Irrigation system components
- Landscaping materials
- Retaining walls

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### 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Overall Site Lighting Condition			Fair	
Building Lighting	None		Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Overall Building Lighting Condition			Fair	

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	50% of the property perimeter	Fair
Tube steel	Entry points to the campus	Fair

REFUSE DISPOSAL				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Main Gates North of Silver Spur	Asphalt paving	None	Yes	Fair
North of wrestling portables	Asphalt paving	None	Yes	Fair
Adjacent to Field House	Concrete pad	Stucco-clad masonry fence	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Football Field, track	Grass	North end of the campus	Good
Tennis Courts	Asphalt	North end of the campus	Good
Basketball Court	Asphalt	Adjacent to boy's locker room	Fair



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OTHER SITE AMENITIES			
Softball Field	Grass	North of Panther Hall	Good
Soccer Field	Grass	North east end of campus	Good
Swimming Pool	Yes	Adjacent to boy's locker room	Excellent

The tennis courts, football field and swimming pool are surrounded by a chain link fence. High-intensity light fixtures, mounted on metal poles, are provided for night-time court use.

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

- Signage (scoreboard)
- Exterior lighting
- Site fencing
- Tennis court seal coating

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

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

## 6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

### 6.1. FOUNDATIONS

BUILDING FOUNDATION		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Original Buildings: Hawthorne, Silver Spur, Administration, Health, Library, Gym and Kitchen		
Foundation	Slab on grade with integral footings	Fair
Basement and Crawl Space	None	--
Panther Hall Phase I		
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--
Panther Hall Phase Two, Field House and Band Room, S.M.E.R.T. and Weight Room		
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--
PORTABLE STRUCTURES		
Foundation	Concrete spread footings	Fair
Basement and Crawl Space	Crawl space, dirt floor	Fair

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

- No components of significance

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

- Hawthorne and Silver Spur Buildings -The foundations and footings cannot be directly observed. However, there are isolated areas of cracking, movement, and reports of doors that stick one day and not the next. Some rooms with these problems are S34, H30 and H31. This condition typically indicates excessive settlement or other potential problems with the foundation system. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. See Section 1.3 for additional comment.

### 6.2. SUPERSTRUCTURE

BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
PERMANENT STRUCTURES		
Buildings built in 1963 - Hawthorne, Silver Spur, Administration, Health, Library, Gym and Kitchen		
Framing / Load-Bearing Walls	Cast-in-place concrete	Fair

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BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Ground Floor	Concrete slab	Fair
Upper Floor Framing	Concrete beams	Fair
Upper Floor Decking	Concrete, precast planks	Fair
Roof Framing	Concrete beams	Fair
Roof Decking	Concrete, precast planks	Fair
Panther Hall Phase I		
Framing / Load-Bearing Walls	Steel frame designed to accept pre-fab modules	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Steel frame designed to accept pre-fab modules	Good
Upper Floor Decking	Plywood or OSB	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Plywood or OSB	Good
Panther Hall Phase II		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	Open-web steel joists	Good
Upper Floor Decking	Plywood or OSB	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Plywood or OSB	Good
Field House and Band Room		
Framing / Load-Bearing Walls	Steel columns and beams	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good
S.M.E.R.T.		
Framing / Load-Bearing Walls	Conventional wood/metal studs	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good
Weight Room		
Framing / Load-Bearing Walls	Masonry walls	Good

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BUILDING SUPERSTRUCTURE		
ITEM	DESCRIPTION	CONDITION
Ground Floor	Concrete slab	Good
Upper Floor Framing	None	--
Upper Floor Decking	None	--
Roof Framing	Open-web steel joists	Good
Roof Decking	Plywood or OSB	Good
PORTABLE STRUCTURES		
Framing / Load-Bearing Walls	Light-gauge steel	Fair
Ground Floor	Raised wood	Fair
Roof Framing	Light-gauge steel	Fair
Roof Decking	Plywood or OSB	Fair

### Anticipated Lifecycle Replacements:

- No components of significance

### Actions/Comments:

- For buildings other than those built in 1963 the superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.
- For the buildings built in 1963, especially the Hawthorne and Silver Spur Buildings -The superstructure is exposed in some locations, which allows for limited observation. Numerous columns, beams and stairs were observed with damage, and at a few columns prior concrete patches were observed that have cracked again. It seems apparent from the areas where the concrete has spalled that the reinforcing steel was installed too close to the outside surface of the columns. Current and future repairs will require the removal of loose or spalled concrete and patching of the concrete overtop of any exposed steel reinforcing. In addition, this problem taken together with the problem described in 6.1 indicate that a Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. See Section 1.3 for additional comment.

## 6.3. ROOFING

ROOF: BUILDINGS BUILT IN 1963:			
Type / Geometry	Flat or low-sloping	Finish	Modified bituminous
Maintenance	In-house staff	Roof Age	20 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	None	Insulation	None
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

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These roofs are located at Hawthorne, Silver Spur, Administration, Health, Library, Gym and Kitchen

ROOF: 1963 GYM			
Type / Geometry	Barrel	Finish	Modified bituminous
Maintenance	Sheet metal	Roof Age	20 years
Flashing	NA; no parapet walls	Warranties	No
Parapet Copings	None	Roof Drains	No
Fascia	Exposed	Insulation	Gutters and downspouts
Soffits	No	Skylights	None
Attics	None	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No
Ventilation Source-2	Sheet metal	Roof Condition	No

ROOF: S.M.E.R.T., WEIGHT ROOM , PANTHER HALL			
Type / Geometry	Flat or low-sloping	Finish	Modified bituminous
Maintenance	In-house staff	Roof Age	4 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	Yes
Attics	No	Ponding	No
Ventilation Source-1	Soffit vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Good

ROOF: FIELD HOUSE AND BAND ROOM			
Type / Geometry	Shed	Finish	Metal
Maintenance	In-house staff	Roof Age	7 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	NA; no parapet walls	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid board
Soffits	Concealed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	Power vents	Leaks Observed	No

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ROOF: FIELD HOUSE AND BAND ROOM			
Ventilation Source-2	Soffit vents	Roof Condition	Excellent

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

- Modified bitumen roof membrane
- Roof flashings (included as part of overall membrane replacement)

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

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

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ROLLING HILLS ESTATES, CALIFORNIA 90274

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### 6.4. EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
PERMANENT STRUCTURES		
1963 Buildings: Hawthorne, Silver Spur, Administration, Health, Library		
Primary Finish	Concrete	Fair
Secondary Finish	Exposed aggregate	Fair
Accented with	NA; No accenting	--
Soffits	Exposed	Fair
1963 Buildings: Gym, Kitchen Locker Rooms		
Primary Finish	Brick veneer	Fair
Secondary Finish	None	--
Accented with	NA; No accenting	--
Soffits	Not Applicable	--
S.M.E.R.T., Weight Room, Panther Hall 1 and 2,		
Primary Finish	Stucco	Good
Secondary Finish	None	--
Accented with	NA; No accenting	--
Soffits	Concealed	Good
Field House, Music Building		
Primary Finish	Stucco	Good
Secondary Finish	Metal siding	Good
Accented with	NA; No accenting	--
Soffits	Not Applicable	--
PORTABLE STRUCTURES		
Primary Finish	Wood siding	Fair
Secondary Finish	NA	--



## FACILITY CONDITION ASSESSMENT

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

### **Anticipated Lifecycle Replacements:**

- Exterior paint
- Caulking

### **Actions/Comments:**

- At the Hawthorne and Silver Spur buildings the foundations and structural concrete is in deteriorating condition. Large pieces of structural concrete at the columns, beams, stairs, are breaking loose. Patched areas were seen throughout the two buildings and several unpatched areas that exposed rusting re-bar were noted. It is not clear if these two buildings would withstand a seismic event. There was also evidence of movement, doors that closed one day and could not close the next and cracking floors telegraphing through the VCT. The walls consist of infill panels. Some appear to be structural concrete, others appear to be some lightweight concrete, very easy to cut and likely not much seismic resistance. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.
- The POC reported that water infiltration at the exterior walls has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- The POC reported that some areas of the building are poorly insulated. The on-site POC was unable to identify specific, significant areas of insufficient insulation at the time of the assessment. It is recommended that areas of damaged, inadequate, and missing insulation are repaired as part of the property manager's routine maintenance program.
- On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended. Future lifecycle replacements of the components listed above will be required.

## 6.5. EXTERIOR AND INTERIOR STAIRS AND RAMPS

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Building Exterior Stairs	Cast-in-place concrete	Closed	Metal	Metal	Fair
Building Exterior Stairs	Steel framed with pan-filled concrete	Closed	Metal	None	--
Building Exterior Ramps	Integral steel	--	Metal	None	Poor
Building Interior Stairs	None	--	--	--	--

### **Anticipated Lifecycle Replacements:**

- The steel walking surface of the ramps at the wrestling portables

### **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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### 6.6. EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	1963 buildings	<input type="checkbox"/>	Fair
Aluminum framed, fixed	Single pane	Panther Hall 1 (Modulars)	<input type="checkbox"/>	Good
Aluminum framed, fixed	Double pane	SMERT, Field House	<input type="checkbox"/>	Excellent
Aluminum framed, operable	Single pane	1963 buildings	<input type="checkbox"/>	Fair
Aluminum framed, operable	Double pane	Triton (Weight Room)	<input type="checkbox"/>	Good
Aluminum framed, operable	Double pane	SMERT, Field House	<input checked="" type="checkbox"/>	Excellent
Aluminum framed storefront	Single pane	Panther Hall 2	<input type="checkbox"/>	Excellent
Steel framed, operable	Double pane	Field House	<input checked="" type="checkbox"/>	Excellent
Steel framed, fixed	Double pane	Band Room	<input type="checkbox"/>	Excellent

CATEGORY	DOOR TYPE	CONDITION
Entrance Doors	Metal, insulated	Fair
Entrance Doors	Metal with vision panel	Fair
Service Doors	Metal, hollow	Fair
Overhead Doors	Steel	Fair

#### Anticipated Lifecycle Replacements:

- Windows
- Exterior classroom doors
- Service doors
- Window sealants

#### Actions/Comments:

- The windows in the 1963 part of the campus are antiquated, energy-inefficient units with single-pane glazing. Replacement in the short term is recommended.
- The glazing system sealants in the 1963 buildings are old, brittle and deteriorated. No cost is indicated for new sealant because these windows should be replaced and installed with new sealant in the short term.
- The bottom two to four inches of the metal jambs of the classroom doors at the Hawthorne and Silver Spur buildings have rusted out. For health and safety reasons the jambs need to be replaced or repaired.
- The POC reported that water infiltration at the exterior windows has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- Future lifecycle replacements of the components listed above will be required.

## 6.7. PATIO, TERRACE, AND BALCONY

HAWTHORNE AND SILVER SPUR			
TYPE	DESCRIPTION	LOCATION	CONDITION
Second story exterior walkways	Integral to main superstructure	Hawthorne and Silver Spur	Fair
Balcony Decks	Concrete	Hawthorne and Silver Spur	Fair
Balcony Deck Toppings	Liquid applied elastomeric membrane	Hawthorne and Silver Spur	Fair
Balcony Guardrails	Perforated concrete block	Hawthorne and Silver Spur	Fair

PANTHER HALL EXTERIOR WALKWAYS			
TYPE	DESCRIPTION	LOCATION	CONDITION
Second story exterior walkways	Integral to main superstructure	Panther Hall Modulares	Good
Balcony Decks	Metal	Panther Hall Modulares	Good
Balcony Deck Toppings	Liquid applied elastomeric membrane	Panther Hall Modulares	Good
Balcony Guardrails	Painted metal guardrails	Panther Hall Modulares	Good

GROUND FLOOR PATIOS			
TYPE	DESCRIPTION	LOCATION	CONDITION
Ground Floor Patio	Concrete	Main Office/Health Office	Fair
Ground Floor Patio	Concrete	Hawthorne	Fair
Ground Floor Patio	Concrete	Silver Spur	Fair
Ground Floor Patio	Concrete	S.M.E.R.T.	Excellent
Ground Floor Patio	Concrete	Hawthorne and Silver Spur	Fair

**Anticipated Lifecycle Replacements:**

- Balcony deck coating at guardrails

**Actions/Comments:**

- The Hawthorne and Silver Spur patio slabs have isolated signs of movement and cracking. The affected patios must be repaired.
- The Hawthorne and Silver Spur balcony guardrails have isolated evidence of rust where the steel center supports enter the slab. Scraping, priming, painting and sealing of the steel will be required.
- Future lifecycle replacements of the components listed above will be required.

## 7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

INDIVIDUAL UNITS	
Primary Components	Split system heat pumps Package units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	95 units ranging from 44,300 BTUH to 153,410 BTUH
Total Heating or Cooling Capacity	Approx. 9,400,000/BTUH
Heating Fuel	Natural gas
Location of Equipment	Interior, rooftop, exterior
Space Served by System	Each classroom has its own equipment
Age Ranges	Vary from 1997 to 2013
Primary Component Condition	1963 building components are fair, the remainder are good to excellent

CONTROLS AND VENTILATION	
HVAC Control System	Both individual programmable and non-programmable thermostats
HVAC Control System Condition	Fair to excellent
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

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

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

#### **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.
- During the walk through, significant dissatisfaction was expressed with the HVAC systems at the Hawthorne and Silver Spur buildings. Common complaints included lack of ventilation and extremely uneven dispersion of the conditioned air. Additionally, the POC reported that tenants have complained about potential odors that could relate to potential fungal growth or excess moisture within the HVAC delivery system. Because of the age of the system, 19 years, its unsatisfactory performance, and complete lack of roof or wall insulation a complete redesign of the HVAC system is recommended. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A cost allowance to replace the HVAC system is also included in the cost tables.

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### 7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	PVC	Fair
Water Meter Location	Near the street	

DOMESTIC WATER HEATERS OR BOILERS	
Components	Boilers and Water Heaters
Fuel	Gas and electricity
Quantity and Input Capacity	2-150 mbh / 1-40mbh / 4-4500W
Storage Capacity	NA
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	NA
Quantity of Storage Tanks	NA
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

PLUMBING FIXTURES	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	3 GPF
Common Area Faucet Nominal Flow Rate	2.2 GPM
Condition	Fair

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

- Water heaters
- Restroom partitions
- Toilets
- Urinals
- Sinks

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

- Future lifecycle replacements of the components or systems listed above will be required.
- The domestic water lines are galvanized iron original to the 1963 construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, EMG recommends replacing all the plumbing supply lines with copper. A budgetary cost allowance is included.

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- In the 1963 buildings the common area restroom accessories and fixtures appear outdated and exhibit significant evidence of heavy wear. The metal rods which support the wall-mounted toilets are failing. The restroom accessories and fixtures are recommended for replacement.
- The locker room showers show significant evidence of heavy wear. They are recommended for replacement.
- The facility has a commercial kitchen onsite but no associated grease trap was observed or reported. The installation of a grease trap is highly recommended.

### 7.3. BUILDING GAS DISTRIBUTION

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

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

- No components of significance

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

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

### 7.4. BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	3000 Amps	Volts	277/480 Volt, three-phase
Meter and Panel Location	Electrical Room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Good		

BUILDING EMERGENCY SYSTEM			
Size	None	Fuel	None
Generator / UPS Serves	Not Applicable	Tank Location	--
Testing Frequency	Not Applicable	Tank Type	None
Generator / UPS Condition	--		

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

- Circuit breaker panels
- Main switchgear

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- Switchboards
- Step-down transformers
- Interior light fixtures

### **Actions/Comments:**

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The underground electrical lines in the 1963 buildings were buried in aluminum conduit. In the ensuing years it has become apparent that the aluminum is reacting and deteriorating with an element in the soil. A hard, yellowish foam-like material with an odd smell develops and eventually short circuits the wires in the conduit. The situation has been addressed as each circuit fails, and though it is still ongoing, most of the circuits and distribution panels have been replaced. A budgetary cost to replace the remaining original aluminum conduit circuits and distribution panels is included.
- The panels, switchboards and step-down transformers in the 1963 buildings are mostly 1997 or 2001 components. The electrical service is reportedly adequate for the facility's needs. However, due to the age of the panels, switchboards and step-down transformers and increasing difficulty of obtaining replacement parts over time, lifecycle replacements are recommended per above.

## 7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

BUILDING ELEVATORS			
Manufacturer	Dover	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Mechanical	Emergency Equipment	Yes
Cab Floor Finish	Vinyl-tiled	Cab Wall Finish	Stainless steel
Hydraulic Elevators	3 cars at 2,500 LB each		
Overhead Traction Elevators	None		
Freight Elevators	Hydraulic		
Machinery Condition	Fair		
Controls Condition	Fair		
Cab Finish Condition	Fair		
Other Conveyances	Wheelchair Lifts		
Other Conveyance Condition	Fair		

### **Anticipated Lifecycle Replacements:**

- Elevator controls
- Hydraulic
- Elevator cab finishes

### **Actions/Comments:**

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



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## 7.6. FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	1963 BUILDINGS, S.M.E.R.T., WEIGHT ROOM					
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 checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	--					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input checked="" type="checkbox"/>	Backflow Preventer	<input checked="" 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		
	Office			Unknown		
Fire Extinguishers	Last Service Date			Servicing Current?		
	August 9, 2016			Yes		
Hydrant Location	On site					
Siamese Location	Insert location of Siamese Location					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>
ITEM	PANTHER HALL, FIELD HOUSE, MUSIC BUILDING					
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 checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	--					
Sprinkler System	None	<input type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input checked="" type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input checked="" type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Mechanical Room			2009		
Fire Extinguishers	Last Service Date			Servicing Current?		
	Insert date on extinguisher					
Hydrant Location	Adjacent to Field House					
Siamese Location	Insert location of Siamese Location					
Special Systems	Kitchen Suppression System		<input type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

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

- No components of significance

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

- At Panther Hall and the Field House the central alarm panel appears to be in good condition and is serviced regularly by a qualified fire equipment contractor. Equipment testing is not within the scope of a Facility Condition Assessment. Based on inspection documents displayed by the panel, the central alarm panel has been inspected within the last year. Fire alarm panels contain sophisticated electronic circuits that are constantly energized. Over time, circuit components deteriorate or become obsolete. Even though an alarm panel may continue to function well past its estimated design life, replacement parts may become difficult to obtain and in many cases the alarm panel will not communicate with new devices it is supposed to monitor. Replacement is recommended during the reserve time.
- The 1963 buildings, S.M.E.R.T and Weight Room are not protected by fire suppression; sprinkler heads are currently limited to custodial and mechanical rooms. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers not required until major renovations are performed. Regardless of when or if installation of facility-wide fire suppression is required by the governing municipality, EMG recommends a retrofit be performed. A budgetary cost is included.

## 8. INTERIOR SPACES

### 8.1. INTERIOR FINISHES

The facility is used as a high school for the community of Rolling Hills Estates.

The most significant interior spaces include classrooms, a gymnasium, field house, Performing Arts Center and library. Supporting areas include administrative offices, restrooms, mechanical rooms and utility closets.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Vinyl tile	Classrooms	Fair
Terrazzo	Restrooms	Fair
Ceramic tile	Restrooms	Good
Carpet	Offices	Fair
Rubber	Dance Studios, Weight Room	Good
Maple	Gym, Field House	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Offices, Classrooms	Fair
Painted concrete	Offices, Classrooms, Restrooms	Fair
Painted terrazzo	Restrooms	Fair
Ceramic tile	Restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Lobby, Offices, Classrooms	Fair
Exposed structure	Gym, Field House, Weight Room	Good
Painted drywall	Restrooms	Fair

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Solid core wood	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

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

- Vinyl tile
- Terrazzo
- Interior paint
- Suspended acoustic ceiling tile

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- Interior doors

### **Actions/Comments:**

- The interior areas of most of the 1963 classroom buildings were last renovated in 2001.
- There are damaged and deteriorated floor finishes in the boys and girls locker rooms. The damaged finishes must be replaced.
- The ceiling tiles have significant areas of water-damaged ceiling tiles throughout the 1963 buildings. The damaged ceiling tiles need to be replaced.

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

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

### **Anticipated Lifecycle Replacements:**

- No components of significance

### **Actions/Comments:**

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.
- The school's casework varies in age and is in good to fair condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period. The cost of this work is included as a lump sum.

## 8.3. COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained by the School District.

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Walk-in, Up-right, Under-counter	Fair
Freezers	Walk-in	Good
Ranges	Gas	Fair
Ovens	Electric	Fair
Griddles / Grills	none	--
Fryers	None	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	None	--
Microwave	☒	Fair
Ice Machines	☒	Fair
Steam Tables	☒	Fair
Work Tables	☒	Fair
Shelving	☒	Fair

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

- Cooking Range
- Convection oven
- Walk-in freezer
- Walk-in cooler
- Steam kettle
- Ice maker

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

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

## 9. OTHER STRUCTURES

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Portable classrooms are located throughout the site. The classrooms are pre-manufactured light gage steel structures set on a concrete stem wall.

***Anticipated Lifecycle Replacements:***

- Anticipated replacement components are included in the appropriate Sections above.

***Actions/Comments:***

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

## 10. CERTIFICATION

DLR Group retained EMG to perform this Facility Condition Assessment in connection with its Facilities Master Planning Project for the Palos Verdes Peninsula Unified School District at Palos Verdes Peninsula High School, 27118 Silver Spur Road, Rolling Hills Estates, California, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

**Prepared by:** Cornelia van der Have  
Project Manager

**Reviewed by:**



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## 11. APPENDICES

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APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE



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# APPENDIX A: PHOTOGRAPHIC RECORD

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PHOTO #1: CAMPUS OVERVUE



PHOTO #2: SILVER SPUR (SIDE)



PHOTO #3: HAWTHORNE



PHOTO #4: HAWTHORNE



PHOTO #5: EXTERIOR CORRIDOR



PHOTO #6: COURTYARD, HAWTHORNE



PHOTO #7: LIBRARY, SILVER SPUR IS IN THE BACKGROUND



PHOTO #8: LUNCH STRUCTURE



PHOTO #9: PANTHER HALL 2



PHOTO #10: GYM



PHOTO #11: S.M.E.R.T.



PHOTO #12: FIELD HOUSE



PHOTO  
#13: MUSIC



PHOTO  
#14: PORTABALE



PHOTO  
#15: STEEL SUPPORT AT SECOND  
STORY WALKWAY IS RUSTING  
AND CAUSING SPALLING



PHOTO  
#16: EXPOSED REBAR



PHOTO  
#17: PARKING LOTS, ASPHALT  
PAVEMENT



PHOTO  
#18: EXTERIOR STAIR/RAMP RAILS,  
METAL





PHOTO #19: PARKING LOTS, ASPHALT PAVEMENT



PHOTO #20: RETAINING WALL, BRICK/STONE (PER SF FACE)



PHOTO #21: LANDSCAPING, GROUND COVER



PHOTO #22: SPORTS APPARATUS, SCOREBOARD



PHOTO #23: METAL HALIDE LIGHTING FIXTURE, 250 W



PHOTO #24: FENCES AND GATES, CHAIN LINK, 6' HIGH



PHOTO #25: ROOF, MODIFIED BITUMINOUS



PHOTO #26: ROOF, MODIFIED BITUMINOUS



PHOTO #27: EXTERIOR WALL, PAINTED SURFACE, 1-2 STORIES



PHOTO #28: EXTERIOR WALL, PAINTED SURFACE, 1-2 STORIES



PHOTO #29: WINDOW, ALUMINUM DOUBLE-GLAZED 24 SF, 1-2 STORIES



PHOTO #30: EXTERIOR DOOR, STEEL INSULATED



PHOTO #31: EXTERIOR DOOR, STEEL WITH SAFETY GLASS



PHOTO #32: HVAC SYSTEM, SCHOOL



PHOTO #33: HVAC SYSTEM, SCHOOL



PHOTO #34: DUCTLESS SPLIT SYSTEM, SINGLE ZONE, 0.75 TO 1 TON



PHOTO #35: MAKE-UP AIR UNIT, 6,001 TO 12,000 CFM



PHOTO #36: TOILET PARTITIONS, METAL OVERHEAD-BRACED





PHOTO #37: WATER HEATER, ELECTRIC, COMMERCIAL, 30 TO 80 GAL



PHOTO #38: SHOWER HEAD, STATION OR COLUMN, COMMERCIAL GRADE



PHOTO #39: URINAL, VITREOUS CHINA



PHOTO #40: TOILET, TANKLESS (WATER CLOSET)



PHOTO #41: LAVATORY, PORCELAIN ENAMEL, CAST IRON



PHOTO #42: WATER HEATER, GAS, RESIDENTIAL, 30 TO 50 GAL





PHOTO #43: WATER HEATER, ELECTRIC, COMMERCIAL, 30 TO 80 GAL



PHOTO #44: DISTRIBUTION PANEL, 208 Y, 120 V, 225 AMP



PHOTO #45: SECONDARY TRANSFORMER, DRY, 113 KVA



PHOTO #46: BUILDING/MAIN SWITCHGEAR, 480 Y, 277 V, 2,000 AMP



PHOTO #47: INTERIOR FLOOR FINISH, TERRAZZO



PHOTO #48: INTERIOR FLOOR FINISH, VINYL TILE (VCT)



PHOTO #49: INTERIOR FLOOR FINISH, VINYL TILE (VCT)



PHOTO #50: INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)



PHOTO #51: INTERIOR CEILING FINISH, ACOUSTICAL TILE (ACT)



PHOTO #52: INTERIOR WALL FINISH, GYPSUM BOARD/PLASTER/METAL



PHOTO #53: COMMERCIAL KITCHEN, STEAMER, FREESTANDING



PHOTO #54: COMMERCIAL KITCHEN, ICEMAKER, FREESTANDING



PHOTO  
#55: COMMERCIAL KITCHEN,  
RANGE/OVEN, 4-BURNER



PHOTO  
#56: COMMERCIAL KITCHEN,  
CONVECTION OVEN, DOUBLE



PHOTO  
#57: EXTERIOR STAIRS AND RAMPS,  
CONCRETE (PER LF OF  
NOSING)



PHOTO  
#58: PEDESTRIAN PAVEMENT,  
SIDEWALK, CONCRETE

## FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

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## APPENDIX B: SITE PLANS

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**AERIAL SITE PLAN**

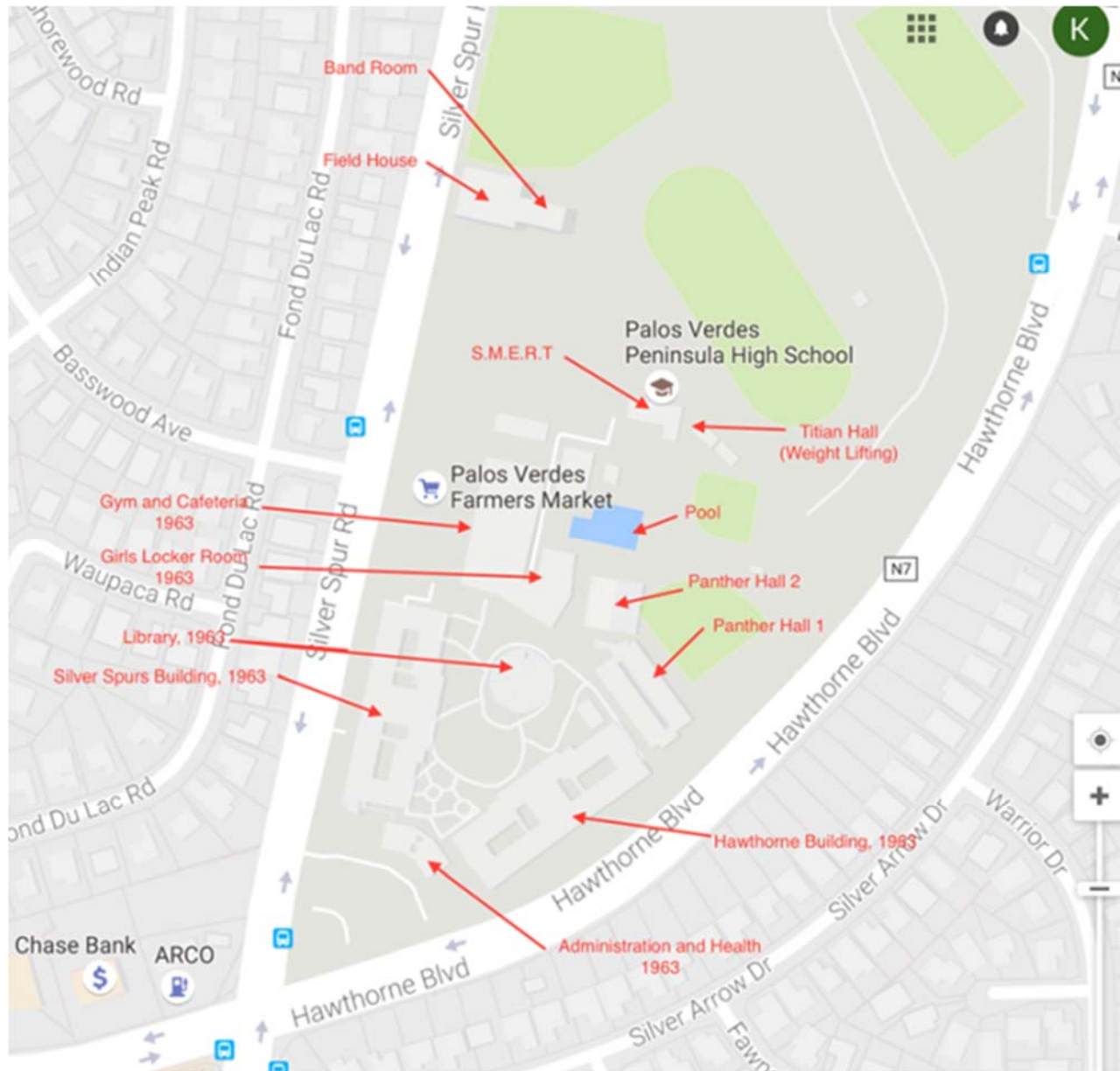


SOURCE:  
Google Maps: Imagery ©2016 Google, Map data ©2016 Google



ON-SITE DATE:  
May 11, 2016

SITE PLAN



SOURCE:  
Google Maps: Map data ©2016 Google



ON-SITE DATE:  
November 7-10, 2016

## FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

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## APPENDIX C: SUPPORTING DOCUMENTATION

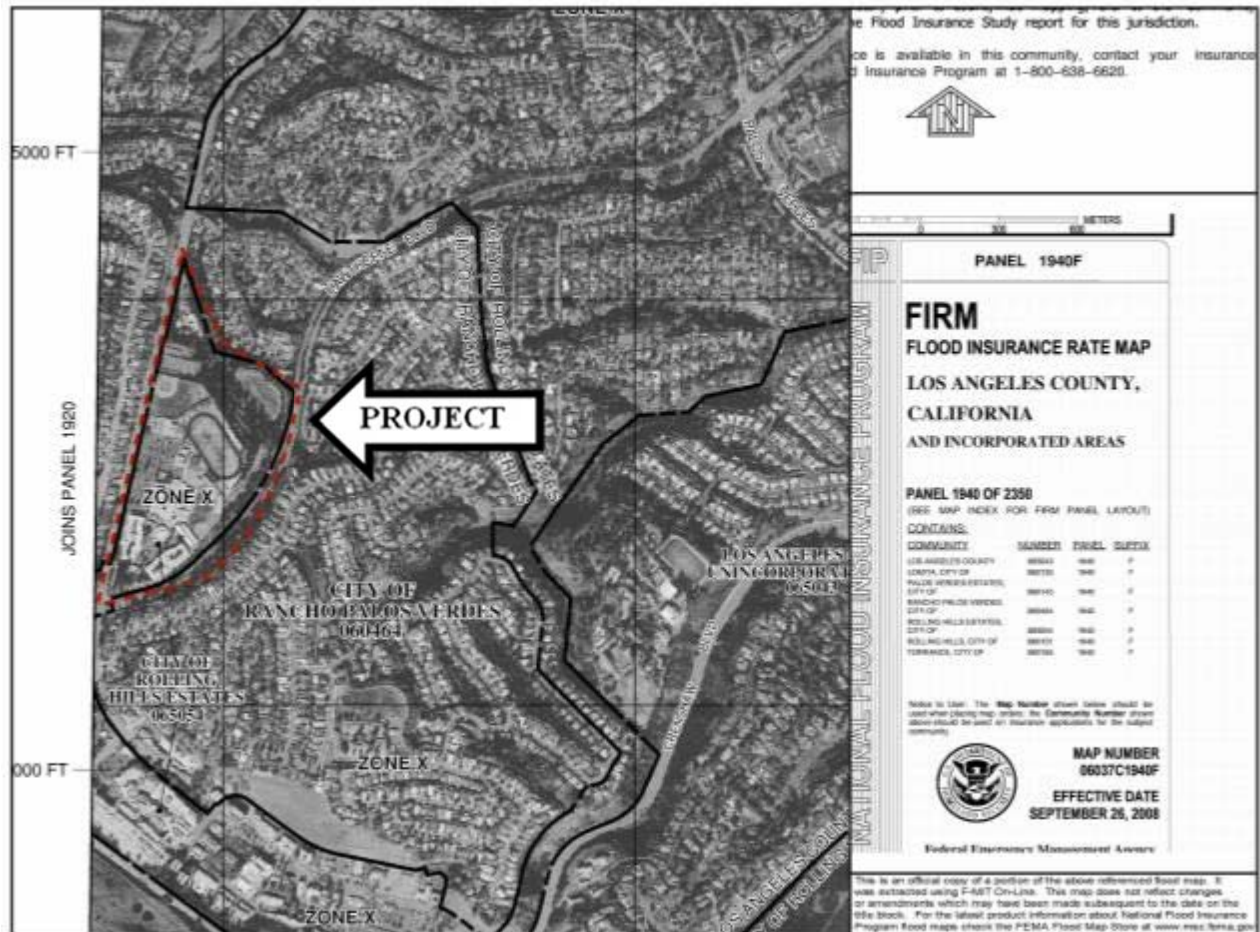
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## FLOOD MAP

PALOS VERDES PENINSULA HIGH SCHOOL

EMG PROJECT NO: 119663.16R000-014.017



SOURCE:

FEMA Map No.: 06037C194F Dated: September 26, 2008

ON-SITE DATE:

November 7-10, 2016



## FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

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## APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

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# FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

**PROPERTY NAME:** Palos Verdes Peninsula High School

**DATE:** November 7-10, 2016

**PROJECT NUMBER:** 119663.16R000-014.017

## EMG ABBREVIATED ADA CHECKLIST

	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?				Unknown
2.	Have any ADA improvements been made to the property?	✓			
3.	Does a Barrier Removal Plan exist for the property?				Unknown
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?			✓	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?				Unknown
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			With 417 total spaces, 9 are required to be accessible. 25 total accessible spaces are provided.
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?		✓		One of every 6 accessible spaces is required to be a van space. 5 van spaces are required 4 are provided
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?	✓			

# FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

EMG ABBREVIATED ADA CHECKLIST					
	ENTRANCES/EXITS (CONT.)	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?			✓	No alternate accessible entrance
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?			✓	No two main doors in series
	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?			✓	No public phones
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)?	✓			

# FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

EMG ABBREVIATED ADA CHECKLIST					
	ELEVATORS (CONT.)	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?		✓		Many restroom lavatory drains are not insulated
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.	✓			This is a public high school
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.			✓	No play areas
2	Are play structures accessible?			✓	No play structures
	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

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

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

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# Facility Condition Assessment Pre-Survey Questionnaire

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

<b>NAME OF INSTITUTION:</b> Peninsula High School	
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?	
No. of Stories?	2 Floors
Total Site Area?	Acres
Total Building Area?	219006

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

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

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

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



# Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?	/				
5	Has any part of the property ever contained visible suspect mold growth?			/		
6	Is there a mold Operations and Maintenance Plan?			/		
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		/			
8	Have there been indoor air quality or mold related complaints from tenants?	/		/		
GENERAL SITE						
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	/	/			Soccer field
10	Are there any problems with the landscape irrigation systems?		/			
BUILDING STRUCTURE						
11	Are there any problems with foundations or structures?	/				Inside Rooms
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?		/			
ADA						
25	Has the management previously completed an ADA review?	/				
26	Have any ADA improvements been made to the property?	/				
27	Does a Barrier Removal Plan exist for the property?		/			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		/			
29	Has building ownership or management received any ADA related complaints?		/			
30	Does elevator equipment require upgrades to meet ADA standards?		/			
PLUMBING						
31	Is the property served by private water well?		/			
32	Is the property served by a private septic system or other waste treatment systems?		/			
33	Is polybutylene piping used?					
34	Are there any plumbing leaks or water pressure problems?					





# Facility Condition Assessment Pre-Survey Questionnaire

## ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 THIS SITE HAS A SERIOUS ALUMINUM OXIDE ISSUE. CONDUITS IN
- 2 THE GROUND HAVE COMPLETELY DISSOLVED ~~AND~~ CREATING LARGER SCALE
- 3 ELECTRICAL ISSUES.
- 4) RODS FOR WALL MOUNT TOILETS ARE FAILING

## 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADA survey and status of improvements implemented.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

\_\_\_\_\_  
Signature of person interviewed or completing form

\_\_\_\_\_  
Date



# Facility Condition Assessment Pre-Survey Questionnaire

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

## NAME OF INSTITUTION:

Name of Building: PENINSULA HIGH SCHOOL

Building #:

Name of person completing questionnaire: TONY PRING

Length of Association With the Property: 20 YEARS

Phone Number: 310-753-7079

## SITE INFORMATION

Year of Construction:

No. of Stories:

Total Site Area:

Total Building Area:

Building Replacement Value: \$

Floor(s)

Acres

Sq. ft.

} VARIES BY  
BLDG.

## INSPECTIONS

## DATE OF LAST INSPECTION

## LIST OF ANY OUTSTANDING REPAIRS

1. Elevators

2. HVAC Mechanical, Electric,  
Plumbing?

3. Life-Safety/Fire?

4. Roofs?

LAST 12 MONTHS

" " "

" " THIS SUMMER

" " "

## KEY QUESTIONS

## RESPONSE

Major Capital Improvements in Last 3 yrs.  
Planned Capital Expenditure For Next  
Year?

SMART & WEIGHT ROOM

?

Age of the Roof?

VARIES - 20 TO 3 YRS.

What bldg. Systems Are Responsibilities  
of Tenants?

(HVAC/Roof/Interior/Exterior/Paving)

N/A

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?

✓

ORIGINAL ALUM. CONDUIT  
DETERIORATION  
STRUCT. EVAL. of PHASE 1



## 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?		✓			PHASE 1 ?
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?	✓				PHASE 1
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?	✓				NO INSULATION IN PHASE 1
18 Is Fire Retardant Treated (FRT) plywood used?	✓				MODULAR BLDG.





## 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?		✓			
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?			✓		

GALVANIZED SUPPLY



## Facility Condition Assessment Pre-Survey Questionnaire

### ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

1

2

3

### ITEMS PROVIDED TO EMG AUDITORS

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

Signature of person interviewed or completing form

Date

## FACILITY CONDITION ASSESSMENT

PALOS VERDES PENINSULA HIGH SCHOOL  
27118 SILVER SPUR ROAD  
ROLLING HILLS ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-014.017

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 and 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> |
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Your timely compliance with this request is greatly appreciated.