

FACILITY CONDITION ASSESSMENT

Prepared for

DLR Group

1650 Spruce Street, Suite 300

Riverside, California 92507

Kevin Fleming



FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES MIDDLE SCHOOL

2161 VIA OLIVERA

PALOS VERDES ESTATES, CALIFORNIA 90274

PREPARED BY:

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EMG PROJECT #:

119663.16R000-012.017

DATE OF REPORT:

January 17, 2017

ONSITE DATE:

October 20, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
Palos Verdes Middle

5/9/2017



Report SectionID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
1.3	529599 Engineer, Mechanical, Design	1	EA	\$3,162.50	\$3,163	\$3,163
5.2	531329 Roadways, Asphalt Pavement, Seal & Stripe	65000	SF	\$0.38	\$24,668	\$24,668
5.5	539859 Pole Light w/Concrete Base, Exterior, 105 to 200 W LED, Install new	4	EA	\$8,803.00	\$35,212	\$35,212
7.2	589737 Pipe, Drain & Sewage, Vitrified Clay, 8", Replace	65	LF	\$33.43	\$2,173	\$2,173
Immediate Repairs Total						\$65,215

* Location Factor (1.0) included in totals.



5/9/2017

Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate	
1.3	529599	Engineer, Mechanical, Design	0	2	0	1	EA	\$3,162.50	\$3,163	\$3,163																			\$3,163		
5.2	531329	Roadways, Asphalt Pavement, Seal & Stripe	5	5	0	65000	SF	\$0.38	\$24,668	\$24,668					\$24,668					\$24,668					\$24,668					\$98,670	
5.2	529588	Roadways, Asphalt Pavement, Cut & Patch	25	24	1	1500	SF	\$6.29	\$9,436		\$9,436																		\$9,436		
5.2	529587	Roadways, Asphalt Pavement, Mill & Overlay	25	13	12	30000	SF	\$3.28	\$98,265												\$98,265								\$98,265		
5.2	529591	Parking Lots, Asphalt Pavement, Mill & Overlay	25	14	11	35000	SF	\$3.28	\$114,814											\$114,814									\$114,814		
5.5	529584	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	4	1	67500	SF	\$0.38	\$25,684		\$25,684				\$25,684					\$25,684					\$25,684				\$102,735		
5.5	539859	Pole Light w/Concrete Base, Exterior, 105 to 200 W LED, Install new	20	20	0	4	EA	\$8,803.00	\$35,212	\$35,212																			\$35,212		
6.3	529603	Roof, Single-Ply TPO/PVC Membrane, Replace	20	3	17	22500	SF	\$15.93	\$358,445																	\$358,445			\$358,445		
7. 1	533846	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	4	EA	\$30,000.00	\$120,000			\$120,000														\$120,000			\$240,000		
7. 1	533852	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	4	EA	\$30,000.00	\$120,000			\$120,000														\$120,000			\$240,000		
7.1	531348	Boiler, Gas, 751 to 1,000 MBH, Replace	25	15	10	2	EA	\$31,276.62	\$62,553											\$62,553									\$62,553		
7.1	529597	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	3	12	1	EA	\$3,578.67	\$3,579												\$3,579								\$3,579		
7.1	533863	Air Handler, Energy Recovery Unit for Outside Air Intake, Install	15	13	2	4	EA	\$30,000.00	\$120,000			\$120,000														\$120,000			\$240,000		
7.2	533910	Water Heater, Gas, Residential, 15 GAL, Replace	10	6	* 4	6	EA	\$2,349.48	\$14,097						\$14,097										\$14,097				\$28,194		
7.2	533922	Circulator Pump, 3 HP, Replace	15	6	9	2	EA	\$8,839.12	\$17,678										\$17,678										\$17,678		
7.2	589737	Pipe, Drain & Sewage, Vitrified Clay, 8", Replace	50	50	0	65	LF	\$33.43	\$2,173	\$2,173																			\$2,173		
7.4	589735	Electrical System, School, Upgrade	40	37	3	63336	SF	\$49.78	\$3,152,549				\$3,152,549																\$3,152,549		
7.6	533887	Fire Alarm Control Panel, Multiplex, Replace	15	13	2	6	EA	\$4,284.35	\$25,706			\$25,706														\$25,706			\$51,412		
7.6	529593	Fire Alarm Control Panel, Addressable, Replace	15	13	2	1	EA	\$20,297.59	\$20,298			\$20,298														\$20,298			\$40,595		
8.1	529585	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	25000	SF	\$1.42	\$35,580			\$35,580								\$35,580							\$35,580		\$106,740		
8.1	529586	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	6	9	37000	SF	\$4.80	\$177,622										\$177,622										\$177,622		
8.1	529594	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	5	10	4600	SF	\$4.80	\$22,083											\$22,083									\$22,083		
8.3	529602	Commercial Kitchen, Convection Oven, Double, Replace	10	6	4	2	EA	\$8,643.00	\$17,286				\$17,286											\$17,286					\$34,572		
8.3	529596	Commercial Kitchen, Convection Oven, Double, Replace	10	4	6	2	EA	\$8,643.00	\$17,286						\$17,286										\$17,286				\$34,572		
8.3	529595	Commercial Kitchen, Walk-In Combination Freezer/Refigerator, Replace	15	6	9	1	EA	\$31,605.00	\$31,605										\$31,605										\$31,605		
8.3	529589	Commercial Kitchen, Food Warmer, Replace	15	6	9	2	EA	\$1,551.91	\$3,104										\$3,104										\$3,104		
Totals, Unescalated										\$65,215	\$35,119	\$441,584	\$3,152,549	\$17,286	\$38,764	\$42,970	\$0	\$0	\$230,009	\$144,883	\$140,498	\$101,844	\$0	\$17,286	\$38,764	\$42,970	\$764,449	\$35,580	\$0	\$5,309,771	
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
Totals, Escalated (3.0% inflation, compounded annually)										\$65,215	\$36,173	\$468,476	\$3,444,876	\$19,456	\$44,939	\$51,308	\$0	\$0	\$300,110	\$194,711	\$194,482	\$145,205	\$0	\$26,147	\$60,394	\$68,954	\$1,263,518	\$60,573	\$0	\$6,444,534	

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FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
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PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

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:	2161 Via Olivera, Rancho Palos Verdes, Los Angeles, California 90274
Year Constructed/Renovated:	1964 Renovated 2002
Current Occupants:	DLR/Palos Verdes-Palos Verdes Middle-FCA
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance & Operations Director 310.544.0045 phone 424.903.5241 cell kamibayashi@pvpusd.net
Property Type:	Middle School
Site Area:	27.00 acres
Building Area:	63,336 SF
Number of Buildings:	5 buildings & 10 portable structures
Number of Stories:	1
Parking Type and Number of Spaces:	107 spaces in open lots
Building Construction:	Masonry bearing walls with conventional wood-framed roof on concrete slab.
Roof Construction:	Primary: Mansard roofs with concrete tiles. Secondary: Flat roofs with single ply TPO/PVC membrane.
Exterior Finishes:	Painted CMU
Heating, Ventilation and Air Conditioning:	Central system with boilers and air handlers. No central air conditioning system. Supplemental components: Individual package units & split-system.
Fire and Life/Safety:	Limited fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel & exit signs.
Dates of Visit:	October 20, 2016
On-Site Point of Contact (POC):	Tony Pring
Assessment and Report Prepared by:	Chuck Gang
Reviewed by:	Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

SYSTEMIC CONDITION SUMMARY			
Site	Fair	HVAC	Fair
Structure	Fair	Plumbing	Fair

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

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

- Partial replacement of asphalt parking areas
- Replacement of HVAC equipment as required
- HVAC balancing and control system upgrade
- Recommend light installation at parking areas
- Electrical system upgrade

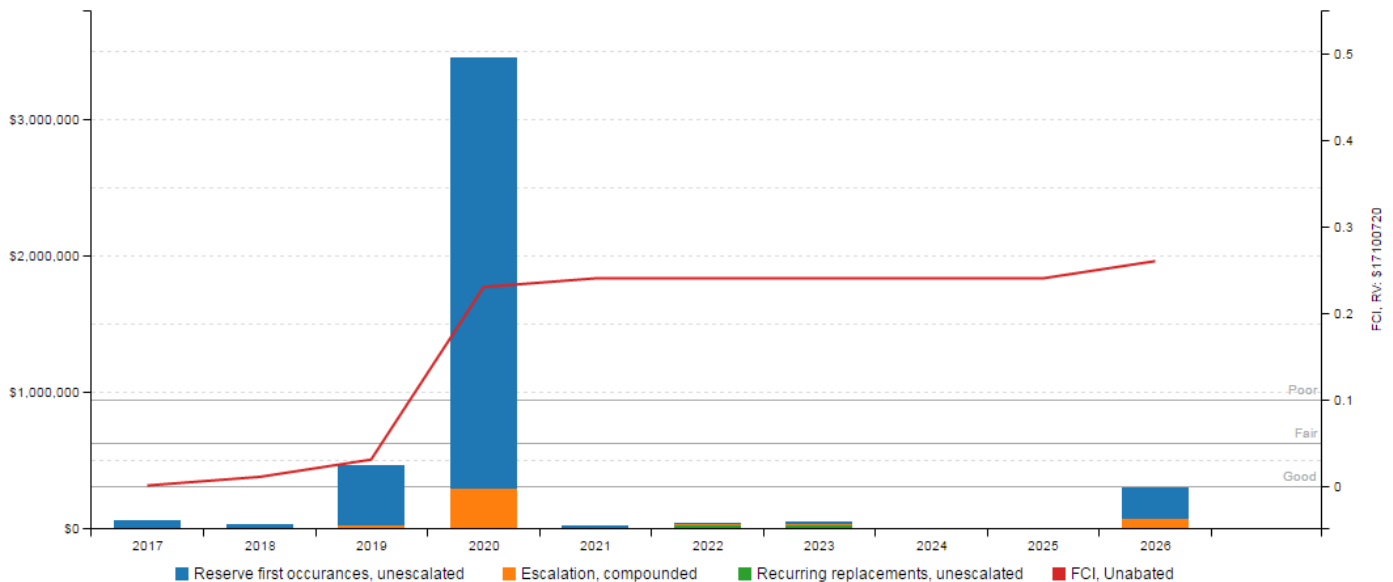
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of new roofs at classroom buildings, minimum routine maintenance and equipment replacement on an as needed basis. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2 FACILITY CONDITION INDEX (FCI)

FCI Analysis: Palos Verdes Middle

Replacement Value: \$ 17,100,720; 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.

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

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

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	0.3% Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	26% Poor
Current Replacement Value (CRV)	63,339 SF * \$270.00 / SF = \$17,100,720
Year 0 (Current Year) - Immediate Repairs (IR)	\$66,301
Years 1-10 – Replacement Reserves (RR)	\$4,560,049
TOTAL Capital Needs	\$4,626,350

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

- Mechanical engineer to analyze HVAC system and air quality
- Seal and stripe asphalt pavement
- Recommended pole lighting for parking areas
- Partial sewer line replacement

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 study is recommended.

- The return air ventilation in the classrooms and the general air quality efficiencies of the HVAC systems in the classrooms and larger multi-purpose buildings should be studied to verify compliance with minimum applicable codes as required for indoor air quality and ventilation environments. Most of the classroom areas are not equipped with air conditioning systems and may be lacking in make-up air systems. To evaluate the conditions a professional mechanical engineering consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

1.4 OPINIONS OF PROBABLE COST

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

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

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

1.4.1 METHODOLOGY

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2 IMMEDIATE REPAIRS

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3 REPLACEMENT RESERVES

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

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

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

2 PURPOSE AND SCOPE

2.1 PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

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PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

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

2.2 SCOPE

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

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

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

2.3 PERSONNEL INTERVIEWED

The management and maintenance staff and building engineers were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation.

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Terry Kamibayashi Maintenance and Operations Director	Palos Verdes Peninsula Unified School District	310.544.0045
Tony Pring District Electrician	Palos Verdes Peninsula Unified School District	310.753.7079

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

2.4 DOCUMENTATION REVIEWED

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

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

- Original construction plans, dated 1129/1963, for: Margate (Ridgecrest) Intermediate School, by Glenn Arbogast & Associates
- Margate (Ridgecrest) Intermediate School Modernization Plans by Dougherty + Dougherty, dated 10/25/01.

2.5 PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the client and POC prior to the site visit. The completed questionnaire was not returned prior to the site inspection. A copy was completed on site during the inspection. Additionally, a PSQ was received after the report was written. Both questionnaires are included in Appendix E. Information obtained from the questionnaires has been used in preparation of this report.

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2.6 WEATHER CONDITIONS

October 20, 2016: Clear, with temperatures in the 70s (°F) and light winds.

3 ACCESSIBILITY & PROPERTY RESEARCH

3.1 ADA ACCESSIBILITY

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

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

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

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

3.2 FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map, published by the Federal Emergency Management Agency (FEMA) and dated January 6, 2016, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

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

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4 EXISTING BUILDING ASSESSMENT

4.1 SPACE TYPES

All 63,336 square feet of the building are owned by the Palos Verdes Peninsula Unified School District, and occupied by Ridgecrest Middle School. The spaces are mostly a combination of classrooms, a multi-purpose room, cafeteria, kitchen, supporting restrooms, administrative offices, 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
1 building*	Office	0
5 buildings*	Classrooms	0
1 building*	Multi-Purpose	0
1 building*	Library	0
1 building*	Kitchen	0
Throughout buildings	Mechanical	0
Throughout buildings	Restrooms	0
9 Temporary buildings	Classroom	0
1 Temporary building	Locker rooms	0
(*Indicates building uses combined with 5 classrooms buildings.)		
5 Buildings & 1 Temporary Structures	TOTAL	0

4.2 INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

The entire school was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

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

5 SITE IMPROVEMENTS

5.1 UTILITIES

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

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

Actions/Comments:

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

5.2 PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Via Olivera
Access from	East
Additional Entrances	Via Olivera
Additional Access from	East

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

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PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
106	NA	NA	NA	NA
Total Number of ADA Compliant Spaces			3	
Number of ADA Compliant Spaces for Vans			1	
Total Parking Spaces			3	
Parking Ratio (Spaces/Apartments)			NA	
Method of Obtaining Parking Count			Physical count	

EXTERIOR STAIRS			
LOCATION	MATERIAL	HANDRAILS	CONDITION
Entry stair to administration offices	Concrete stairs	Metal	Fair
Stair to north parking lot	Concrete stairs	Metal	Fair
Stair at street corner intersection	Concrete stairs	Metal	Fair
Stair at west side of Bldg. B	Concrete stairs	Metal	Fair
Stair to north of portable bldgs.	Concrete stairs	Metal	Fair

The sloping site is terraced and accessible throughout by concrete walkways including multiple ramps as required for reasonable access with a minimum number of stairways where necessary.

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement

Actions/Comments:

- The asphalt pavement exhibits isolated areas of failure and deterioration, such as alligator cracking, transverse cracking and localized depressions throughout the two parking lots and the playground area. The most severely damaged areas of paving must be cut and patched in order to maintain the integrity of the overall pavement system.
- Crack sealing, seal coating, and re-striping of the asphalt paving at the two parking lots and the playground area will be required over the assessment period.
- No other 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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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
Swales	<input type="checkbox"/>	--
Detention pond	<input type="checkbox"/>	--
Lagoons	<input type="checkbox"/>	--
Ponds	<input type="checkbox"/>	--
Underground Piping	<input type="checkbox"/>	--
Pits	<input type="checkbox"/>	--
Municipal System	<input checked="" type="checkbox"/>	Fair
Dry Well	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.4 TOPOGRAPHY AND LANDSCAPING

ITEM	DESCRIPTION						
Site Topography	Slopes gently down from the east side of the property to the west property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping Condition	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
Concrete	Throughout site at bottom of terraced slopes in parking areas & between buildings	Fair

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The sloping site is terraced and with numerous continuous short concrete retaining walls at the slope toes along most of the walkways where necessary. These retaining walls are in fair to good condition with no observed defects.

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.

5.5 GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Monument
Street Address Displayed?	Yes

SITE AND BUILDING LIGHTING					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Overall Site Lighting Condition			--	
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	Playground field perimeter three sides; north, east and south	Fair

REFUSE DISPOSAL				
Refuse Disposal			Common area dumpsters	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
North side of Bldg. B	Concrete pad	None	Yes	Fair

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	None	NA	--

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OTHER SITE AMENITIES			
Tennis Courts	Asphalt	West playground	Fair
Basketball Court	Asphalt	West playground	Fair
Soccer Field	Grass	North playground	Fair
Baseball Field	Grass	North playground	Fair

The tennis courts, basketball courts, soccer and baseball fields are surrounded by a chain link fence. No light fixtures are provided for night-time court use.

Anticipated Lifecycle Replacements:

- Exterior lighting
- Playground surfaces

Actions/Comments:

- No lighting is provided in the parking areas. New light fixtures are recommended at in both parking areas for safety. All affected areas will require new lighting on poles.
- The basketball and tennis court playing asphalt surface is worn and deteriorated and the court surface must be repaired in the damaged areas, resealed and striped.
- No other 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		
Foundation	Piles (concrete)	Fair
Basement and Crawl Space	None	Fair
PORTABLE STRUCTURES		
Foundation	Concrete foundation walls	Fair
Basement and Crawl Space	None	--

Based on the review of the original construction documents the foundation system consists of concrete grade beams supported by deepened drilled cast in place concrete caissons.

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Isolated areas of the foundation systems are concealed. There are no significant signs of settlement, deflection, or movement.

6.2 SUPERSTRUCTURE

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

Anticipated Lifecycle Replacements:

- No components of significance

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Actions/Comments:

- Throughout the five main buildings 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.
- At the nine portable classroom structures 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.

6.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Hipped	Finish	Concrete/clay tiles
Maintenance	Outside contractor	Roof Age	2 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	No copings; membrane-topped	Roof Drains	Gutters and downspouts
Fascia	Metal	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	No
Attics	Yes	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

The primary roof is a mansard type roof located at the perimeter of all five main buildings.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply TPO/PVC
Maintenance	Outside contractor	Roof Age	2 years
Flashing	Sheet metal	Warranties	Yes
Parapet Copings	No copings; membrane-topped	Roof Drains	Internal drains
Fascia	None	Insulation	Fiberglass batts
Soffits	None	Skylights	No
Attics	No	Ponding	Yes
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Good

The secondary roof is a flat low slope roof well located at the center of all five main buildings.

TERTIARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal

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TERTIARY ROOF			
Maintenance	In-house staff	Roof Age	20+ years
Flashing	None	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	Fiberglass batts
Soffits	Exposed	Skylights	No
Attics	No	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	--	Roof Condition	Fair

The tertiary roof is located at the portable classroom structures.

Anticipated Lifecycle Replacements:

- Asphalt shingles

Actions/Comments:

- According to the POC the roofs were reportedly installed approximately two years ago. Information regarding roof warranties or bonds was not available. The roofs should be covered by a warranty. The roofs are maintained by an outside contractor on an as need basis.
- The property owner reported that roof leaks have occurred in the past. According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- 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.
- Isolated areas of minor ponding and ponding stains are evident throughout the flat roof wells. The low spots in the roof must be re-sloped with a topping compound or reframed to promote adequate drainage to existing drainage devices.
- The attics are not accessible and it could not be determined if there is moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be adequate.

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6.4 EXTERIOR WALLS

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

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

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

6.5 EXTERIOR AND INTERIOR STAIRS AND RAMPS

Not applicable. There are no exterior or interior stairs.

BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Entry stair to administration offices	Cast-in-place concrete	Closed	Metal	Metal	Good

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Stair to north parking lot	Cast-in-place concrete	Closed	Metal	Metal	Good
Stair at street corner intersection	Cast-in-place concrete	Closed	Metal	Metal	Fair
Stair at west side of Bldg. B	Cast-in-place concrete	Closed	Metal	Metal	Good
BUILDING EXTERIOR AND INTERIOR STAIRS					
TYPE	DESCRIPTION	RISER	HANDRAIL	BALUSTERS	CONDITION
Stair to north of portable bldgs.	Cast-in-place concrete	Closed	Metal	Metal	Good
Ramps throughout the site	Cast-in-place concrete	NA	Metal	None	Good

The sloping site is terraced and accessible throughout by concrete walkways including multiple ramps as required for reasonable access with a minimum number of stairways where necessary.

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6 EXTERIOR WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, operable	Single pane	Classroom windows	<input type="checkbox"/>	Fair
Aluminum framed storefront	Single pane	Administration office two entries	<input type="checkbox"/>	Fair

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Fully glazed, metal framed	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Storefront glazing

Actions/Comments:

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- The windows are antiquated, energy-inefficient units with single-pane glazing. Some of the windows are difficult to open and close. Window replacement is recommended.
- The property owner reported that water infiltration at the exterior windows has occurred in the past. No evidence of active water infiltration was observed at the time of the assessment.
- No other 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.

6.7 PATIO, TERRACE, AND BALCONY

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time.

7 BUILDING MECHANICAL AND PLUMBING SYSTEMS

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

The HVAC system consists of a central system with boilers and air handlers. No central air conditioning is provided with this system.

BUILDING CENTRAL HEATING SYSTEM	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	2 boilers at 700 MBH each
Total Heating Capacity	1,400 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Five buildings
Age Ranges	Single unit dated 2002
Boiler Condition	Fair
Heat Exchanger Condition	--

BUILDING CENTRAL COOLING SYSTEM	
Primary Cooling System Type	None
Quantity and Capacity of Major Components	NA
Total Cooling Capacity	NA
Refrigerant	None
Cooling Towers	None
Location of Major Equipment	--
Space Served by System	NA
Age Ranges	NA
Chiller Condition	--
Cooling Tower Condition	--

DISTRIBUTION SYSTEM	
HVAC Water Distribution System	Two-pipe
Heating Water Circulation Pump Size & Quantity	2 pumps at 5 HP each
Chilled Water Circulation Pump Size & Quantity	NA
Condenser Water Circulation Pump Size & Quantity	NA
Pump Condition	Fair
Air Distribution System	Constant
Quantity and Capacity of Air Handlers	12 air handlers
Location of Air Handlers	Mechanical rooms
Large Spaces the Larger Dedicated AHU's Serve	Multi-purpose room Bldg. A
Age of Air Handlers	Majority dated 2002

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DISTRIBUTION SYSTEM	
Air Handler Condition	Fair
Terminal Units	None
Quantity and Capacity of Terminal Units	NA
Location of Terminal Units	--
Spaces Served by Terminal Units	NA
Terminal Unit Condition	--

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

A separate split system unit, serving the server room, is in fair condition.

Anticipated Lifecycle Replacements:

- Boilers
- Air handling units
- Air handler fan motors
- Distribution pumps motors
- Condenser

Actions/Comments:

- The HVAC systems are maintained by an outside contractor.
- The HVAC equipment was installed during the 2002 modernization. HVAC equipment is replaced on an "as needed" basis.
- The POC reported that the air handling units do not adequately heat the building interior spaces. Replacement of the air handling units is required.
- The thermostats which control the delivery of conditioned air to the buildings are problematic, which cause spaces to be uncomfortable at times. Upgrade of the HVAC control system is required.
- The lack of a central air conditioning system was noted by the school administration staff. Consideration should be given to providing a system in the future.

7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	PVC and Clay	Fair
Vent Piping	PVC	Fair
Water Meter Location	Exterior front yard	

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DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	5 units at average 25,000 BTUH each
Storage Capacity	10 to 40 gallons each
Boiler or Water Heater Condition	--
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	NA
Quantity of Storage Tanks	NA
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	2 at 5 HP each
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

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

Anticipated Lifecycle Replacements:

- Water heaters

Actions/Comments:

- Sections of the sanitary sewer are reported to be original to the 1964 building construction. A 65 foot section of sewer line underneath the back field has a history of frequent clogging, which has led to sewage backing up through the cleanouts, which is a health and sanitation issue. Maintenance and repairs of the on-site sanitary sewer system are the responsibility of the property owner. The sanitary sewer collection system requires replacement. A budgetary cost allowance is included.

7.3 BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located in the front yard. 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 meter and regulator 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.

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7.4 BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	2,000 Amps	Volts	277/480 Volt, three-phase
Meter & Panel Location	Exterior pad	Branch Wiring	Copper and Aluminum
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8, T-12, CFL		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Fair		
Lighting Condition	Fair		

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

Anticipated Lifecycle Replacements:

- Install parking lot lighting

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.
- A portion of the panels and switchboards were upgraded in 2002.
- The POC reported that vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1964 construction. The POC reported that a portion of the electrical system conductors and other elements contain aluminum wiring. A full modernization project is recommended to upgrade the aging interior electrical infrastructure. A budgetary allowance is included to account for the complete upgrade.
- The parking areas do not have lighting. Install pole lights in two lots.

7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION
Type	Wet pipe

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2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

ITEM	DESCRIPTION					
Type	Wet pipe					
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 checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	Fair					
Sprinkler System	None	<input type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Administration office area			2002		
Fire Extinguishers	Last Service Date			Servicing Current?		
	NA					
Hydrant Location	Front yard					
Siamese Location	NA					
Special Systems	Kitchen Suppression System	<input checked="" type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

The sprinkler system is limited to areas in the multi-purpose room and several isolated storage and mechanical rooms.

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

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

8 INTERIOR SPACES

8.1 INTERIOR FINISHES

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

The most significant interior spaces include classrooms, offices, cafeteria and a large multi-purpose room. Supporting areas include hallways, administrative offices, restrooms and mechanical rooms.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Vinyl tile	Classrooms	Fair
Carpet	Lobby & offices	Fair
Ceramic tile	Restrooms	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Lobby, offices, classrooms, restrooms	Fair
Painted CMU	Lobby, offices, classrooms, restrooms	Fair
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Lobby, offices, classrooms, restrooms	Fair
Painted drywall	Lobby, offices, classrooms, restrooms	Fair
Hard (glued) tiles	Lobby, offices, classrooms	Fair

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

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Interior paint

Actions/Comments:

- The interior areas were last renovated in 2002.
- 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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- The ceiling tiles in some areas throughout the buildings have isolated areas of water-damaged. The damaged ceiling tiles need to be replaced. The cost to replace the damaged finishes is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

8.2 FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The school's FF&E vary in age and are in fair condition. Based on the estimated Remaining Useful Life (RUL), the FF&E will require replacement over the assessment period. This work is considered routine maintenance and is part of the school's operational expense.

8.3 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

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

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Walk-in & Up-right	Fair
Freezers	Walk-in	Fair
Ranges	Gas	Fair
Ovens	Gas	Fair
Griddles / Grills	Gas	Fair
Fryers	None	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	None	--
Microwave	<input type="checkbox"/>	--
Ice Machines	<input checked="" type="checkbox"/>	Fair
Steam Tables	<input type="checkbox"/>	--
Work Tables	<input checked="" type="checkbox"/>	--
Shelving	<input type="checkbox"/>	Fair

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COMMERCIAL LAUNDRY		
EQUIPMENT	COMMENT AND CONDITION	
Commercial Washing Machines	NA	--
Commercial Dryers	NA	--
Residential Washers	<input type="checkbox"/>	--
Residential Dryers	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

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

9 OTHER STRUCTURES

Not applicable, there are no other structures.

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
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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 2161 Via Olivera, Rancho Palos Verdes, California, the "Property". It is our understanding that the primary interest of DLR Group is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Chuck Gang,
Project Manager

Reviewed by:



Mark Surdam, RA
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

11 APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE AND FLOOR PLANS

APPENDIX C: SUPPORTING DOCUMENTATION

APPENDIX D: EMG ABBREVIATED ADA CHECKLIST

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

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APPENDIX A: PHOTOGRAPHIC RECORD

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo
#1: Front elevation



Photo
#2: Main entrance at campus



Photo
#3: Campus overview at classroom buildings



Photo
#4: Campus overview at classroom buildings



Photo
#5: Campus overview at classroom buildings



Photo
#6: Campus overview at classroom buildings

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

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Photo #7: Campus overview at classroom buildings



Photo #8: Campus courtyard between classrooms



Photo #9: Front parking lot



Photo #10: North parking lot



Photo #11: Playground area



Photo #12: Playground area

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo #13: Admiration office area interior



Photo #14: Admiration office area interior

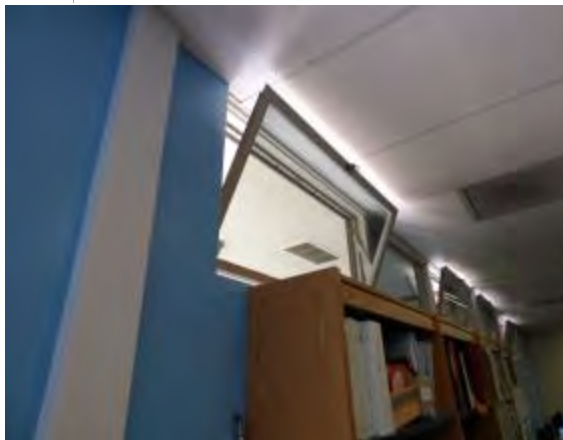


Photo #15: Admiration office area interior



Photo #16: Admiration office area restroom

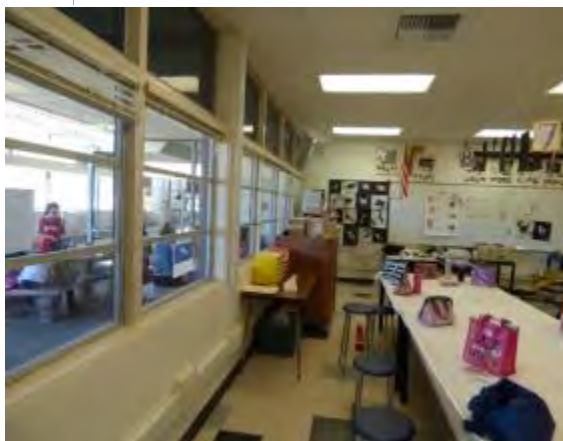


Photo #17: Classroom area interior

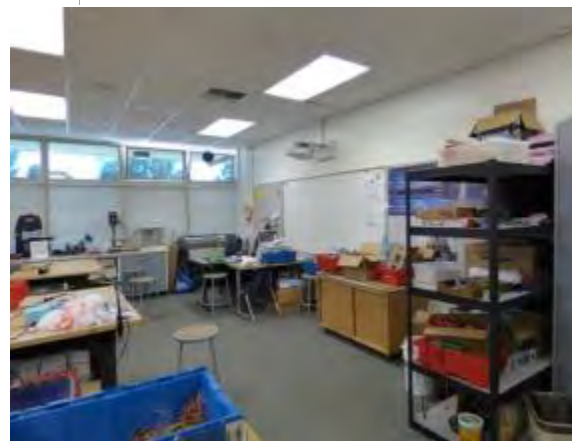


Photo #18: Classroom area interior

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

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Photo #19: Classroom area interior

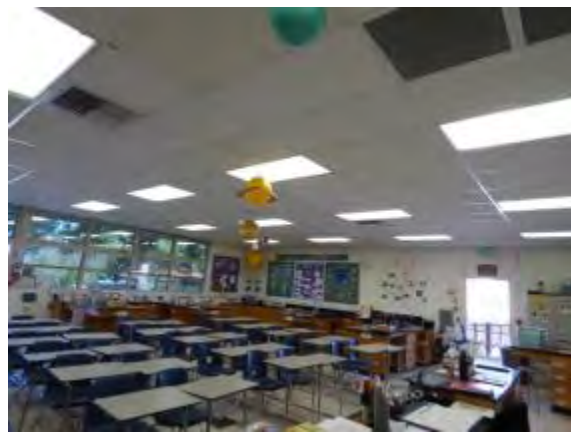


Photo #20: Classroom area interior



Photo #21: Classroom area interior



Photo #22: Classroom area interior



Photo #23: Classroom building student restrooms



Photo #24: Classroom building student restrooms

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo #25: Library interiors



Photo #26: Classroom building student lockers

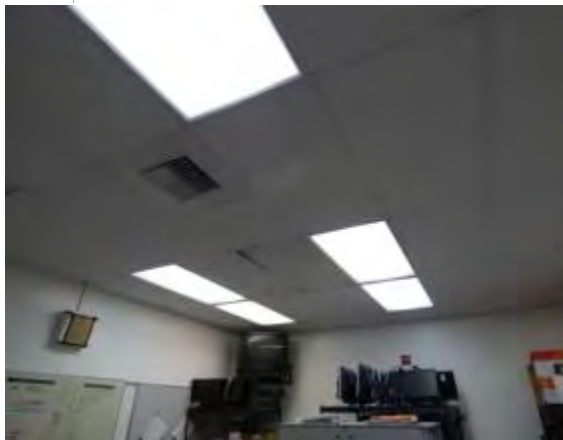


Photo #27: Ceiling at classrooms & office areas

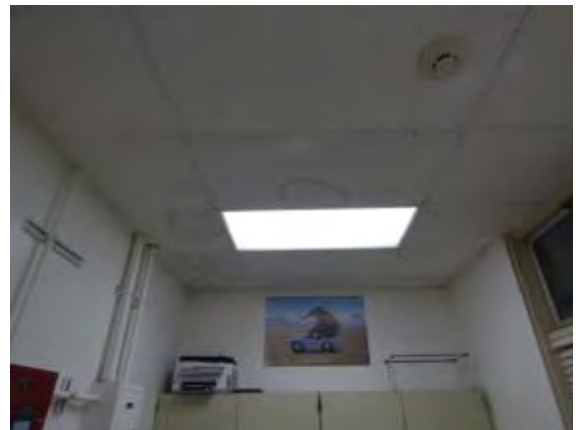


Photo #28: Isolated stained ceiling tiles throughout buildings (due to past leaks)



Photo #29: Classroom exterior doors & windows



Photo #30: Exterior doors and student classroom building restrooms

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo #31: Interior door



Photo #32: Hot water heater



Photo #33: Hot water heater



Photo #34: Hot water heater



Photo #35: Air handler ceiling mounted and office building



Photo #36: Ceiling attic insulation

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo #37: Air handler at classroom building mechanical room



Photo #38: Air handler at classroom building mechanical room



Photo #39: Air handler controls throughout classroom buildings



Photo #40: Electrical panels throughout buildings



Photo #41: Roof overview (view at walkway roof cover)



Photo #42: TPO single ply membrane roof

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

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Photo #43: TPO single ply membrane roof (kitchen area vents)



Photo #44: TPO single ply membrane roof (viewed at minor isolated ponding)



Photo #45: Concrete tile mansard roof overview



Photo #46: Concrete tile mansard roof close up



Photo #47: Concrete tile mansard roof close up



Photo #48: Concrete tile mansard roof overview

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

PALOS VERDES MIDDLE SCHOOL

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Photo #49: Portable building exterior



Photo #50: Portable building exterior



Photo #51: Portable building exterior



Photo #52: Portable building interior



Photo #53: Portable building interior



Photo #54: Portable building interior

FACILITIES CONDITION ASSESSMENT
PHOTOGRAPHIC RECORD

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Photo #55: Soffit and exterior wall of portable buildings



Photo #56: Wall mounted HVAC package units and portable buildings



Photo #57: Wall mounted HVAC package units at portable buildings



Photo #58: Main electrical switch gear



Photo #59: Fire Control Main Panel in office building



Photo #60: Fire Control Sub-Panels throughout all buildings

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APPENDIX B: SITE PLAN

FACILITIES CONDITION ASSESSMENT
AERIAL SITE PLAN

PALOS VERDES MIDDLE SCHOOL

EMG PROJECT NO: 119663.16R000-012.017



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



ON-SITE DATE:
October 11, 2016

FACILITY CONDITION ASSESSMENT

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2161 VIA OLIVERA
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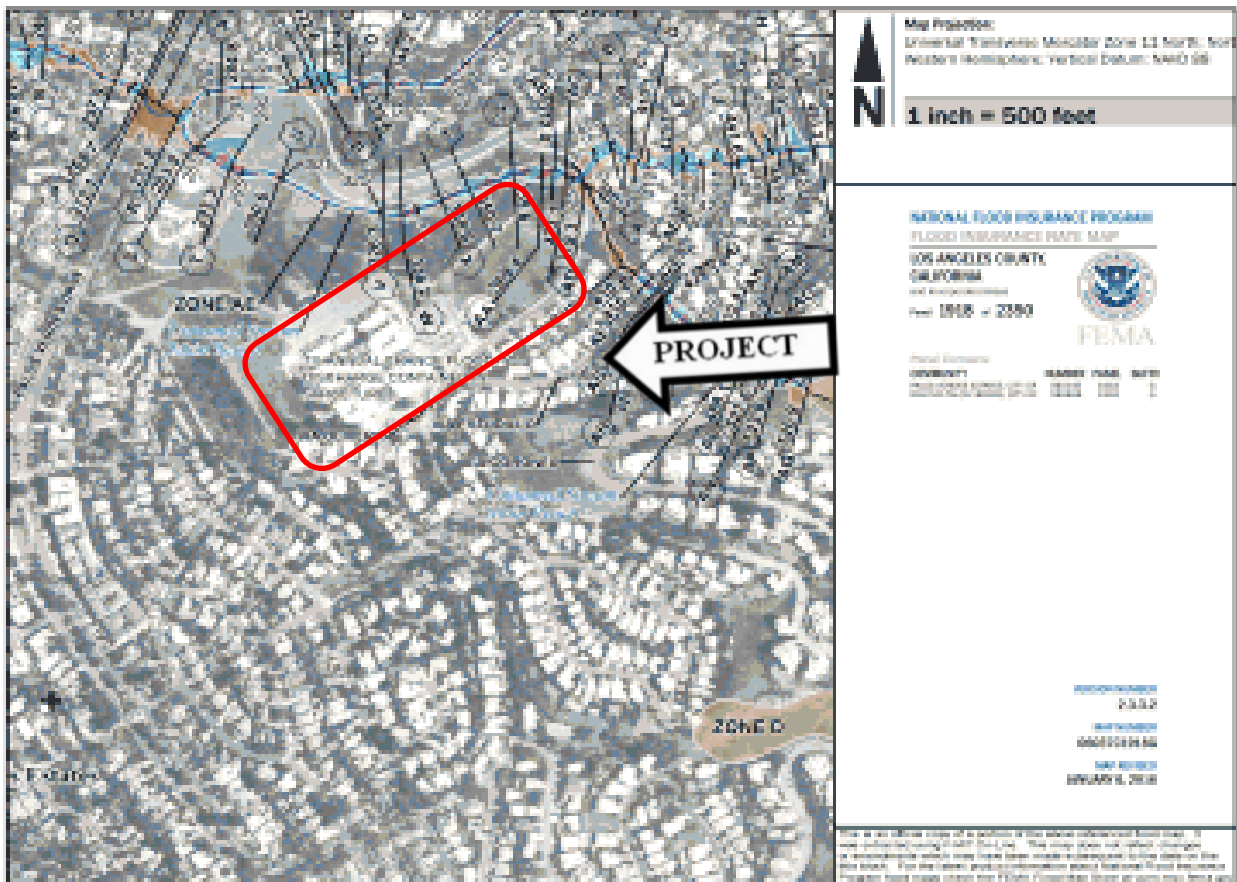
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APPENDIX C: **SUPPORTING DOCUMENTATION**

FACILITIES CONDITION ASSESSMENT FLOOD MAP

PALOS VERDES- PALOS VERDES MIDDLE SCHOOL

EMG PROJECT NO: 119663.16R000-012.017



SOURCE:
FEMA Map No.: 06037C1918G Dated: JANUARY 6, 2016

ON-SITE DATE:
October 20, 2016

FACILITY CONDITION ASSESSMENT

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2161 VIA OLIVERA
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APPENDIX D: **EMG ABBREVIATED ADA CHECKLIST**

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

PROPERTY NAME: PALOS VERDES MIDDLE SCHOOL
DATE: OCTOBER 20, 2016
PROJECT NUMBER: 119663.16R000-012.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has the management previously completed an ADA review?	✓			2002 Modernization
2.	Have any ADA improvements been made to the property?	✓			2002 Modernization
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.?	✓			2002 Modernization
5.	Has building ownership or management received any ADA related complaints that have not been resolved?			✓	Unknown
6.	Is any litigation pending related to ADA issues?			✓	Unknown
	PARKING	YES	NO	N/A	COMMENTS
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?	✓			
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?	✓			
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6.	Does signage exist directing you to accessible parking and an accessible building entrance?	✓			
	RAMPS	YES	NO	N/A	COMMENTS
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	✓			
2.	Are ramps longer than 6 ft. complete with railings on both sides?	✓			
3.	Is the width between railings at least 36 inches?	✓			
4.	Is there a level landing for every 30 ft. horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			

FACILITY CONDITION ASSESSMENT

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EMG ABBREVIATED ADA CHECKLIST					
	ENTRANCES/EXITS	YES	NO	N/A	COMMENTS
3.	Can the alternate accessible entrance be used independently?	✓			
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?			✓	
	PATHS OF TRAVEL	YES	NO	N/A	COMMENTS
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?	✓			
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?			✓	
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
6.	Is there a path of travel that does not require the use of stairs?	✓			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?	✓			
	ELEVATORS	YES	NO	N/A	COMMENTS
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			✓	
2.	Are there visual and audible signals inside cars indicating floor change?			✓	
3.	Are there standard raised and Braille marking on both jambs of each host way entrance?			✓	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5.	Do elevator lobbies have visual and audible indicators of car arrival?			✓	
6.	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?			✓	
7.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✓	
8.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✓	

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2161 VIA OLIVERA
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EMG ABBREVIATED ADA CHECKLIST					
	ELEVATORS	YES	NO	N/A	COMMENTS
9.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	RESTROOMS	YES	NO	N/A	COMMENTS
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	✓			
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?	✓			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?	✓			
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7.	Are stall doors wheelchair accessible (at least 32" wide)?	✓			
8.	Are grab bars provided in toilet stalls?	✓			
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?	✓			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✓			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✓			
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓			
13.	Is the base of the mirror no more than 40" from the floor?	✓			
	POOLS	YES	NO	NA	COMMENTS
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			✓	
	PLAY AREA	YES	NO	NA	COMMENTS
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✓	
2	Are play structures accessible?			✓	
	EXERCISE EQUIPMENT	YES	NO	NA	COMMENTS
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			✓	

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

FACILITY CONDITION ASSESSMENT

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2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

APPENDIX E: PRE-SURVEY QUESTIONNAIRE

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

PROPERTY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

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

**Name of person completing
questionnaire:**

Tony Pring

Association with property:

District Electrician

Length of association with property:

19 yrs.

Date Completed:

10/20/16

Phone Number:

310-753-7079

Property Name:

Palos Verdes Middle School, Rancho Palos Verdes, CA

EMG Project Number:

119663.16R000-012.017

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

INSPECTIONS		DATE LAST INSPECTED	LIST ANY OUTSTANDING REPAIRS REQUIRED
1	Elevators	NA	No elevator
2	HVAC, Mechanical, Electric, Plumbing	NA	None. Inspected as required. Routine maintenance & repair by outside contractor as required.
3	Life-Safety/Fire	NA	None. Annual fire safety inspections as required
4	Roofs	None	None. Inspected as required. Routine maintenance & repair by outside contractor as required.
QUESTION		RESPONSE	
5	List any major capital improvement within the last three years.	New partial roofs 2 years	
6	List any major capital expenditures planned for the next year.	NA	
7	What is the age of the roof(s)?	See above comments.	

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
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QUESTION		RESPONSE
8	What building systems (HVAC, roof, interior/exterior finishes, paving, etc.) are the responsibilities of the tenant to maintain and replace?	All

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
9	Are there any unresolved building, fire, or zoning code issues?		✓			
10	Are there any "down" or unusable units?		✓			
11	Are there any problems with erosion, stormwater drainage or areas of paving that do not drain?		✓			
12	Is the property served by a private water well?		✓			
13	Is the property served by a private septic system or other waste treatment systems?		✓			
14	Are there any problems with foundations or structures?		✓			
15	Is there any water infiltration in basements or crawl spaces?		✓			
16	Are there any wall, or window leaks?		✓			
17	Are there any roof leaks?		✓			
18	Is the roofing covered by a warranty or bond?			✓		
19	Are there any poorly insulated areas?	✓				Insulated in 1964 original construction
20	Is Fire Retardant Treated (FRT) plywood used?		✓			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		✓			
22	Are there any problems with the utilities, such as inadequate capacities?		✓			

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
23	Are there any problems with the landscape irrigation systems?		✓			
24	Has a termite/wood boring insect inspection been performed within the last year?			✓		
25	Do any of the HVAC systems use R-11, 12, or 22 refrigerants?	✓				
26	Has any part of the property ever contained visible suspect mold growth?		✓			
27	Is there a mold Operations and Maintenance Plan?			✓		
28	Have there been indoor air quality or mold related complaints from tenants?		✓			
29	Is polybutylene piping used?		✓			
30	Are there any plumbing leaks or water pressure problems?		✓			
31	Are there any leaks or pressure problems with natural gas service?		✓			
32	Does any part of the electrical system use aluminum wiring?		✓			
33	Do Residential units have a less than 60-Amp service?				✓	
34	Do Commercial units have less than 200-Amp service?				✓	
35	Are there any recalled fire sprinkler heads (Star, GEM, Central, Omega)?		✓			
36	Is there any pending litigation concerning the property?			✓		
37	Has the management previously completed an ADA review?	✓				2002
38	Have any ADA improvements been made to the property?	✓				2002
39	Does a Barrier Removal Plan exist for the property?			✓		

FACILITY CONDITION ASSESSMENT

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
QUESTION		RESPONSE				COMMENTS
		Y	N	Unk	NA	
40	Has the Barrier Removal Plan been approved by an arms-length third party?	✓				2002
41	Has building ownership or management received any ADA related complaints?		✓			
42	Does elevator equipment require upgrades to meet ADA standards?				✓	
43	Are there any problems with exterior lighting?				✓	
44	Are there any other significant issues/hazards with the property?				✓	
45	Are there any unresolved construction defects at the property?				✓	

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

SITE INFORMATION	
Year of Construction?	1964
No. of Stories?	Floors
Total Site Area?	Acres
Total Building Area?	6336 ft

INSPECTIONS	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	?	LAST SERVICE DEC 2, 2015
2. HVAC Mechanical, Electric, Plumbing?		
3. Life-Safety/Fire?	4-8-2016	
4. Roofs?		

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

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

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



Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?		/			
5	Has any part of the property ever contained visible suspect mold growth?			/		
6	Is there a mold Operations and Maintenance Plan?			/		
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		/			
8	Have there been indoor air quality or mold related complaints from tenants?			/		
GENERAL SITE						
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		/			
10	Are there any problems with the landscape irrigation systems?		/			
BUILDING STRUCTURE						
11	Are there any problems with foundations or structures?		/			
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?	X				
22	Do Residential units have a less than 60-Amp service?				/	
23	Do Commercial units have less than 200-Amp service?				/	
24	Are there any problems with the utilities, such as inadequate capacities?		/			120/208 VOLTS 3Ø 2000 AMPS COPPER / ALUMINUM CONDUCTORS MAIN ELECTRICAL UPGRADE 1256 AMPS
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

65 feet of vitified
Clay pipe should be
replaced.

From Back to Back Cleanouts in Back field Main sewer line -

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 THIS SITE'S ELECTRICAL SYSTEM WAS UPGRADED BUT A MAJORITY
- 2 OF THE ORIGINAL ELECTRICAL SYSTEM IS STILL IN USE DATE 1964
- 3 AND NEEDS UPGRADING
4. HEATER & CONTROLS NEED UPGRADING

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

PALOS VERDES MIDDLE SCHOOL
2161 VIA OLIVERA
PALOS VERDES ESTATES, CALIFORNIA 90274

EMG PROJECT NO: 119663.16R000-012.017

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

1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work.
2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features.
3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s).
4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet.
5. For hotel or nursing home properties, provide a summary of the room types and room type quantities.
6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents.
7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies.

8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors.
9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements.
10. Records of system & material ages (roof, MEP, paving, finishes, furnishings).
11. Any brochures or marketing information.
12. Appraisal, either current or previously prepared.
13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties).
14. Previous reports pertaining to the physical condition of property.
15. ADA survey and status of improvements implemented.
16. Current / pending litigation related to property condition.

Your timely compliance with this request is greatly appreciated.