

FACILITY CONDITION ASSESSMENT

Prepared for

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



FACILITY CONDITION ASSESSMENT

OF

PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT
SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES. CALIFORNIA 90275

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
WWW.EMGCORP.COM

EMG CONTACT:

Mark Surdam
Program Manager
800.733.0660 x6251
msurdam@emgcorp.com

EMG PROJECT #:

119663.16R000-007.017

DATE OF REPORT:

November 22, 2016

ONSITE DATE:

September 16, 2016



engineering | environmental | capital planning | project management

Immediate Repairs Report
Silver Spur Elementary
5/5/2017



Report Section	Location Description	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
1.3	Admin Building	509456	Engineer, Structural, Evaluate/Report	1	EA	\$6,957.50	\$6,958	\$6,958
3.1	Classrooms	482376	ADA, Cabinetry, Modify	112	LF	\$126.50	\$14,168	\$14,168
Immediate Repairs Total								\$21,126

* Location Factor (1.0) included in totals.

Replacement Reserves Report

Silver Spur Elementary



5/5/2017

Report Section	Location Description	ID	Cost Description	Lifespan (EUL)	E	Age	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	Admin Building	509456	Engineer, Structural, Evaluate/Report	0	0		* 0	1	EA	\$6,957.50	\$6,958	\$6,958																				\$6,958
3.1	Classrooms	482376	ADA, Cabinetry, Modify	0	57		* 0	112	LF	\$126.50	\$14,168	\$14,168																				\$14,168
5.2	Entry yard	480418	Asphalt Pavement, Parking Lot, Seal & Stripe	5	15		* 0	22100	SF	\$0.38	\$8,387			\$8,387					\$8,387					\$8,387					\$8,387			\$33,548
5.4	Site perimeter	480416	Chain Link Fence, 6' High (per LF), Replace	30	11	19		1000	LF	\$37.54	\$37,538																			\$37,538		\$37,538
5.4	Playing fields	480419	Irrigation System, Playing fields, Upgrade	25	24	1		280000	SF	\$0.15	\$42,000		\$42,000																			\$42,000
5.5	Play yards	509457	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	5	3	2		44380	SF	\$0.38	\$16,887			\$16,887				\$16,887						\$16,887					\$16,887			\$67,546
5.5	Behind Kindergarten Classrooms	480716	Play Structure, Small, Replace	20	7	13		1	EA	\$18,975.00	\$18,975														\$18,975							\$18,975
6.3	Portable structures	480701	Roof, Single-Ply EPDM Membrane, Replace	20	17	3		13240	SF	\$10.52	\$139,285			\$139,285																		\$139,285
6.3	Covered walkways	509498	Roof, Built-Up, Replace	20	16	4		4500	SF	\$12.96	\$58,326				\$58,326																	\$58,326
6.3	Permanent Structures	509501	Roof, Built-Up, Replace	20	15	5		34000	SF	\$12.96	\$440,688					\$440,688																\$440,688
6.3	Restrooms	509458	Roof Skylight, Plexiglass Dome Fixed 9-20 SF, Replace	30	13	17		10	EA	\$1,207.20	\$12,072																		\$12,072			\$12,072
6.4	All buildings	480710	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2		13240	SF	\$2.87	\$38,008			\$38,008										\$38,008								\$76,016
7.1	Adjacent to all buildings	482413	Condenser, Air-Cooled, 3 Ton, Replace	15	15		* 0	7	EA	\$2,755.13	\$19,286				\$19,286															\$19,286		\$38,572
7.1	Exterior Pad Mounted	482415	Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	6	9		12	EA	\$3,578.67	\$42,944									\$42,944												\$42,944
7.1	Exterior pads	509460	Condenser, Air-Cooled, 5 Ton, Replace	15	6	9		4	EA	\$4,237.42	\$16,950									\$16,950												\$16,950
7.1	Restrooms	509463	Exhaust Fan, Centrifugal, 100 to 250 CFM, Replace	15	9	6		6	EA	\$889.90	\$5,339						\$5,339															\$5,339
7.1	Office/MPR/Classrooms	509459	Furnace, Gas, 51 to 100 MBH, Replace	20	16	4		17	EA	\$3,801.45	\$64,625				\$64,625																	\$64,625
7.1	Portable classrooms	509461	Package Unit, 3 Ton, Replace	15	13	2		5	EA	\$9,871.90	\$49,360			\$49,360															\$49,360			\$98,719
7.1	Portable classrooms	509462	Package Unit, 4 Ton, Replace	15	11	4		4	EA	\$10,581.39	\$42,326				\$42,326																\$42,326	\$84,651
7.2	Site	588721	Backflow Preventer, Domestic, Replace	15	13	2		1	EA	\$6,001.42	\$6,001			\$6,001															\$6,001			\$12,003
7.2	All buildings	482407	Water Heater, Gas, 30 to 50 GAL, Replace	10	9	1		12	EA	\$2,349.48	\$28,194		\$28,194									\$28,194										\$56,388
7.2	Portable Building	588715	Plumbing System, Domestic Supply, Replace	40	38	2		2500	SF	\$5.84	\$14,600			\$14,600																		\$14,600
7.2	Throughout Building	588714	Plumbing System, Domestic Supply, Replace	40	37	3		35251	SF	\$5.84	\$205,866			\$205,866																		\$205,866
7.2	Site	588717	Sanitary Sewer System, Drain & Sewage, Vitrified Clay, 2'-8", Renovate	50	48	2		600	LF	\$33.43	\$20,058			\$20,058																		\$20,058
7.4	Main Electrical Room	588680	Building/Main Switchgear, 208 Y, 120 V, 1,600 Amp, Replace	30	18	12		1	EA	\$278,729.78	\$278,730													\$278,730								\$278,730
7.6	Admin Building	509465	Fire Alarm Control Panel, Multiplex, Replace	15	11	4		1	EA	\$4,284.35	\$4,284				\$4,284																\$4,284	\$8,569
7.6	Throughout permanent structures	509467	Radon Detection Alarm System, , Upgrade/Replace	15	6	9		35000	SF	\$2.26	\$79,090									\$79,090												\$79,090
8.1	Classrooms	482406	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	15		* 0	44151	SF	\$1.42	\$62,836			\$62,836																		\$62,836
8.1	Classrooms/Admin	509499	Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	5	5		22500	SF	\$6.96	\$156,665					\$156,665											\$156,665					\$313,331
Totals, Unescalated												\$21,126	\$70,194	\$153,300	\$407,986	\$188,847	\$597,353	\$5,339	\$25,274	\$0	\$138,983	\$0	\$28,194	\$342,011	\$18,975	\$0	\$156,665	\$0	\$92,706	\$0	\$103,434	\$2,350,387
Location Factor (1.00)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% Inflation, compounded annually)												\$21,126	\$72,300	\$162,636	\$445,818	\$212,549	\$692,496	\$6,376	\$31,083	\$0	\$181,341	\$0	\$39,027	\$487,626	\$27,865	\$0	\$244,079	\$0	\$153,230	\$0	\$181,372	\$2,958,923

TABLE OF CONTENTS

1	Executive Summary	1
1.1	Property Information and General Physical Condition	1
1.2	Facility Condition Index (FCI)	2
1.3	Special Issues and Follow-Up Recommendations	3
1.4	Opinions of Probable Cost	3
1.4.1	Methodology	4
1.4.2	Immediate Repairs	4
1.4.3	Replacement Reserves	4
2	Purpose and Scope	5
2.1	Purpose	5
2.2	Scope	6
2.3	Personnel Interviewed	7
2.4	Documentation Reviewed	7
2.5	Pre-Survey Questionnaire	7
2.6	Weather Conditions	7
3	Accessibility & Property Research	8
3.1	ADA Accessibility	8
3.2	Flood Zone and Seismic Zone	8
4	Existing Building Assessment	9
4.1	Space Types	9
4.2	Inaccessible Areas or Key Spaces Not Observed	9
5	Site Improvements	10
5.1	Utilities	10
5.2	Parking, Paving, and Sidewalks	10
5.3	Drainage Systems and Erosion Control	11
5.4	Topography and Landscaping	12
5.5	General Site Improvements	12
6	Building Architectural and Structural Systems	14
6.1	Foundations	14
6.2	Superstructure	14
6.3	Roofing	15
6.4	Exterior Walls	16
6.5	Exterior and Interior Stairs and Ramps	17
6.6	windows and Doors	17
6.7	Patio, Terrace, and Balcony	17
7	Building Mechanical Electrical and Plumbing Systems	18
7.1	Building Heating, Ventilating, and Air Conditioning (HVAC)	18
7.2	Building Plumbing and Domestic Hot Water	18
7.3	Building Gas Distribution	19
7.4	Building Electrical	20
7.5	Building Elevators and Conveying Systems	20
7.6	Fire Protection and Security Systems	20
8	Interior Spaces	22
8.1	Interior Finishes	22
8.2	Furniture, Fixtures and Equipment (FF&E)	23
8.3	Commercial Kitchen & Laundry Equipment	23
9	Other Structures	24
10	Certification	25
11	Appendices	26

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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:	5500 Ironwood Street, Rancho Palos Verdes, California 90275
Year Constructed/Renovated:	1957 Renovated 2001
Management Point of Contact:	Palos Verdes Peninsula Unified School District Terry Kamibayashi, Maintenance and Operations Director 310.544.0045 phone 424.903.5241 cell kamibayashi@pvpusd.net
Property Type:	Elementary School
Site Area:	10.26 acres
Building Area:	35,251 SF
Number of Buildings:	12
Number of Stories:	1
Parking Type and Number of Spaces:	37 spaces in open lot.
Building Construction:	Conventional wood frame structure on concrete slab.
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Exposed brick and wood siding
Heating, Ventilation and Air Conditioning:	Individual package, heat pump, split-system.
Fire and Life/Safety:	Smoke detectors, alarms, extinguishers, pull stations, alarm panel, exit signs.
Dates of Visit:	9/19/2016
On-Site Point of Contact (POC):	Tony Bring
Assessment and Report Prepared by:	Douglas Breidenbach
Reviewed by:	Mark Surdam Program Manager 800.733.0660 x6251

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

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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

- Full replacement of asphalt parking areas
- Replacement of flat portions of roof
- Domestic water piping upgrade
- Irrigation system upgrade
- Backflow preventer replacement
- Sanitary sewer system upgrade
- Portable unit plumbing upgrade

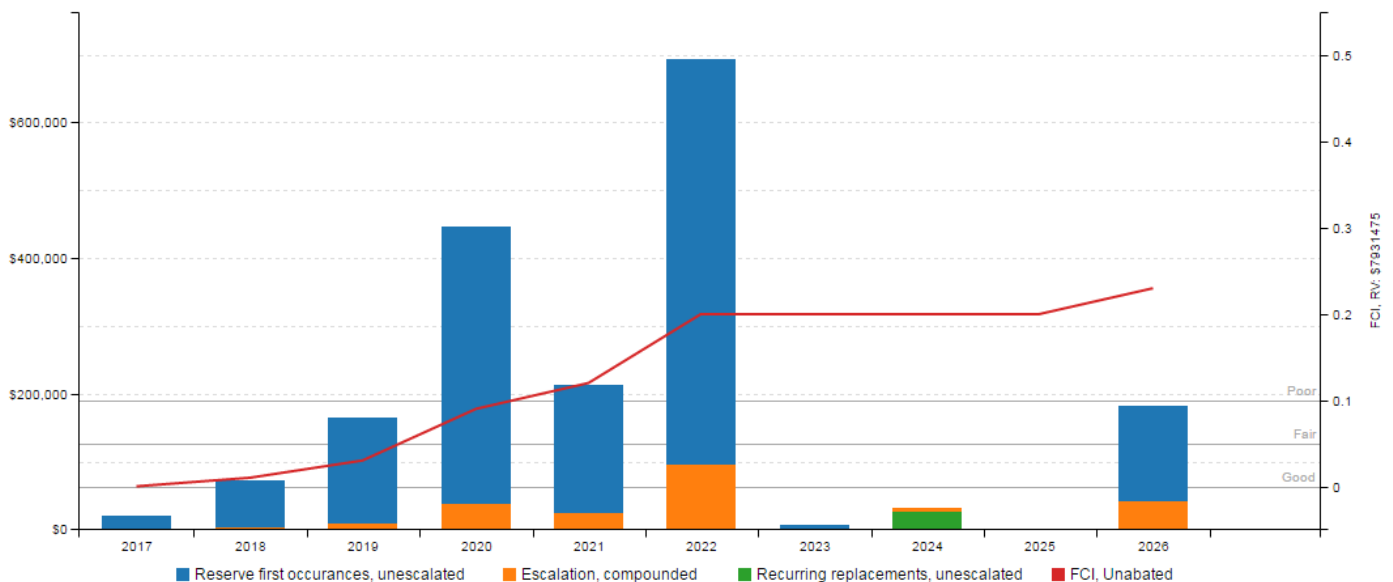
The property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

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

1.2 FACILITY CONDITION INDEX (FCI)

FCI Analysis: Silver Spur Elementary

Replacement Value: \$ 7,931,475; Inflation rate: 3.0%



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

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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) $FCI = (IR)/(CRV)$	0.0%	Good
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	22.0%	Poor
Current Replacement Value (CRV)	35251 SF * \$225 / SF = \$7,931,475	
Year 0 (Current Year) - Immediate Repairs (IR)	\$21,126	
Years 1-10 – Replacement Reserves (RR)	\$1,806,190	
TOTAL Capital Needs	\$1,827,316	

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

- Structural evaluation of Administration Building
- Modify classroom cabinets for accessibility

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

1.3 SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

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

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

The Administration Office exhibits horizontal cracks on the interior walls at the door header level, indicating a structural problem. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost 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.

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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.

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

2 PURPOSE AND SCOPE

2.1 PURPOSE

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

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

FORMAT OF THE BODY OF THE REPORT:

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

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

CONDITIONS:

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

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

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

PLAN TYPES:

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

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

PRIORITIZATION SCHEME:

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

Priority 1	=	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.

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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

2.3 PERSONNEL INTERVIEWED

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

NAME AND TITLE	ORGANIZATION	PHONE NUMBER
Terry Kamibayashi Maintenance and Operations Director	Palos Verdes Peninsula Unified School District	310.544.0045
Tony Pring, Electrical Maintenance Supervisor	Palos Verdes Peninsula Unified School District	310.753.7079
Sal Sacomanno, School Maintenance Staff	Palos Verdes Peninsula Unified School District	310.544.0045

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

2.4 DOCUMENTATION REVIEWED

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

2.5 PRE-SURVEY QUESTIONNAIRE

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. It was not available at the time of the site visit. When it is received, any additional information obtained from the response will be incorporated into this report and included in Appendix E.

2.6 WEATHER CONDITIONS

9/19/2016: Clear, with temperatures in the 80s (°F) and light winds

3 ACCESSIBILITY & PROPERTY RESEARCH

3.1 ADA ACCESSIBILITY

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

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

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

The facility generally appears to be accessible as stated within the defined priorities of Title II of the Americans with Disabilities Act, with the exception of accessible sinks in the classrooms. Cabinetry must be modified to provide accessibility.

3.2 FLOOD ZONE AND SEISMIC ZONE

According to the Flood Insurance Rate Map 06037C1917G, published by the Federal Emergency Management Agency (FEMA) and dated 1/06/2016, the property is located in Zone X, defined as an area outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

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

4 EXISTING BUILDING ASSESSMENT

4.1 SPACE TYPES

All 35,251 square feet of the facility are owned by the Palos Verdes Peninsula Unified School District, and occupied by Silver Spur Elementary School. The spaces are mostly a combination of administrative offices, classrooms, multi-purpose rooms, cafeteria, and supporting restrooms.

4.2 INACCESSIBLE AREAS OR KEY SPACES NOT OBSERVED

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

5 SITE IMPROVEMENTS

5.1 UTILITIES

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

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

Actions/Comments:

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

5.2 PARKING, PAVING, AND SIDEWALKS

ITEM	DESCRIPTION
Main Ingress and Egress	Ironwood Street and Basswood Avenue
Access from	East / North
Additional Entrances	N/A
Additional Access from	NA

PAVING AND FLATWORK			
ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance Driveway Apron	Concrete	UNK	Good
Parking Lot	Asphalt	UNK	Good
Drive Aisles	Asphalt	UKN	Good
Service Aisles	None	NA	Good
Sidewalks	Concrete	UKN	Good
Curbs	Concrete	UNK	Good
Site Stairs	Cast-in-place concrete	+/- 10 yrs.	Good
Pedestrian Ramps	Cast-in-place concrete	UKN	Good

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

PARKING COUNT				
OPEN LOT	CARPORT	PRIVATE GARAGE	SUBTERRANEAN GARAGE	FREESTANDING PARKING STRUCTURE
37	0	0	0	0
Total Number of ADA Compliant Spaces			2	
Number of ADA Compliant Spaces for Vans			2	
Total Parking Spaces			37	
Parking Ratio (Spaces/Apartments)			NA	
Method of Obtaining Parking Count			Physical count	

Anticipated Lifecycle Replacements:

- Asphalt seal coating and striping

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.

5.3 DRAINAGE SYSTEMS AND EROSION CONTROL

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

5.4 TOPOGRAPHY AND LANDSCAPING

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

RETAINING WALLS		
TYPE	LOCATION	CONDITION
None	NA	--

Anticipated Lifecycle Replacements:

- Irrigation system components

Actions/Comments:

- The POC reported that the irrigation system pressure regulator and irrigation supply piping are inadequate and problematic. Upgrade of the irrigation system is required.
- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5 GENERAL SITE IMPROVEMENTS

PROPERTY SIGNAGE	
Property Signage	Monument
Street Address Displayed?	Yes

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

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

SITE FENCING		
TYPE	LOCATION	CONDITION
Chain link with metal posts	Perimeter of the site	Good
Chain link with metal posts	At the playground area at kindergarten	Good

REFUSE DISPOSAL				
Refuse Disposal			Main dumpster for the school	
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
Adjacent to Administration building	Asphalt paving	Chain link fence	Yes	Good

OTHER SITE AMENITIES			
	DESCRIPTION	LOCATION	CONDITION
Playground Equipment	Plastic and metal	Adjacent to kindergarten and for the whole school	Good
Tennis Courts	None	NA	Choose an item.
Basketball Court	Asphalt	At outside play areas	Good
Swimming Pool	None	NA	Choose an item.

Anticipated Lifecycle Replacements:

- Playground equipment
- Playground paving seal and stripe

Action/Comments:

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

6 BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1 FOUNDATIONS

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.2 SUPERSTRUCTURE

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

Anticipated Lifecycle Replacements:

- No components of significance

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

Actions/Comments:

- The superstructure is concealed. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement with the exception of the interior of the administration building. Interior walls throughout significant horizontal cracks along the door header elevation, Office staff advised that cracks have been evident for some time, but recently appeared to be getting larger. EMG recommends a follow up structural study. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost for any possible subsequent repairs is not included.

6.3 ROOFING

PRIMARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Single-ply TPO/PVC
Maintenance	In-house staff	Roof Age	10 years
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Gutters and downspouts
Fascia	Wood	Insulation	Fiberglass batts
Soffits	Concealed	Skylights	Yes
Attics	Yes	Ponding	No
Ventilation Source-1	Gravity vents	Leaks Observed	No
Ventilation Source-2	Gravity vents	Roof Condition	Good

The primary roof is located at all buildings.

SECONDARY ROOF			
Type / Geometry	Flat or low-sloping	Finish	Metal
Maintenance	In-house staff	Roof Age	Varies
Flashing	Sheet metal	Warranties	No
Parapet Copings	NA; no parapet walls	Roof Drains	Edge drainage to ground
Fascia	Wood	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 secondary roof is located at portable buildings.

Anticipated Lifecycle Replacements:

- TPO roof membrane

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

- Roof flashings (included as part of overall membrane replacement)
- Skylights

Actions/Comments:

- The roof finishes vary in age and appear to be more than 10 years old. Information regarding roof warranties or bonds was not available. The roofs are maintained by the in-house maintenance staff.
- 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.
- There is no evidence of moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be adequate.

6.4 EXTERIOR WALLS

BUILDING EXTERIOR WALLS		
TYPE	LOCATION	CONDITION
Primary Finish	Brick Masonry	Good
Secondary Finish	Wood siding	Good
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.

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

6.5 EXTERIOR AND INTERIOR STAIRS AND RAMPS

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.6 WINDOWS AND DOORS

BUILDING WINDOWS				
WINDOW FRAMING	GLAZING	LOCATION	WINDOW SCREEN	CONDITION
Aluminum framed, fixed	Single pane	Classrooms	<input type="checkbox"/>	Good

BUILDING DOORS		
CATEGORY	DOOR TYPE	CONDITION
Main Entrance Doors	Metal, hollow	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- 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 significant actions are identified at the present time. On-going periodic maintenance is highly recommended, including window caulking and sealants.

6.7 PATIO, TERRACE, AND BALCONY

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

7 BUILDING MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS

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

INDIVIDUAL UNITS	
Primary Components	Split system furnaces and condensing units Package units
Cooling (if separate from above)	Part of systems above
Quantity and Capacity Ranges	20 – 3 to 5 ton/90,000 BTU Furnaces
Total Heating or Cooling Capacity	Approximately 80 tons
Heating Fuel	Natural gas
Location of Equipment	Utility closets
Space Served by System	Classrooms, MPR, Administration office
Age Ranges	Varies
Primary Component Condition	Good

Anticipated Lifecycle Replacements:

- Package units – wall mounted
- Split system furnaces and condensing units
- Rooftop exhaust fans

Actions/Comments:

- The HVAC systems are maintained by the in-house maintenance staff. Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been maintained since the property was first occupied.
- The HVAC equipment appears to vary in age. The HVAC equipment is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement.

7.2 BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
TYPE	DESCRIPTION	CONDITION
Water Supply Piping	Galvanized iron	Fair
Waste/Sewer Piping	Clay and Cast Iron	Poor
Vent Piping	PVC	Good
Water Meter Location	Adjacent to Basswood Avenue	

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

DOMESTIC WATER HEATERS OR BOILERS	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	Unknown
Storage Capacity	30 to 50 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	NA
Quantity of Storage Tanks	NA
Storage Tank Condition	NA
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Inadequate

PLUMBING FIXTURES	
Water Closets	Residential grade
Toilet (Water Closet) Flush Rating	Not known
Common Area Faucet Nominal Flow Rate	Not known
Condition	Good

Anticipated Lifecycle Replacements:

- Water heaters
- Backflow preventer

Actions/Comments:

- The POC reported that the plumbing within one of the portable classroom buildings drains into a rock sump. The plumbing system is problematic and does not adequately serve the facility. Renovation of the portable building plumbing system is required. A budgetary cost for this work is included.
- The POC reported that the backflow preventer provides inadequate pressure throughout the site, and is not in an ideal location for access. Replacement of the backflow preventer is required, and the unit should be relocated to improve access.
- The owner reported that the sanitary sewer collection system has a history of frequent clogging. Sections of the sanitary sewer are reported to be original to the 1957 building construction. 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.
- The domestic water lines are galvanized iron original to the 19XX construction. To date there has been no history of chronic leaks or water pressure problems. However, it is quite common for galvanized iron piping to develop problems due to long-term corrosion with thinning walls and/or interior mineral deposit accumulation, especially once it has aged 40 or 50 years. As such, EMG recommends replacing all the plumbing supply lines with copper. A budgetary cost allowance is included.

7.3 BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meter is located at Basswood Avenue. The gas distribution piping within each building is malleable steel (black iron).

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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.

7.4 BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Underground	Transformer	Underground vault
Main Service Size	1,600 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Administration building	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-8, T-12		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	NA		
Lighting Condition	Good		

Anticipated Lifecycle Replacements:

- Main Switchgear

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The electrical service is reportedly adequate for the facility's needs.

7.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6 FIRE PROTECTION AND SECURITY SYSTEMS

ITEM	DESCRIPTION					
Type	None					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input type="checkbox"/>	Hard-Wired Smoke Detectors	<input type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

ITEM	DESCRIPTION					
Type	None					
	Pull Stations	<input checked="" type="checkbox"/>	Emergency Battery-Pack Lighting	<input type="checkbox"/>	Illuminated EXIT Signs	<input type="checkbox"/>
Alarm System Condition	Good					
Sprinkler System	None	<input checked="" type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input type="checkbox"/>	Siamese Connections	<input type="checkbox"/>
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Administration Building			2001		
Fire Extinguishers	Last Service Date			Servicing Current?		
	8/10/2016			Yes		
Hydrant Location	Top of "T" at Ironwood St. and Basswood Ave., and Diversey St. and Basswood Ave.					
Siamese Location	N/A					
Special Systems	Radon detection	<input checked="" type="checkbox"/>	Computer Room Suppression System	<input type="checkbox"/>		

A radon detection system is installed below each permanent structure. Detection sensors are housed in mechanical closets connecting to a central alarm panel in the administration building.

Anticipated Lifecycle Replacements:

- Fire alarm panel
- Radon alarm panel

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- The fire extinguishers have been inspected within the last year.

8 INTERIOR SPACES

8.1 INTERIOR FINISHES

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

The most significant interior spaces include classrooms. Supporting areas include administrative offices, restrooms, and employee break rooms.

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

TYPICAL FLOOR FINISHES		
FLOOR FINISH	LOCATIONS	GENERAL CONDITION
Carpet	classrooms	Good
Vinyl tile	MPR and portions of the classrooms	Good
TYPICAL WALL FINISHES		
WALL FINISH	LOCATIONS	GENERAL CONDITION
Painted drywall	Offices, classrooms, restrooms	Good
TYPICAL CEILING FINISHES		
CEILING FINISH	LOCATIONS	GENERAL CONDITION
Suspended T-Bar (acoustic tile)	Offices, classrooms	Good
Painted drywall	Restrooms and admin office	Good

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Hollow core	Good
Door Framing	Wood	Good
Fire Doors	Choose an item.	Choose an item.

Anticipated Lifecycle Replacements:

- Paint walls
- Carpet

Actions/Comments:

- The interior areas were last renovated in 2001. It appears that the interior finishes have not been renovated within the last 15 years. No significant actions are identified at the present time. On-going periodic maintenance is highly recommended

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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.

8.3 COMMERCIAL KITCHEN & LAUNDRY EQUIPMENT

The cafeteria area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained by the school district. There is not onsite food preparation. Food is prepared offsite and is refrigerated or warmed prior to dispensing.

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

COMMERCIAL KITCHEN		
APPLIANCE	COMMENT AND CONDITION	
Refrigerators	Up-right	Good
Warmers	Montague	Good
Freezers	Up-right	Good
Ranges	<input type="checkbox"/>	--
Ovens	<input type="checkbox"/>	--
Griddles / Grills	<input type="checkbox"/>	--
Fryers	<input type="checkbox"/>	--
Hood	<input type="checkbox"/>	--
Dishwasher	<input type="checkbox"/>	--
Microwave	<input checked="" type="checkbox"/>	Good
Ice Machines	<input type="checkbox"/>	--
Steam Tables	<input type="checkbox"/>	--
Work Tables	<input type="checkbox"/>	--
Shelving	<input type="checkbox"/>	--

Anticipated Lifecycle Replacements:

- No items of significance.

Actions/Comments:

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

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

9 OTHER STRUCTURES

Not applicable. There are no major accessory structures.

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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 Silver Spur Elementary School, 5500 Ironwood Street, Ranch 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: Douglas Breidenbach,
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

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

APPENDIX A: PHOTOGRAPHIC RECORD

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #1: Admin Building Southwest Elevation



Photo #2: Classroom Building Exterior



Photo #3: Covered Walkways and MPR Building



Photo #4: Portable Classroom Buildings



Photo #5: Roof of Building



Photo #6: School Parking Lot

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #7: Exterior of Portable Classrooms



Photo #8: Playground Equipment at Kindergarten



Photo #9: Garden Area



Photo #10: Exterior Play Area



Photo #11: Classroom Interior



Photo #12: Classroom Interior

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #13: MPR Interior



Photo #14: MPR Interior



Photo #15: Kitchen At MPR



Photo #16: Kitchen At MPR



Photo #17: Librarian Desk



Photo #18: Book Storage at Library

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #19: Interior at Learning Center



Photo #20: Teacher's Desk



Photo #21: Wall Mounted HVAC Package Unit



Photo #22: Furnace at MPR



Photo #23: Main Electric Panel



Photo #24: Electrical Distribution Panel

FACILITIES CONDITION ASSESSMENT

PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #25: Classroom Lighting



Photo #26: Water Service, Irrigation



Photo #27: Irrigation Controllers



Photo #28: Restroom Fixtures



Photo #29: Water Closet



Photo #30: Water Heater

FACILITIES CONDITION ASSESSMENT PHOTOGRAPHIC RECORD

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017



Photo #31: Drinking Fountain



Photo #32: Classroom Sink

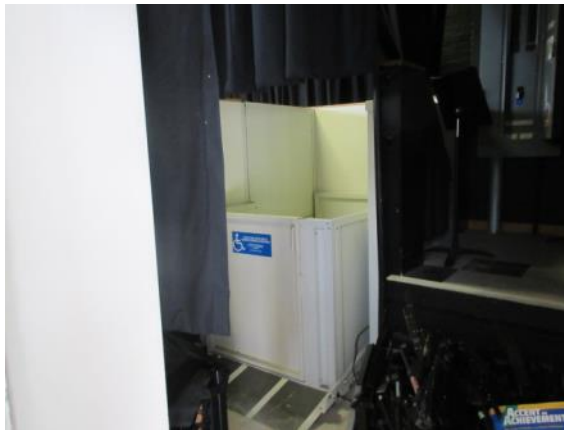


Photo #33: Wheelchair Lift at MPR



Photo #34: Emergency Materials Storage



Photo #35: Radon Gas Detector And Evacuation System



Photo #36: Storm Drain Inlet

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

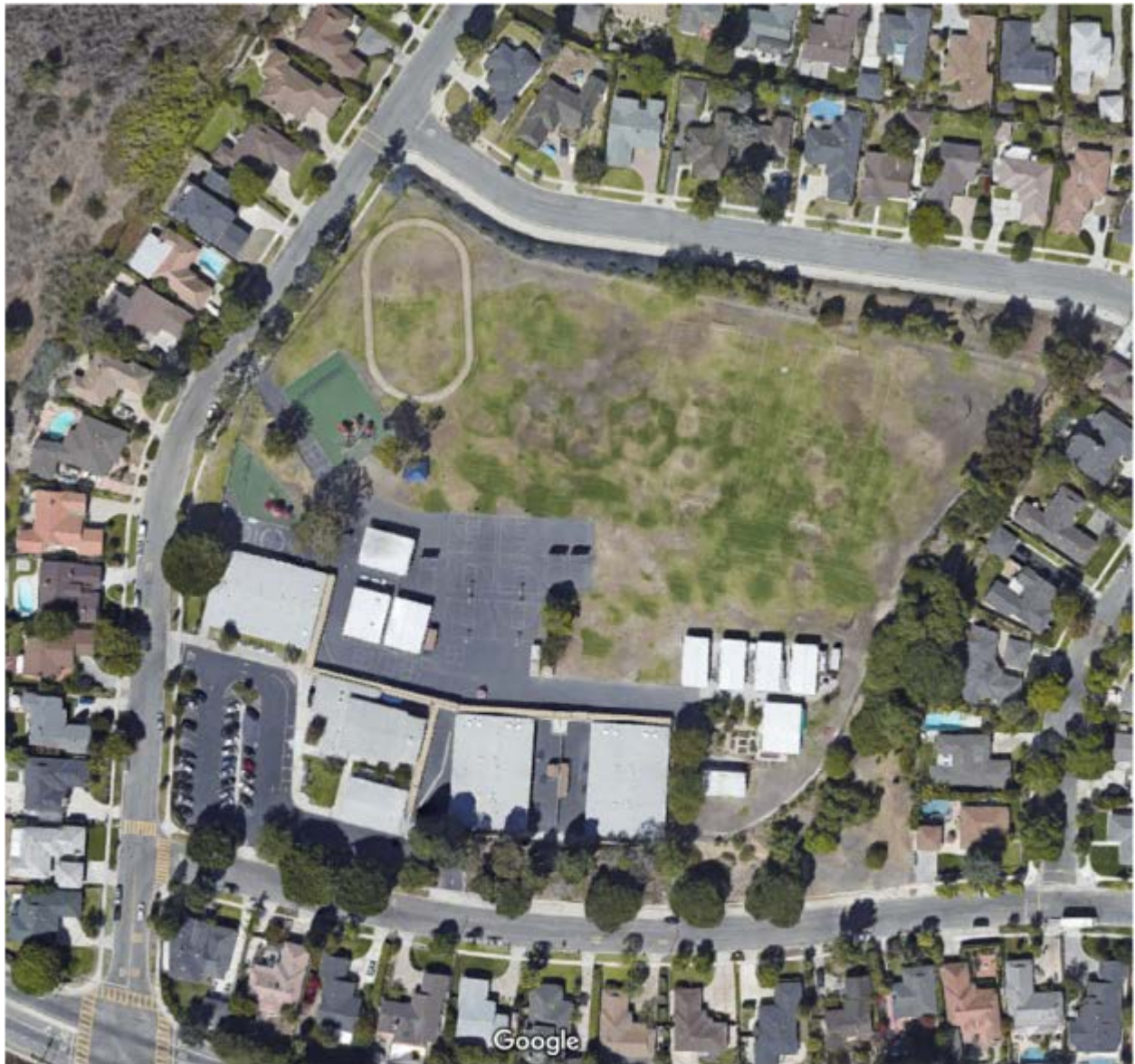
EMG PROJECT NO: 119663.16R000-007.017

APPENDIX B: SITE PLANS

FACILITIES CONDITION ASSESSMENT
AERIAL SITE PLAN

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 11963.16R000-007.017



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



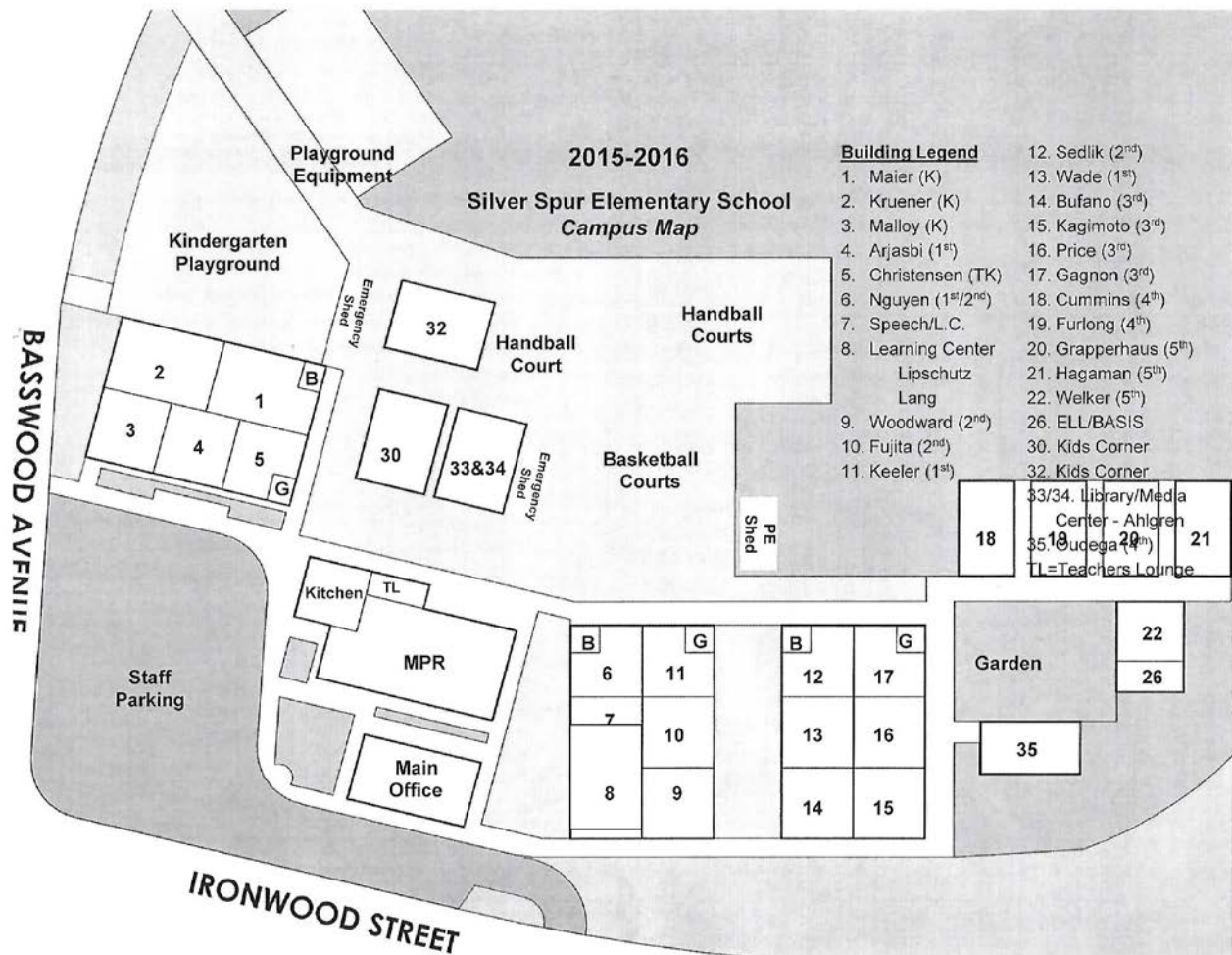
ON-SITE DATE:
September 19, 2016

FACILITIES CONDITION ASSESSMENT

SITE PLAN

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 11963.16R000-007.017



SOURCE:
School Office – Classroom Map



ON-SITE DATE:
September 19, 2016

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

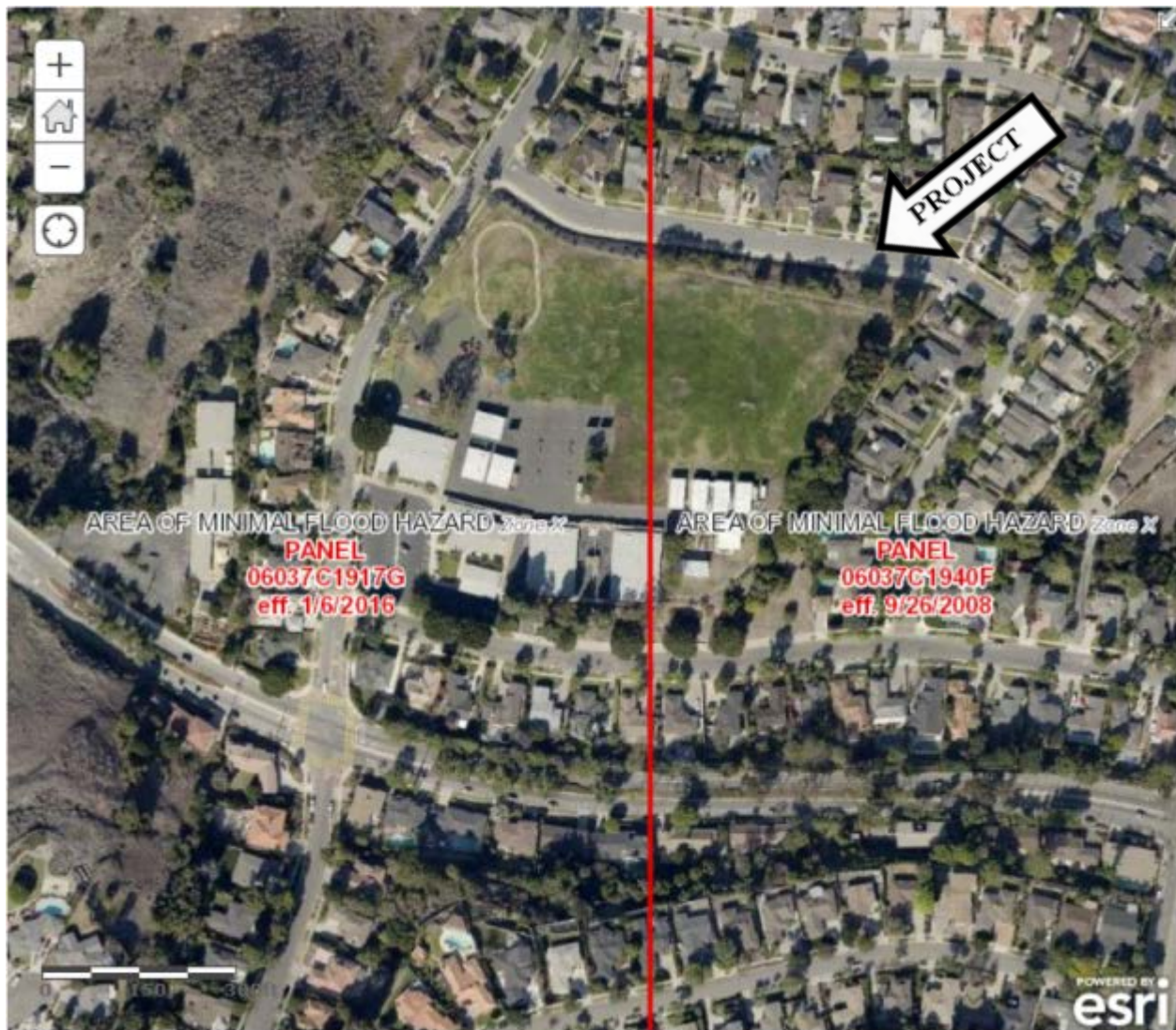
EMG PROJECT NO: 119663.16R000-007.017

APPENDIX C: SUPPORTING DOCUMENTATION

FACILITIES CONDITION ASSESSMENT FLOOD MAP

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 11963.16R000-007.017



SOURCE:
FEMA Map No.:06037C1917G Dated: January 6, 2016
FEMA Map No.:06037C1940F Dated: September 26, 2008

ON-SITE DATE:
September 19, 2016

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

APPENDIX D: **EMG ABBREVIATED ADA CHECKLIST**

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

DATE COMPLETED: 10/15/2016

PROPERTY NAME: Silver Spur Elementary School

EMG PROJECT NUMBER: 119663.16R000-007.017

EMG ABBREVIATED ADA CHECKLIST					
	BUILDING HISTORY	YES	NO	UNK	COMMENTS
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			
3	Do a Transition Plan / Barrier Removal Plan exist for the property?			✓	
4	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
5	Is any litigation pending related to ADA issues?			✓	
	PARKING	YES	NO	NA	COMMENTS
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✓			
2	Are there sufficient van-accessible parking spaces available?	✓			
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✓			
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✓			
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			✓	
	RAMPS	YES	NO	NA	COMMENTS
1	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✓			
2	Are ramps that appear longer than 6 FT complete with railings on both sides?	✓			
3	Does the width between railings appear at least 36 inches?	✓			

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

EMG ABBREVIATED ADA CHECKLIST					
	RAMPS	YES	NO	NA	COMMENTS
4	Is there a level landing for approximately every 30 FT horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	ENTRANCES/EXITS	YES	NO	NA	COMMENTS
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✓			
	PATHS OF TRAVEL	YES	NO	NA	COMMENTS
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✓			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
3	Is there a path of travel that does not require the use of stairs?	✓			
	ELEVATORS	YES	NO	NA	COMMENTS
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✓	
2	Are there visual and audible signals inside cars indicating floor change?			✓	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✓	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✓	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?				
	TOILET ROOMS	YES	NO	NA	COMMENTS
1	Are common area public restrooms located on an accessible route?	✓			
2	Are pull handles push/pull or lever type?	✓			
3	Are there audible and visual fire alarm devices in the toilet rooms?		✓		

FACILITY CONDITION ASSESSMENT

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

EMG ABBREVIATED ADA CHECKLIST					
	TOILET ROOMS	YES	NO	NA	COMMENTS
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✓			
6	In unisex toilet rooms, are there safety alarms with pull cords?			✓	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	✓			
8	Are grab bars provided in toilet stalls?	✓			
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	✓			
10	Are sink handles operable with one hand without grasping, pinching, or twisting?	✓			
11	Are exposed pipes under sink sufficiently insulated against contact?	✓			
	POOLS	YES	NO	NA	COMMENTS
1	Are public access pools provided? If the answer is no, please disregard this section.			✓	
2	How many accessible access points are provided to each pool/spa?			✓	
3	Is at least one fixed lift or sloped entry to the pool provided?			x	
	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

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

APPENDIX E: PRE-SURVEY QUESTIONNAIRE



Facility Condition Assessment Pre-Survey Questionnaire

1600A 30 120/208

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:

Silver Spire Elementary

Name of Building:

Building #:

Name of person completing questionnaire:

TERRY KAMIBAYASHI

Length of Association With the Property:

1 year

Phone Number:

424-903-5241

SITE INFORMATION

Year of Construction?

1957

No. of Stories?

Floors

Total Site Area?

Acres

Total Building Area?

35251

INSPECTIONS

DATE OF LAST INSPECTION

LIST OF ANY OUTSTANDING REPAIRS

1. Elevators

6-7-2016

2. HVAC Mechanical, Electric,
Plumbing?

3. Life-Safety/Fire?

8-20-2015

4. Roofs?

KEY QUESTIONS

RESPONSE

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

Age of the Roof?

What bldg. Systems Are Responsibilities
of Tenants?
(HVAC/Roof/Interior/Exterior/Paving)

District responsible for all

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

QUESTION

Y

N

UNK

NA

COMMENTS

ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES

1

Are there any unresolved
building, fire, or zoning code
issues?

/

2

Is there any pending litigation
concerning the property?

/

3

Are there any other significant
issues/hazards with the
property?

/



Facility Condition Assessment Pre-Survey Questionnaire

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

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



Facility Condition Assessment Pre-Survey Questionnaire

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

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?	/				
BUILDING HVAC & ELECTRICAL						
20	Are there any leaks or pressure problems with natural gas service?		/			
21	Does any part of the electrical system use aluminum wiring?		/			
22	Do Residential units have a less than 60-Amp service?				/	
23	Do Commercial units have less than 200-Amp service?				/	
24	Are there any problems with the utilities, such as inadequate capacities?		/			120/208 VOLTS 3Ø 1600 AMPS COPPER CONDUCTORS. ELECTRICAL UPGRADED 15 YEARS
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?	/				POOR DESIGN, BACKFLOW LOCATION SITE HAS 110 PSI TO ALL BUILDINGS



Facility Condition Assessment Pre-Survey Questionnaire

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1 PRESSURE REGULATOR SYSTEM, AND IRRIGATION SUPPLY NEED UPGRADE
- 2 Ideally - All Soil & Waste drains should be replaced (Sewer lines). Especially 2" lines
- 3 ONE PORTABLE DRAINS INTO A ROCK SUMP
- 4 ORIGINAL GALVANIZED WATER PIPE IN ALL BUILDINGS

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

SILVER SPUR ELEMENTARY SCHOOL
5500 IRONWOOD STREET
RANCHO PALOS VERDES, CALIFORNIA 90275

EMG PROJECT NO: 119663.16R000-007.017

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

INFORMATION REQUIRED

- | | |
|---|---|
| <ol style="list-style-type: none">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. | <ol style="list-style-type: none">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.