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FACILITY CONDITION ASSESSMENT

Prepared for:

DLR Group
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FACILITY CONDITION ASSESSMENT

Olinda Elementary
3145 East Birch Street
Brea, California 92821

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Date of Report:
June 6, 2018

On Site Date:
April 18-19, 2018

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Immediate Repairs Report

6/6/2018

Location Name	Report Section	ID	Cost Description	Quantity	Unit	Unit Cost *	Subtotal	Deficiency Repair Estimate *
Olinda Elementrary	3.1	905122	ADA, Parking, Signage, Pole-Mounted, Install	4	EA	$500.00	$2,000	**$2,000**
Olinda Elementrary	5.4	906983	Engineer, Civil, Landscaping, Design	1	EA	$6,500.00	$6,500	**$6,500**
Immediate Repairs Total								**$8,500**

* Location Factor included in totals.

Replacement Reserves Report

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6/6/2018

Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	RRR_RowGrandTotalLabel
Olinda Elementrary	3.1	905122	ADA, Parking, Signage, Pole-Mounted, Install	0	7	0	4	EA	$500.00	$2,000	$2,000																				**$2,000**
Olinda Elementrary	5.2	905130	Parking Lots, Asphalt Pavement, Mill & Overlay	25	24	1	131635	SF	$3.28	$431,815		$431,815																			**$431,815**
Olinda Elementrary	5.2	907679	Pedestrian Pavement, Sidewalk, Concrete Sections/Small Areas, Replace	30	29	1	147	SF	$19.00	$2,793		$2,793																			**$2,793**
Olinda Elementrary	5.4	946849	Landscaping, Flat Areas, Re-slope	25	24	1	191785	SF	$3.24	$620,540		$620,540																			**$620,540**
Olinda Elementrary	5.4	946026	Irrigation System, , Replace	25	8	17	267233	SF	$3.16	$845,124																	$845,124			**$845,124**
Olinda Elementrary	5.4	906983	Engineer, Civil, Landscaping, Design	0	7	0	1	EA	$6,500.00	$6,500	$6,500																			**$6,500**
Olinda Elementrary	5.5	905543	Sports Apparatus, Basketball Backstop, Replace	10	3	7	6	EA	$9,435.64	$56,614								$56,614									$56,614			**$113,228**
Olinda Elementrary	5.5	905541	Play Structure, Medium, Replace	20	7	13	1	EA	$40,005.63	$40,006													$40,006							**$40,006**
Olinda Elementrary	5.5	905522	Play Structure, Pre-School, Replace	20	7	13	1	EA	$7,590.00	$7,590													$7,590							**$7,590**
Olinda Elementrary	5.5	905524	Play Surfaces & Sports Courts, Poured-in-place Rubber, Replace	20	7	13	1664	SF	$22.00	$36,608													$36,608							**$36,608**
Olinda Elementrary	5.5	905525	Play Surfaces & Sports Courts, Rubber Tiles, Replace	20	7	13	1834	SF	$17.00	$31,178													$31,178							**$31,178**
Olinda Elementrary	6.4	905212	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	7	18	90	LF	$38.43	$3,459																		$3,459		**$3,459**
Olinda Elementrary	6.4	905213	Exterior Stairs & Ramps, Concrete (per LF of Nosing), Replace	25	7	18	60	LF	$38.43	$2,306																		$2,306		**$2,306**
Olinda Elementrary	7.2	905544	Drinking Fountain, Refrigerated, Replace	10	3	7	2	EA	$1,257.51	$2,515								$2,515									$2,515			**$5,030**
Olinda Elementrary	7.2	905115	Backflow Preventer, 4", Replace	15	7	8	3	EA	$6,001.42	$18,004									$18,004											**$18,004**
Olinda Elementrary	7.3	905214	Meter, Natural Gas, w/ Digital Pulser, 675 CHF, Replace	25	7	18	1	EA	$2,171.79	$2,172																		$2,172		**$2,172**
Olinda Elementrary	7.4	905117	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	7	13	14	EA	$2,721.00	$38,094													$38,094							**$38,094**
Olinda Elementrary	7.4	905119	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	20	7	13	4	EA	$2,721.00	$10,884													$10,884							**$10,884**
Olinda Elementrary	7.4	905199	Walkway Luminaire, 70 to 250 W HID (Fixture Only), Replace	20	7	13	18	EA	$1,894.72	$34,105													$34,105							**$34,105**
Olinda Elementrary	7.4	905134	Walkway Bollard Light, 70 to 150 W HID, Replace	20	7	13	10	EA	$1,494.12	$14,941													$14,941							**$14,941**
Olinda Elementrary	7.6	937344	Fire Alarm System, School, Upgrade	20	7	13	2675	SF	$3.13	$8,377													$8,377							**$8,377**
Olinda Elementrary / Administration/Media Center	6.3	905633	Roof, Single-Ply TPO/PVC Membrane, Replace	20	7	13	4839	SF	$15.93	$77,090													$77,090							**$77,090**
Olinda Elementrary / Administration/Media Center	6.4	906075	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	4500	SF	$2.87	$12,918						$12,918									$12,918					**$25,836**
Olinda Elementrary / Administration/Media Center	7.1	905640	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Administration/Media Center	7.1	905375	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Administration/Media Center	7.1	905644	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Administration/Media Center	7.1	905643	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Administration/Media Center	7.1	905642	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Administration/Media Center	7.1	905645	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Administration/Media Center	7.1	905638	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Administration/Media Center	7.2	906030	Toilet, Tankless (Water Closet), Replace	20	7	13	4	EA	$842.97	$3,372													$3,372							**$3,372**
Olinda Elementrary / Administration/Media Center	7.2	906069	Toilet, Tankless (Water Closet), Replace	20	7	13	1	EA	$842.97	$843													$843							**$843**
Olinda Elementrary / Administration/Media Center	7.2	906028	Sink/Lavatory, Stainless Steel, Replace	20	7	13	1	EA	$1,054.05	$1,054													$1,054							**$1,054**
Olinda Elementrary / Administration/Media Center	7.2	906070	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616													$616							**$616**
Olinda Elementrary / Administration/Media Center	7.2	906066	Sink/Lavatory, Stainless Steel, Replace	20	7	13	1	EA	$1,054.05	$1,054													$1,054							**$1,054**
Olinda Elementrary / Administration/Media Center	7.2	906031	Sink/Lavatory, Enameled Steel, Replace	20	7	13	3	EA	$616.03	$1,848													$1,848							**$1,848**
Olinda Elementrary / Administration/Media Center	7.2	905636	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	7	8	1	EA	$1,738.90	$1,739									$1,739											**$1,739**
Olinda Elementrary / Administration/Media Center	7.6	905554	Fire Alarm Control Panel, Addressable, Replace	15	7	8	1	EA	$20,297.59	$20,298									$20,298											**$20,298**
Olinda Elementrary / Administration/Media Center	7..2	906038	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	2	EA	$850.00	$1,700													$1,700							**$1,700**
Olinda Elementrary / Administration/Media Center	8.1	905635	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	12496	SF	$1.45	$18,119					$18,119							$18,119								**$36,238**
Olinda Elementrary / Administration/Media Center	8.1	906032	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	260	SF	$16.55	$4,304																		$4,304		**$4,304**
Olinda Elementrary / Administration/Media Center	8.1	906026	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1375	SF	$4.80	$6,601									$6,601											**$6,601**
Olinda Elementrary / Administration/Media Center	8.1	905650	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	4824	SF	$7.26	$35,004							$35,004									$35,004				**$70,009**
Olinda Elementrary / Administration/Media Center	8.1	906041	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	7	13	2890	SF	$5.05	$14,588													$14,588							**$14,588**
Olinda Elementrary / Building 100 Classrooms	6.3	905243	Roof, Single-Ply TPO/PVC Membrane, Replace	20	7	13	10228	SF	$15.93	$162,941													$162,941							**$162,941**
Olinda Elementrary / Building 100 Classrooms	6.4	905303	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5586	SF	$2.87	$16,036				$16,036									$16,036							**$32,071**
Olinda Elementrary / Building 100 Classrooms	6.6	905299	Exterior Door, Steel, Replace	25	7	18	4	EA	$950.12	$3,800																		$3,800		**$3,800**
Olinda Elementrary / Building 100 Classrooms	7.1	905216	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221											$3,221									**$3,221**
Olinda Elementrary / Building 100 Classrooms	7.1	905217	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221											$3,221									**$3,221**
Olinda Elementrary / Building 100 Classrooms	7.1	905222	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Building 100 Classrooms	7.1	905230	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.1	905227	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.1	905229	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.1	905220	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**

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Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Olinda Elementrary / Building 100 Classrooms	7.1	905231	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.1	905221	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.1	905228	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 100 Classrooms	7.2	905262	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	4	EA	$850.00	$3,400														$3,400						**$3,400**
Olinda Elementrary / Building 100 Classrooms	7.2	905294	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	2	EA	$850.00	$1,700														$1,700						**$1,700**
Olinda Elementrary / Building 100 Classrooms	7.2	905270	Toilet, Tankless (Water Closet), Replace	20	7	13	1	EA	$842.97	$843														$843						**$843**
Olinda Elementrary / Building 100 Classrooms	7.2	905260	Toilet, Tankless (Water Closet), Replace	20	7	13	4	EA	$842.97	$3,372														$3,372						**$3,372**
Olinda Elementrary / Building 100 Classrooms	7.2	905296	Urinal, Vitreous China, Replace	20	7	13	2	EA	$1,193.44	$2,387														$2,387						**$2,387**
Olinda Elementrary / Building 100 Classrooms	7.2	905261	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 100 Classrooms	7.2	905297	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 100 Classrooms	7.2	905271	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 100 Classrooms	7.2	905301	Sink/Lavatory, Stainless Steel, Replace	20	7	13	8	EA	$1,054.05	$8,432														$8,432						**$8,432**
Olinda Elementrary / Building 100 Classrooms	7.2	905298	Drinking Fountain, Vitreous China, Replace	15	7	8	2	EA	$1,938.99	$3,878									$3,878											**$3,878**
Olinda Elementrary / Building 100 Classrooms	7.2	905281	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	7	8	1	EA	$1,249.92	$1,250									$1,250											**$1,250**
Olinda Elementrary / Building 100 Classrooms	7.3	905246	Gas Pressure Regulator, 0.75", Replace	15	7	8	1	EA	$897.99	$898									$898											**$898**
Olinda Elementrary / Building 100 Classrooms	7.6	946847	Fire Alarm System, School, Upgrade	20	7	13	8597	SF	$3.13	$26,923														$26,923						**$26,923**
Olinda Elementrary / Building 100 Classrooms	8.1	905300	Interior Door, Steel w/ Safety Glass, Replace	20	7	13	9	EA	$1,352.72	$12,174														$12,174						**$12,174**
Olinda Elementrary / Building 100 Classrooms	8.1	905257	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	12496	SF	$1.45	$18,119					$18,119								$18,119							**$36,238**
Olinda Elementrary / Building 100 Classrooms	8.1	905269	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	756	SF	$16.55	$12,515																		$12,515		**$12,515**
Olinda Elementrary / Building 100 Classrooms	8.1	905255	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	8296	SF	$7.26	$60,198							$60,198										$60,198			**$120,397**
Olinda Elementrary / Building 100 Classrooms	8.1	905258	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	7	13	6254	SF	$5.05	$31,569														$31,569						**$31,569**
Olinda Elementrary / Building 200 Classrooms	6.3	905364	Roof, Single-Ply TPO/PVC Membrane, Replace	20	7	13	10228	SF	$15.93	$162,941														$162,941						**$162,941**
Olinda Elementrary / Building 200 Classrooms	6.4	905322	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5586	SF	$2.87	$16,036				$16,036										$16,036						**$32,071**
Olinda Elementrary / Building 200 Classrooms	6.6	905349	Exterior Door, Steel, Replace	25	7	18	4	EA	$950.12	$3,800																		$3,800		**$3,800**
Olinda Elementrary / Building 200 Classrooms	7.1	905386	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221												$3,221								**$3,221**
Olinda Elementrary / Building 200 Classrooms	7.1	905385	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221												$3,221								**$3,221**
Olinda Elementrary / Building 200 Classrooms	7.1	905387	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Building 200 Classrooms	7.1	905374	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Building 200 Classrooms	7.1	905392	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022											**$2,022**
Olinda Elementrary / Building 200 Classrooms	7.1	905384	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905219	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905218	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905380	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905381	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905382	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905379	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905378	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.1	905383	Packaged Unit (RTU), 4 Ton, Replace	15	7	8	1	EA	$10,581.39	$10,581									$10,581											**$10,581**
Olinda Elementrary / Building 200 Classrooms	7.2	905313	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	4	EA	$850.00	$3,400														$3,400						**$3,400**
Olinda Elementrary / Building 200 Classrooms	7.2	905363	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	2	EA	$850.00	$1,700														$1,700						**$1,700**
Olinda Elementrary / Building 200 Classrooms	7.2	905330	Toilet, Tankless (Water Closet), Replace	20	7	13	4	EA	$842.97	$3,372														$3,372						**$3,372**
Olinda Elementrary / Building 200 Classrooms	7.2	905345	Toilet, Tankless (Water Closet), Replace	20	7	13	1	EA	$842.97	$843														$843						**$843**
Olinda Elementrary / Building 200 Classrooms	7.2	905344	Urinal, Vitreous China, Replace	20	7	13	2	EA	$1,193.44	$2,387														$2,387						**$2,387**
Olinda Elementrary / Building 200 Classrooms	7.2	905321	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 200 Classrooms	7.2	905325	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 200 Classrooms	7.2	905323	Sink/Lavatory, Stainless Steel, Replace	20	7	13	3	EA	$1,054.05	$3,162														$3,162						**$3,162**
Olinda Elementrary / Building 200 Classrooms	7.2	905329	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616						**$616**
Olinda Elementrary / Building 200 Classrooms	7.2	905356	Drinking Fountain, Vitreous China, Replace	15	7	8	2	EA	$1,938.99	$3,878									$3,878											**$3,878**
Olinda Elementrary / Building 200 Classrooms	7.2	905347	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	7	8	1	EA	$1,249.92	$1,250									$1,250											**$1,250**
Olinda Elementrary / Building 200 Classrooms	7.3	905372	Gas Pressure Regulator, 0.75", Replace	15	7	8	1	EA	$897.99	$898									$898											**$898**
Olinda Elementrary / Building 200 Classrooms	7.4	905889	Central Emergency Lighting, Interruptible Inverter, 3 kW, 90 Minute Reserve Battery, Replace	15	7	8	1	EA	$39,255.00	$39,255									$39,255											**$39,255**
Olinda Elementrary / Building 200 Classrooms	7.6	946846	Fire Alarm System, School, Upgrade	20	7	13	8790	SF	$3.13	$27,528														$27,528						**$27,528**
Olinda Elementrary / Building 200 Classrooms	8.1	905333	Interior Door, Steel w/ Safety Glass, Replace	20	7	13	9	EA	$1,352.72	$12,174														$12,174						**$12,174**
Olinda Elementrary / Building 200 Classrooms	8.1	905343	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	12496	SF	$1.45	$18,119					$18,119								$18,119							**$36,238**
Olinda Elementrary / Building 200 Classrooms	8.1	905331	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	756	SF	$16.55	$12,515																		$12,515		**$12,515**
Olinda Elementrary / Building 200 Classrooms	8.1	905507	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	168	SF	$4.80	$807									$807											**$807**
Olinda Elementrary / Building 200 Classrooms	8.1	905317	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	8296	SF	$7.26	$60,198							$60,198										$60,198			**$120,397**
Olinda Elementrary / Building 200 Classrooms	8.1	905334	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	7	13	6254	SF	$5.05	$31,569														$31,569						**$31,569**
Olinda Elementrary / Building 300 Classrooms	6.3	905498	Roof, Single-Ply TPO/PVC Membrane, Replace	20	7	13	10228	SF	$15.93	$162,941														$162,941						**$162,941**

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Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Olinda Elementrary / Building 300 Classrooms	6.4	905367	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5586	SF	$2.87	$16,036				$16,036										$16,036							
Olinda Elementrary / Building 300 Classrooms	6.6	905315	Exterior Door, Steel, Replace	25	7	18	4	EA	$950.12	$3,800																			$3,800		
Olinda Elementrary / Building 300 Classrooms	7.1	905438	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221												$3,221									
Olinda Elementrary / Building 300 Classrooms	7.1	905439	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221												$3,221									
Olinda Elementrary / Building 300 Classrooms	7.1	905377	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022												
Olinda Elementrary / Building 300 Classrooms	7.1	905487	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022												
Olinda Elementrary / Building 300 Classrooms	7.1	905474	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905479	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905475	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905443	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905489	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905488	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905477	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.1	905444	Packaged Unit (RTU), 4 Ton, Replace	15	2	13	1	EA	$10,581.39	$10,581														$10,581							
Olinda Elementrary / Building 300 Classrooms	7.2	905373	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	4	EA	$850.00	$3,400														$3,400							
Olinda Elementrary / Building 300 Classrooms	7.2	905339	Toilet Partitions, Metal Overhead-Braced, Replace	20	7	13	2	EA	$850.00	$1,700														$1,700							
Olinda Elementrary / Building 300 Classrooms	7.2	905358	Toilet, Tankless (Water Closet), Replace	20	7	13	4	EA	$842.97	$3,372														$3,372							
Olinda Elementrary / Building 300 Classrooms	7.2	905337	Toilet, Tankless (Water Closet), Replace	20	7	13	1	EA	$842.97	$843														$843							
Olinda Elementrary / Building 300 Classrooms	7.2	905366	Urinal, Vitreous China, Replace	20	7	13	2	EA	$1,193.44	$2,387														$2,387							
Olinda Elementrary / Building 300 Classrooms	7.2	905351	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616							
Olinda Elementrary / Building 300 Classrooms	7.2	905318	Sink/Lavatory, Stainless Steel, Replace	20	7	13	8	EA	$1,054.05	$8,432														$8,432							
Olinda Elementrary / Building 300 Classrooms	7.2	905308	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616							
Olinda Elementrary / Building 300 Classrooms	7.2	905369	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616							
Olinda Elementrary / Building 300 Classrooms	7.2	905354	Drinking Fountain, Vitreous China, Replace	15	7	8	2	EA	$1,938.99	$3,878									$3,878												
Olinda Elementrary / Building 300 Classrooms	7.2	905342	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	7	8	1	EA	$1,738.90	$1,739									$1,739												
Olinda Elementrary / Building 300 Classrooms	7.3	905346	Gas Pressure Regulator, 0.75", Replace	15	7	8	1	EA	$897.99	$898									$898												
Olinda Elementrary / Building 300 Classrooms	7.3	905512	Gas Pressure Regulator, 0.75", Replace	15	7	8	1	EA	$897.99	$898									$898												
Olinda Elementrary / Building 300 Classrooms	7.6	946845	Fire Alarm System, School, Upgrade	20	7	13	8790	SF	$3.13	$27,528														$27,528							
Olinda Elementrary / Building 300 Classrooms	8.1	905310	Interior Door, Steel w/ Safety Glass, Replace	20	7	13	9	EA	$1,352.72	$12,174														$12,174							
Olinda Elementrary / Building 300 Classrooms	8.1	905338	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	12496	SF	$1.45	$18,119					$18,119								$18,119								
Olinda Elementrary / Building 300 Classrooms	8.1	905362	Interior Wall Finish, Ceramic Tile, Replace	25	7	18	756	SF	$16.55	$12,515																			$12,515		
Olinda Elementrary / Building 300 Classrooms	8.1	905365	Interior Floor Finish, Carpet Standard-Commercial Medium-Traffic, Replace	10	4	6	3398	SF	$7.26	$24,657						$24,657										$24,657					
Olinda Elementrary / Building 300 Classrooms	8.1	905336	Interior Ceiling Finish, Acoustical Tile (ACT) Dropped Fiberglass, Replace	20	7	13	6254	SF	$5.05	$31,569														$31,569							
Olinda Elementrary / Food Servicies	5.5	906111	Site Furnishings, Bike Rack, Replace	25	7	18	2	EA	$1,090.00	$2,180																			$2,180		
Olinda Elementrary / Food Servicies	6.4	906084	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	5	5	940	SF	$2.87	$2,698						$2,698									$2,698						
Olinda Elementrary / Food Servicies	6.6	906090	Exterior Door, Steel, Replace	25	7	18	2	EA	$950.12	$1,900																			$1,900		
Olinda Elementrary / Food Servicies	7.1	906102	Heat Pump, Wall mounted, 3.5 Ton, Replace	15	7	8	1	EA	$8,928.22	$8,928									$8,928												
Olinda Elementrary / Food Servicies	7.1	906109	Heat Pump, Packaged (RTU), 3.5 to 5 Ton, Replace	15	7	8	1	EA	$8,928.22	$8,928									$8,928												
Olinda Elementrary / Food Servicies	7.1	906103	Heat Pump, Wall mounted, 3.5 Ton, Replace	15	7	8	1	EA	$8,928.22	$8,928									$8,928												
Olinda Elementrary / Food Servicies	7.2	906134	Toilet, Tankless (Water Closet), Replace	20	7	13	1	EA	$842.97	$843														$843							
Olinda Elementrary / Food Servicies	7.2	906120	Sink/Lavatory, Stainless Steel, Replace	20	7	13	2	EA	$1,054.05	$2,108														$2,108							
Olinda Elementrary / Food Servicies	7.2	906135	Sink/Lavatory, Enameled Steel, Replace	20	7	13	1	EA	$616.03	$616														$616							
Olinda Elementrary / Food Servicies	7.3	906114	Gas Pressure Regulator, 0.75", Replace	15	7	8	1	EA	$897.99	$898									$898												
Olinda Elementrary / Food Servicies	7.6	946844	Fire Alarm System, School, Upgrade	20	7	13	1986	SF	$3.13	$6,220														$6,220							
Olinda Elementrary / Food Servicies	8.1	906124	Interior Door, Wood Hollow-Core, Replace	20	7	13	4	EA	$596.52	$2,386														$2,386							
Olinda Elementrary / Food Servicies	8.1	906136	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	64	SF	$4.80	$307									$307												
Olinda Elementrary / Food Servicies	8.1	906133	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	7	8	1794	SF	$4.80	$8,612									$8,612												
Olinda Elementrary / Food Servicies	8.2	906116	Commercial Kitchen, Convection Oven, Single, Replace	10	3	7	2	EA	$5,077.62	$10,155								$10,155										$10,155			
Olinda Elementrary / Food Servicies	8.2	906122	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,515.00	$2,515									$2,515												
Olinda Elementrary / Food Servicies	8.2	906119	Commercial Kitchen, Food Warmer, Replace	15	7	8	2	EA	$1,551.91	$3,104									$3,104												
Olinda Elementrary / Food Servicies	8.2	906129	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,256.00	$4,256									$4,256												
Olinda Elementrary / Food Servicies	8.2	906115	Commercial Kitchen, Salad Table, Replace	15	7	8	1	EA	$4,301.96	$4,302									$4,302												
Olinda Elementrary / Food Servicies	8.2	906130	Commercial Kitchen, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,644.00	$4,644									$4,644												
Olinda Elementrary / Kindergarten Building	6.3	905501	Roof, Single-Ply TPO/PVC Membrane, Replace	20	7	13	954	SF	$15.93	$15,198														$15,198							
Olinda Elementrary / Kindergarten Building	6.4	905527	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	5586	SF	$2.87	$16,036				$16,036										$16,036							
Olinda Elementrary / Kindergarten Building	6.6	905538	Exterior Door, Steel, Replace	25	7	18	3	EA	$950.12	$2,850																			$2,850		
Olinda Elementrary / Kindergarten Building	7.1	905514	Ductless Split System, Single Zone, 0.75 to 1 Ton, Replace	15	4	11	1	EA	$3,221.22	$3,221												$3,221									
Olinda Elementrary / Kindergarten Building	7.1	905376	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022												
Olinda Elementrary / Kindergarten Building	7.1	905519	Exhaust Fan, Centrifugal, 251 to 800 CFM, Replace	15	7	8	1	EA	$2,021.87	$2,022									$2,022												

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Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Olinda Elementrary / Kindergarten Building	7.1	905517	Packaged Unit (RTU), 5 Ton, Replace	15	7	8	1	EA	$11,239.29	$11,239									$11,239											**$11,239**
Olinda Elementrary / Kindergarten Building	7.1	905513	Packaged Unit (RTU), 5 Ton, Replace	15	7	8	1	EA	$11,239.29	$11,239									$11,239											**$11,239**
Olinda Elementrary / Kindergarten Building	7.1	905516	Packaged Unit (RTU), 5 Ton, Replace	15	7	8	1	EA	$11,239.29	$11,239									$11,239											**$11,239**
Olinda Elementrary / Kindergarten Building	7.2	905529	Drinking Fountain, Vitreous China, Replace	15	7	8	2	EA	$1,938.99	$3,878									$3,878											**$3,878**
Olinda Elementrary / Kindergarten Building	7.6	946843	Fire Alarm System, School, Upgrade	20	7	13	4240	SF	$3.13	$13,278													$13,278							**$13,278**
Olinda Elementrary / Kindergarten Building	8.1	905526	Interior Wall Finish, General Surface, Prep & Paint	8	4	4	6897	SF	$1.45	$10,001					$10,001								$10,001							**$20,001**
Olinda Elementrary / Lunch Canopy	5.5	905533	Site Furnishings, Picnic Table, Wood or Composite, Replace	20	7	13	35	EA	$689.43	$24,130														$24,130							**$24,130**
Olinda Elementrary / Lunch Canopy	5.5	905534	Flagpole, Metal, Replace	20	7	13	1	EA	$2,530.00	$2,530														$2,530							**$2,530**
Totals, Unescalated											**$8,500**	**$1,055,148**	**$0**	**$64,143**	**$82,477**	**$15,617**	**$180,058**	**$69,284**	**$433,055**	**$0**	**$0**	**$22,549**	**$82,477**	**$1,302,760**	**$0**	**$15,617**	**$180,058**	**$914,408**	**$68,117**	**$0**	**$4,494,267**
Totals, Escalated (3.0% inflation, compounded annually)											**$8,500**	**$1,086,802**	**$0**	**$70,091**	**$92,829**	**$18,104**	**$214,998**	**$85,211**	**$548,581**	**$0**	**$0**	**$31,212**	**$117,593**	**$1,913,147**	**$0**	**$24,330**	**$288,940**	**$1,511,378**	**$115,965**	**$0**	**$6,127,681**

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1. Executive Summary

1.1. Property Information and General Physical Condition

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

Property Information	
Address:	3145 Birch Street, Brea, Orange County, California 92821
Year Constructed/Renovated:	2011
Current Occupants:	Faculty and Students
Percent Utilization:	100%
Management Point of Contact:	Brea Olinda Unified School District Jeff Ferrato, Director, Maintenance and Operations 714.990.7838 jferrato@bousd.us
Property Type:	Elementary School
Site Area:	14.34 acres
Building Area:	60,000 SF
Number of Buildings:	6
Number of Stories:	1
Parking Type and Number of Spaces:	42 spaces in open lots
Building Construction:	Steel frame with concrete-topped metal decks.
Roof Construction:	Gabled roofs with asphalt shingles. Flat roofs with single-ply membrane.
Exterior Finishes:	Stucco
Heating, Ventilation and Air Conditioning:	Individual packaged heat pumps. Supplemental components: ductless split-systems.
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.
Dates of Visit:	April 18 and 19, 2018
On-Site Point of Contact (POC):	Jeff Ferrato
Assessment and Report Prepared by:	Will Currie
Reviewed by:	Alex Israel, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Systemic Condition Summary			
Site	Good	HVAC	Good
Structure	Good	Plumbing	Good
Roof	Good	Electrical	Good

Systemic Condition Summary			
Vertical Envelope	Good	Elevators	--
Interiors	Good	Fire	Good

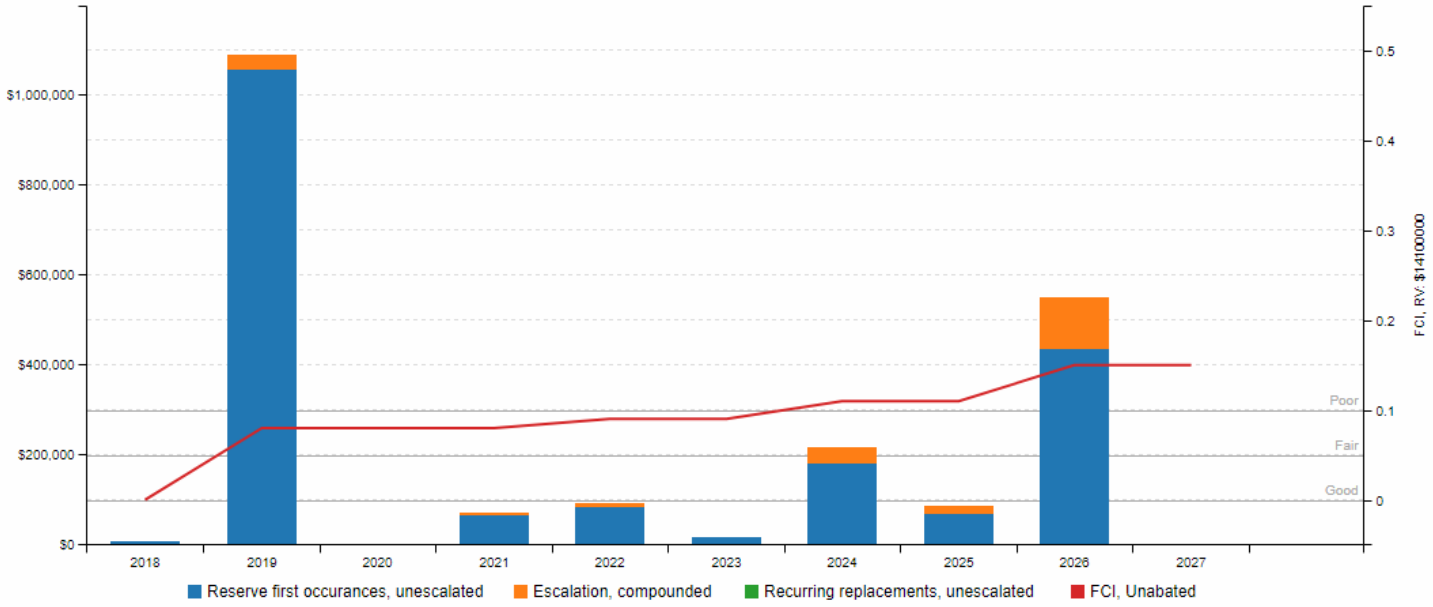
The following bullet points highlight the most significant short term and modernization recommendations:

- Civil engineering study for soil hardness issues
- ADA parking signage
- Landscape corrections
- Asphalt parking mill and overlay
- Concrete sectional replacement

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

The property has had no major capital improvements. The property is less than 10 years old and has not required any major capital improvements.

1.2. Facility Condition Index (FCI)



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

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

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

Key Finding	Metric	
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	0.1%	Good
10-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	15.1%	Poor
Current Replacement Value (CRV)	60,000 SF * $235 / SF = $14,100,000	

Year **1** (Current Year) - Immediate Repairs (IR)	$8,500
Years **1-10** – Replacement Reserves (RR)	$2,116,616

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

- Civil engineering study for soil hardness issues
- ADA parking signage

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

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 fungal growth, conditions conducive to fungal 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 fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

The POC reported problems with maintaining grass due to soil hardness and inability to retain water. A civil engineering study is recommended to assess the soil condition and recommend improvements.

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 E2018-08 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, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

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.

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.

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, UFAS, 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.

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.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further 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 fungal growth, 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.
- Prepare a mechanical equipment inventory list.

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.

Name and Title	Organization	Phone Number
Jeff Ferrato Director	Brea Olinda Unified School District	714.990.7838

Name and Title	Organization	Phone Number
Steve Montoya HVAC/R Technician	Brea Olinda Unified School District	714.876.5163

The FCA was performed with the assistance of Jeff Ferrato, Director, Brea Olinda Unified School District, the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is 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 five years.

2.4. Documentation Reviewed

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

2.5. Pre-Survey Questionnaire

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

2.6. Weather Conditions

April 18 and 19, 2018: Clear, with temperatures in the 70s (°F) and light winds.

3. Accessibility and Property Research

3.1 ADA Accessibility

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

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

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

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

3.2 Municipal Information, Flood Zone and Seismic Zone

Municipal research is not within the scope of this assessment.

4 Existing Building Assessment

4.1 Unit or Space Types

All 60,000 square feet of the building are occupied by a single occupant, Olinda Elementary School. The spaces are a combination of offices, classrooms, supporting restrooms, and administrative offices.

4.2 Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the 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	Brea Department of Public Works	Good
Storm sewer	Brea Department of Public Works	Good
Domestic water	The Water Division	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	East Birch Street
Access from	South
Additional Entrances	N/A
Additional Access from	N/A

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	2011	Good
Parking Lot	Asphalt	2011	Poor
Drive Aisles	Asphalt	2011	Poor
Service Aisles	None	--	--
Sidewalks	Concrete	2011	Good
Curbs	Concrete	2011	Good
Site Stairs	Cast-in-place concrete	2011	Good
Pedestrian Ramps	Cast-in-place concrete	2011	Good

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
42	N/A	N/A	N/A	N/A

Total Number of ADA Compliant Spaces	6
Number of ADA Compliant Spaces for Vans	2
Total Parking Spaces	42
Parking Ratio (Spaces/1000 SF)	0.7
Method of Obtaining Parking Count	Physical count

Exterior Stairs			
Location	Material	Handrails	Condition
Between building 200 and 300	Concrete stairs	Metal	Good
Walkway between building 200 and Kindergarten	Concrete stairs	Metal	Good
South side of building 100	Concrete stairs	Metal	Good

Anticipated Lifecycle Replacements:

- Asphalt seal coating
- Asphalt pavement
- Concrete walkway
- Site stairs
- Pedestrian ramps

Actions/Comments:

- The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking, transverse cracking, and extensive raveling throughout the parking lots, drive isles, and play areas. All of the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. Milling is recommended as part of the overall repair work.
- The concrete sidewalk has isolated areas of vertically-displaced concrete and cracks due to settlement. These areas occur on the east side of Building 300. The damaged areas of concrete sidewalks require replacement.

5.3 Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☒	Fair
Inlets	☒	Fair
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--

Drainage System and Erosion Control		
System	Exists at Site	Condition
Ponds	☐	--
Underground Piping	☒	Good
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

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.
- The POC reported problems with maintaining grass due to soil hardness and inability to retain water. A civil engineering study is recommended to assess the soil condition and recommend improvements.

5.4 Topography and Landscaping

Item	Description						
Site Topography	The property is generally flat.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Poor						
Irrigation	Automatic Underground	Drip	Hand Watering	None			
	☒	☐	☐	☐			
Irrigation Condition	Fair						

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

5.5 General Site Improvements

Property Signage	
Property Signage	Monument

Property Signage	
Street Address Displayed?	Yes

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☒	☐	☒
	Fair				
Building Lighting	None	Wall Mounted	Recessed Soffit		
	☐	☒	☐		
	Fair				

Site Fencing		
Type	Location	Condition
Wrought iron	Property perimeter	Good

Refuse Disposal				
Refuse Disposal	Common area dumpsters			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
West side of property	Concrete pad	CMU fence	Yes	Good

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Plastic and metal	North side of property	--
Tennis Courts	None	--	--
Basketball Court	Asphalt	North side of property	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Exterior lighting
- Site fencing
- Playground equipment
- Playground surfaces

Actions/Comments:

- No significant actions are identified at the present time. Ongoing 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	Concrete spread footings	Good
Basement and Crawl Space	None	--
Portable Structures		
Foundation	Slab on grade with integral footings	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundations and footings cannot be directly observed. There are no significant signs of settlement, deflection, or movement. There is no evidence of movement or water infiltration.

6.2 Superstructure

Building Superstructure		
Item	Description	Condition
Permanent Structures		
Framing/Load Bearing Walls	Cast-in-place Concrete	Good
Ground Floor	Concrete slab	Good
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Steel beams or girders	Good
Roof Decking	Concrete, cast-in-place	Good
Portable Structures		
Framing/Load Bearing Walls	Conventioal Wood/Metal Studs	Good
Ground Floor	Raised wood	Good
Roof Framing	Steel beams or girders	Good
Roof Decking	Metal decking	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

6.3 Roofing

Primary Roof			
Type / Geometry	Flat	Finish	Single-ply membrane
Maintenance	Outside Contractor	Roof Age	7 Yrs
Flashing	Membrane	Warranties	None
Parapet Copings	None	Roof Drains	Internal drains
Fascia	None	Insulation	None
Soffits	None	Skylights	Yes
Attics	None	Ponding	No
Ventilation Source-1	Turtle Vents	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Good

The primary roof is located on all buildings.

Secondary Roof			
Type / Geometry	Gable Roof	Finish	Metal
Maintenance	Outside Contractor	Roof Age	7 Yrs
Flashing	None	Warranties	None
Parapet Copings	None	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	None
Soffits	None	Skylights	No
Attics	None	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

The secondary roof is located on small areas of all buildings.

Anticipated Lifecycle Replacements:

- Roof finishes
- Awning
- Skylights

Actions/Comments:

- The roof finishes were reportedly installed in 2011. Information regarding roof warranties or bonds was not available.
- 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.

6.4 Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Permanent Structures		
Primary Finish	Stucco	Good
Secondary Finish	None	--
Accented with	Not Applicable	--
Soffits	Not Applicable	--

Building Exterior Walls		
Type	Location	Condition
Portable Structures		
Primary Finish	Wood siding	Good
Secondary Finish	None	--
Accented with	Not Applicable	--
Soffits	Not Applicable	--

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

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

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

6.5 Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete stairs	Open	Metal	None	Good
Building Interior Stairs	None	--	--		--

Anticipated Lifecycle Replacements:

- Stairs
- Ramp

Actions/Comments:

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

6.6 Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Aluminum framed, fixed	Double glaze	Building exterior	☐	Good

Building Doors		
Category	Door Type	Condition
Main Entrance Doors	Fully glazed, metal framed	Good
Secondary Entrance Doors	None	--
Service Doors	None	--
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Windows
- Exterior doors

Actions/Comments:

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

6.7 Patio, Terrace, and Balcony

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

7 Building Mechanical and Plumbing Systems

7.1 Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Package units
Cooling (if separate from above)	performed via components above
Quantity and Capacity Ranges	30 units at 5 tons each
Total Heating or Cooling Capacity	150 Tons
Heating Fuel	Natural gas
Location of Equipment	Rooftop
Space Served by System	Entire building
Age Ranges	All units dated 2011
Primary Component Condition	Good

Supplemental Components	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served by Component #1	Computer rooms
Component #1 Condition	Good

Controls and Ventilation	
HVAC Control System	Individual programmable thermostats/controls
HVAC Control System Condition	Good
Building Ventilation	Roof top exhaust fans
Ventilation System Condition	Good

Anticipated Lifecycle Replacements:

- Package units
- Ductless split systems
- 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 is original. The property is relatively new and has not required any major HVAC equipment replacements.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff was interviewed about the historical and recent performance of the equipment and systems. 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. A budgetary cost for this work is included.

7.2 Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Good
Waste/Sewer Piping	Cast iron	Good
Vent Piping	PVC	Good
Water Meter Location	South side of property	

Domestic Water Heaters or Boilers	
Components	Water Heaters
Fuel	Electric
Quantity and Input Capacity	Eight units at 3 kW and 20 gallons each
Storage Capacity	160 gallons
Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	Good
Domestic Hot Water Circulation Pumps (3 HP and over)	None
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial grade
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	1.5 GPM
Drinking Fountains	Porcelain
Condition	Good

Anticipated Lifecycle Replacements:

- Water heaters
- Toilets
- Urinals
- Sinks
- Drinking fountains

Actions/Comments:

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

7.3 Building Gas Distribution

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

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

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

7.4 Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	2000 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	West side of property	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures		T-8 and T-12	
Main Distribution Condition		Good	
Secondary Panel and Transformer Condition		Good	
Lighting Condition		Good	

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Main switchgear
- Switchboards
- Step-down transformers
- Emergency lighting inverter

Actions/Comments:

- The onsite electrical systems up to the meters are owned and maintained by the utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The panels, switchboards, and step-down transformers are original 2011 components. 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	Dry pipe					
Fire Alarm System	Central Alarm Panel	☒	Battery-Operated Smoke Detectors	☐	Alarm Horns	☒
	Annunciator Panels	☒	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☒
	Pull Stations	☒	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☒
Alarm System Condition	Good					
Sprinkler System	None	☐	Standpipes	☒	Backflow Preventer	☒
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	Good					
Central Alarm Panel System	Location of Alarm Panel		Installation Date of Alarm Panel			
	Administration Data Room		2011			
Fire Extinguishers	Last Service Date		Servicing Current?			
	August 2017		Yes			
Hydrant Location	North, south, east, and west side of building					
Siamese Location	West side of building					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Central alarm panel

Actions/Comments:

- No significant actions are identified at the present time. Ongoing 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 Brea Orinda Unified School District.

The most significant interior spaces include classrooms, offices, a library, and a main entrance lobby. Supporting areas include hallways, restrooms employee break rooms, mechanical rooms, and utility closets.

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

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Carpet	Lobby, classrooms, and hallways	Fair
Vinyl tile	Lobby, office and storage room	Fair
Ceramic tile	Lobby, offices, classrooms, restrooms	Good
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Lobby, offices, and classrooms	Good
Ceramic tile	Restrooms	Good
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Lobby, offices, and classrooms	Good
Exposed structure	Library/Media Center	Good
Painted drywall	Restrooms	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Good
Door Framing	Metal	Good
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Carpet
- Vinyl tile
- Ceramic tile
- Interior paint
- Interior doors

Actions/Comments:

- The property is relatively new and the interior finishes have not required replacement since the original 2011 construction.
- No significant actions are identified at the present time. Ongoing periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8.2 Commercial Kitchen & Laundry Equipment

The food service area has a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house and outside contractor. The tenants are responsible for any necessary replacement costs.

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

Commercial Kitchen		
Appliance	Comment	Condition
Refrigerators	Reach in	Good
Freezers	Reach in	Good
Ranges	None	--
Convection Ovens	Gas	Fair
Griddles / Grills	None	--
Fryers	None	--
Hood	Exhaust ducted to exterior	Good
Dishwasher	None	--
Microwave	☒	Good
Ice Machines	☐	--
Steam Tables	☐	--
Work Tables	☒	Good
Shelving	☐	--

Anticipated Lifecycle Replacements:

- Commercial kitchen equipment

Actions/Comments:

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

9 Other Structures

A food service building is located east side of the property. The food service building is a pre-manufactured wood structure set on a concrete slab.

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

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

10 Certification

Baldwin Park Unified School District retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Olinda Elementary, 3145 Birch Street, Brea, California 92821, the "Property". It is our understanding that the primary interest of Baldwin Park Unified School District 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 for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

Prepared by: Will Currie,
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Reviewed by:

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11 Appendices

Appendix A: Photographic Record
Appendix B: Site and Floor Plans
Appendix C: Supporting Documentation
Appendix D: EMG Accessibility Checklist
Appendix E: Pre-Survey Questionnaire

Appendix A:
Photographic Record

#1:	EAST ELEVATION

#2:	SOUTH ELEVATION

#3:	WEST ELEVATION

#4:	ASPHALT PAVEMENT

#5:	SITE LIGHTING

#6:	ROOF ACCESS LADDER, STEEL

#7:	ROOF HATCH, METAL

#8:	ROOF

#9:	AWNING, METAL

#10:	ROOF SKYLIGHT

#11:	CLERESTORY SWINDOW

#12:	EXTERIOR DOOR

#13:	DUCTLESS SPLIT SYSTEM

#14:	EXHAUST FAN

#15:	TOILET PARTITIONS

#16:	TOILET

#17:	URINALS

#18:	SINK

#19:	WATER HEATER

#20:	DRINKING FOUNTAIN

#21:	SECONDARY TRANSFORMER

#22:	CIRCUIT BREAKER, MAIN

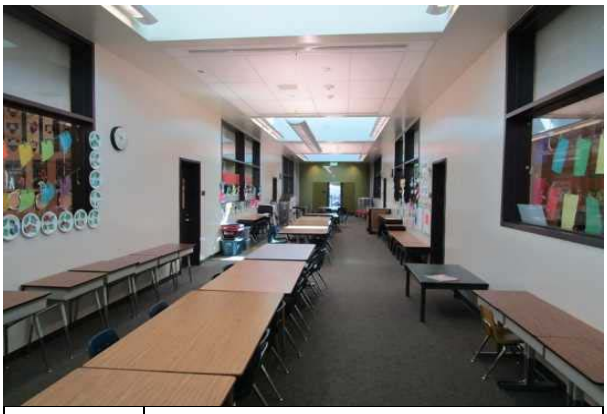
#23:	INVERTER

#24:	FIRE RISER

#25:	INTERIOR FLOOR FINISH

#26:	INTERIOR WALL FINISH

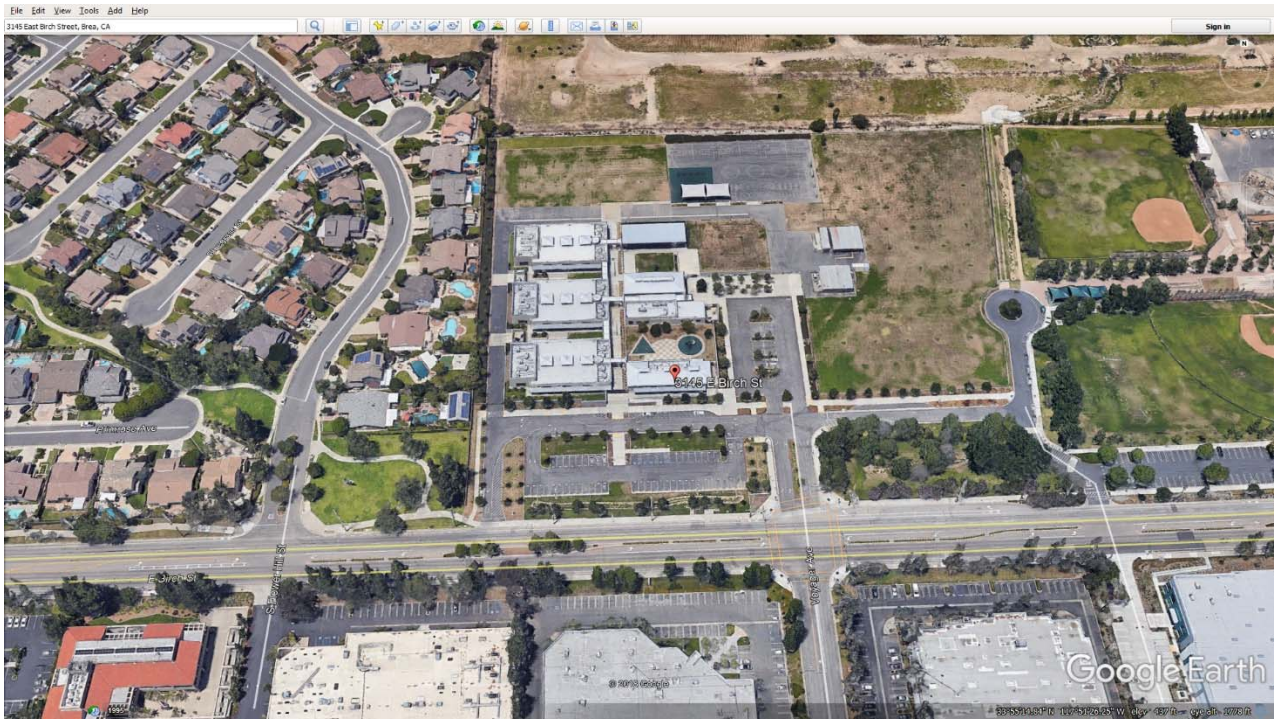
#27:	INTERIOR FLOOR FINISH, CARPET



#28:	INTERIOR WALL FINISH

Appendix B:
Site and Floor Plans

Aerial Site Plan



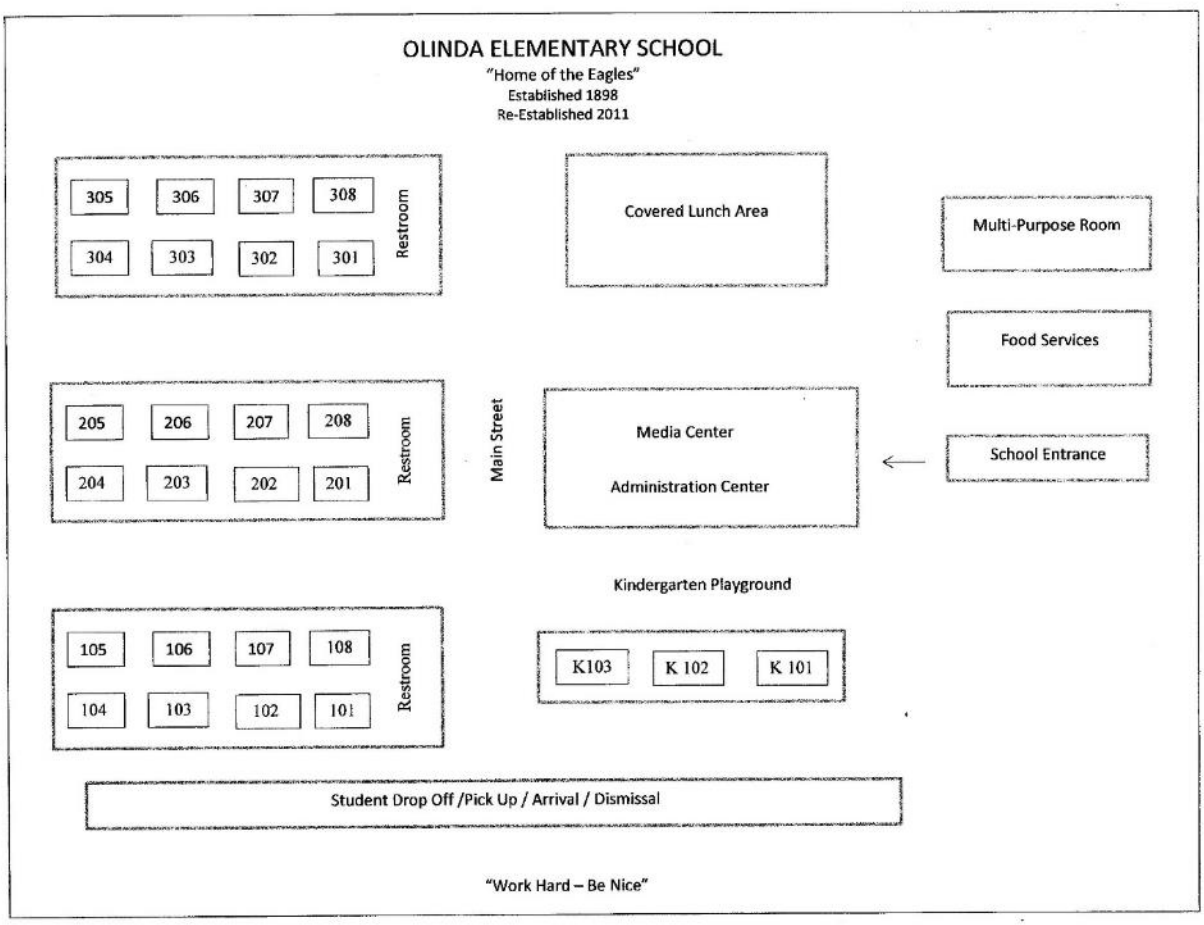
SOURCE:

Google Earth

ON-SITE DATE:

April 19, 2018

Floor Plan



SOURCE:

Olinda Elementary

ON-SITE DATE:

April 19, 2018

Appendix C:
Supporting Documentation

Draft - For Discussion Purposes Only

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Appendix D:
EMG Accessibility Checklist

EMG ABREVIATED ADA CHECKLIST					
	BUILDING HISTORY	**YES**	**NO**	**N/A**	**COMMENTS**
1.	Has the management previously completed an ADA review?		✓		
2.	Have any ADA improvements been made to the property?		✓		
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?		✓		
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?				
	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?	✓			
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?	✓			

EMG ABREVIATED ADA CHECKLIST					
	ENTRANCES/EXITS (cont.)	**YES**	**NO**	**N/A**	**COMMENTS**
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)?			✓	
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?	✓			

EMG ABREVIATED ADA CHECKLIST					
	RESTROOMS (cont.)	**YES**	**NO**	**N/A**	**COMMENTS**
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.*

Appendix E:
Pre-Survey Questionnaire

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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:	Olinda Elementary School	
Name of Building:	Building #: All Buildings	
Name of person completing questionnaire: Jeff Ferrato (Director)		
Length of Association With the Property: 2 1/2 Years		Phone Number: 714-719-3130

SITE INFORMATION	
Year of Construction:	Built: 2012 Renovated: N/A
No. of Stories:	Floor(s) Single floor
Total Site Area:	Acres 1.3
Total Building Area:	Sq. ft. 60,000
Building Replacement Value:	$ 8,355,000

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
• Elevators	N/A		
• HVAC	Original 2012		
• Plumbing System/Fixtures	Original 2012		
• Electrical System/Lighting	2018		See Wildan Report in Google Drive for the lighting replacement that took place in 2018.
• Life-Safety/Fire	Original 2012	8/15/17	See Google Drive attachment
• Roofs	Original 2012		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	MPR Building
Planned Capital Expenditure For Next Year?	N/A
Age of the Roof?	2012
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	N/A

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

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

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

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4	construction defects at the property?	X				Concrete sidewalk cracking around C500 wing.
5	Has any part of the property ever contained visible suspect mold growth?		X			
6	Is there a mold Operations and Maintenance Plan?		X			
7	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		X			
8	Have there been indoor air quality or mold related complaints from tenants?		X			
	GENERAL SITE					
9	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?	X				There is a storm drain on the north side of the campus in a v-ditch that needs to be assessed.
10	Are there any problems with the landscape irrigation systems?		X			
	BUILDING STRUCTURE					
11	Are there any problems with foundations or structures?	X				Crack in structure above the main office entry doors.
12	Is there any water infiltration in basements or crawl spaces?		X			
13	Has a termite/wood boring insect inspection been performed within the last year?		X			
14	Are there any wall, or window leaks?		X			
	BUILDING ENVELOPE					
15	Are there any roof leaks?	X				Rooms - 104, 107, 205, 304, 305
16	Is the roofing covered by a warranty or bond?	X				10 year warranty with Johns Manville
17	Are there any poorly insulated areas?		X			
18	Is Fire Retardant Treated (FRT) plywood used?			X		

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?	X				Buildings are stucco finish.
	BUILDING HVAC & ELECTRICAL					
20	Are there any leaks or pressure problems with natural gas service?		X			
21	Does any part of the electrical system use aluminum wiring?		X			
22	Do Residential units have a less than 60-Amp service?	X				

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23	less than 200-Amp service?	X				
24	Are there any problems with the utilities, such as inadequate capacities?		X			
	ADA					
25	Has the management previously completed an ADA review?		X			
26	Have any ADA improvements been made to the property?		X			
27	Does a Barrier Removal Plan exist for the property?		X			
28	Has the Barrier Removal Plan been approved by an arms-length third party?		X			
29	Has building ownership or management received any ADA related complaints?		X			
30	Does elevator equipment require upgrades to meet ADA standards?				X	
	PLUMBING					
31	Is the property served by private water well?		X			
32	Is the property served by a private septic system or other waste treatment systems?		X			
33	Is polybutylene piping used?			X		
34	Are there any plumbing leaks or water pressure problems?		X			

	ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?
1	UTILITIES: Power - Southern California Edison Water - City of Brea Trash - Republic Services Gas - So Cal Gas
2	
3	

ITEMS PROVIDED TO EMG AUDITORS				
	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	X			
Access to Roof/Attic Space	X			
Access to Building As-Built Drawings		X		DLR was at MOT on 4/27/18 looking through drawings
Site plan with bldg., roads, parking and other features		X		
Contact Details for Mech, Elevator, Roof, Fire Contractors:	X			
List of Commercial Tenants in the property			X	
Previous reports pertaining to the physical condition of property.			X	
ADA survey and status of improvements implemented.		X		
Current / pending litigation related to property condition.			X	

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				5/3/18
Signature of person interviewed or completing form				Date

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 and 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.