



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Griffin Structures - City of Laguna Beach FCA

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



Animal Shelter
20612 Laguna Canyon Road
Laguna Beach, CA 92651

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

164043.24R000-004.354

DATE OF REPORT:

August 12, 2024

ON SITE DATE:

May 27, 2024

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Animal Shelter
Number of Buildings	1
Main Address	20612 Laguna Canyon Road, Laguna Beach, CA 92651
Site Developed	1950/Renovated 2010
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 27, 2024
Management Point of Contact	Griffin Structures Dustin Alamo, Vice President 949-280-4441 dalamo@griffinstructures.com
On-site Point of Contact (POC)	Dustin Alamo
Assessment & Report Prepared By	Deborah Whitham
Reviewed By	Michael Chaney Program Manager 800.733.0660 x7294222 Michael.Chaney@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility shares a site with the Pacific Marine Mammal Center which is currently closed due to new construction. The existing Animal Shelter is a single story detached building but will connect to the new PMMC. Visitor parking is provided west of a drainage channel that routinely floods the property.

Architectural

The original animal shelter building was constructed in 1950 reportedly and renovated in 2010/2011. The complete renovation included the exterior and interior finishes, as well as complete roof and window replacement. Typical lifecycle interior and exterior finish replacement are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2010/2011 renovations and have been well-maintained since that time. Some HVAC and plumbing components such as the RTU. The MEPF infrastructure itself is generally in fair working condition with no major expenditures anticipated in the short term

Site

The parking lots have not required repave & sealing since construction, and they are in fair condition. Typical lifecycle paving replacement and maintenance are budgeted and anticipated.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Animal Shelter	\$1,600	4,045	\$6,472,000	0%	5.4%	10.0%	16.9%

Immediate Needs

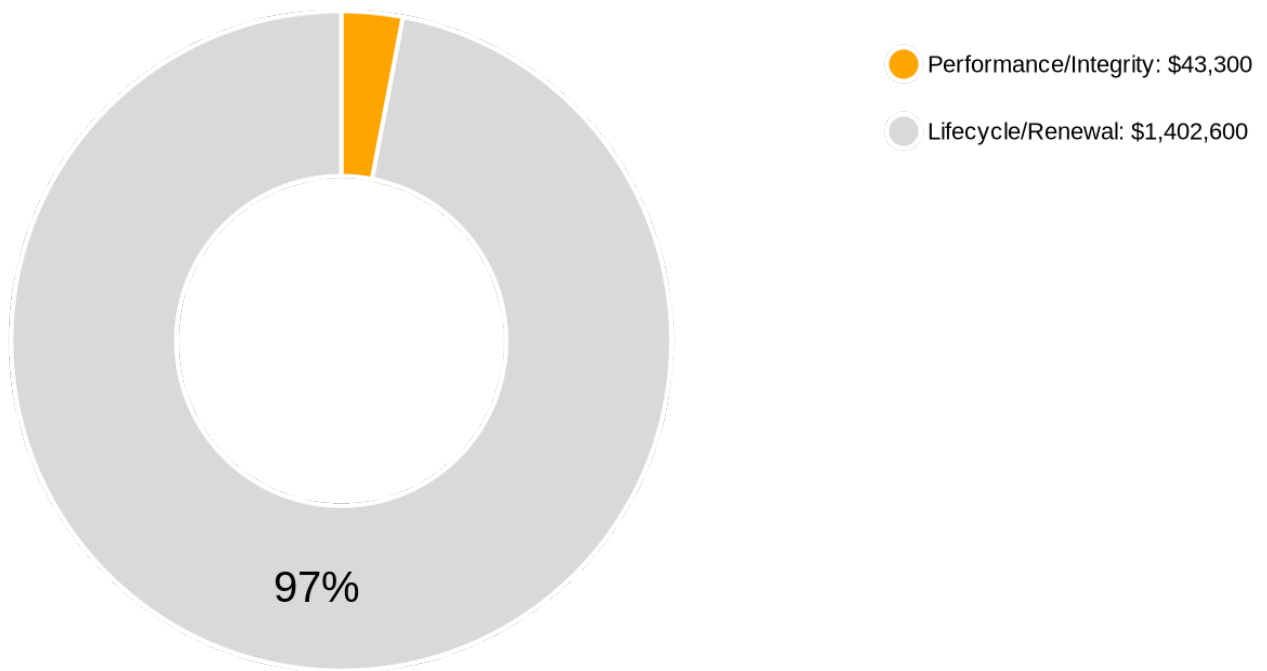
Facility/Building	Total Items	Total Cost
Animal Shelter / Site	1	\$43,300
TOTAL	1	\$43,300

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 and highest on the list below.

Plan Type Descriptions & Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-Year Total: \$1,445,900

2. Animal Shelter



Animal Shelter: Building Systems Summary

Address	20612 Laguna Canyon Road, Laguna Beach, CA 92651	
GPS Coordinates	33.5730325, -117.7628088	
Constructed/Renovated	1950 Renovated 2010	
Building Area	4,045 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Wood accent Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up roofing Secondary: Gable construction with asphalt shingles roofing	Fair
Interiors	Walls: Painted gypsum board and CMU, Unfinished Floors: Ceramic tile, epoxy coated, unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	n/a

Animal Shelter: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units and Ductless split-systems Supplemental components: none	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring shared with Marine Mammal facility Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.	
Additional Studies	The site and building flood regularly. An engineering consultant should be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. A new Marine Mammal facility is being added to the site currently and the siting issue may be addressed as part of the new construction.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

The table below shows the anticipated costs by trade or building system over the next 20 years.

Animal Shelter: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	\$0	\$0	\$106,686	\$66,216	\$383,975	\$556,877
Roofing	\$0	\$0	\$9,007	\$0	\$983,065	\$992,072
Interiors	\$0	\$0	\$524,815	\$0	\$854,869	\$1,379,684
Plumbing	\$0	\$0	\$0	\$0	\$76,209	\$76,209
HVAC	\$0	\$0	\$0	\$141,060	\$599,928	\$740,988
Electrical	\$0	\$0	\$0	\$158,592	\$35,480	\$194,072
Equipment & Furnishings	\$0	\$0	\$7,525	\$41,820	\$68,155	\$117,500
Sitework	\$0	\$0	\$0	\$38,335	\$0	\$38,335
TOTALS	\$0	\$0	\$648,100	\$446,100	\$3,001,700	\$4,095,900

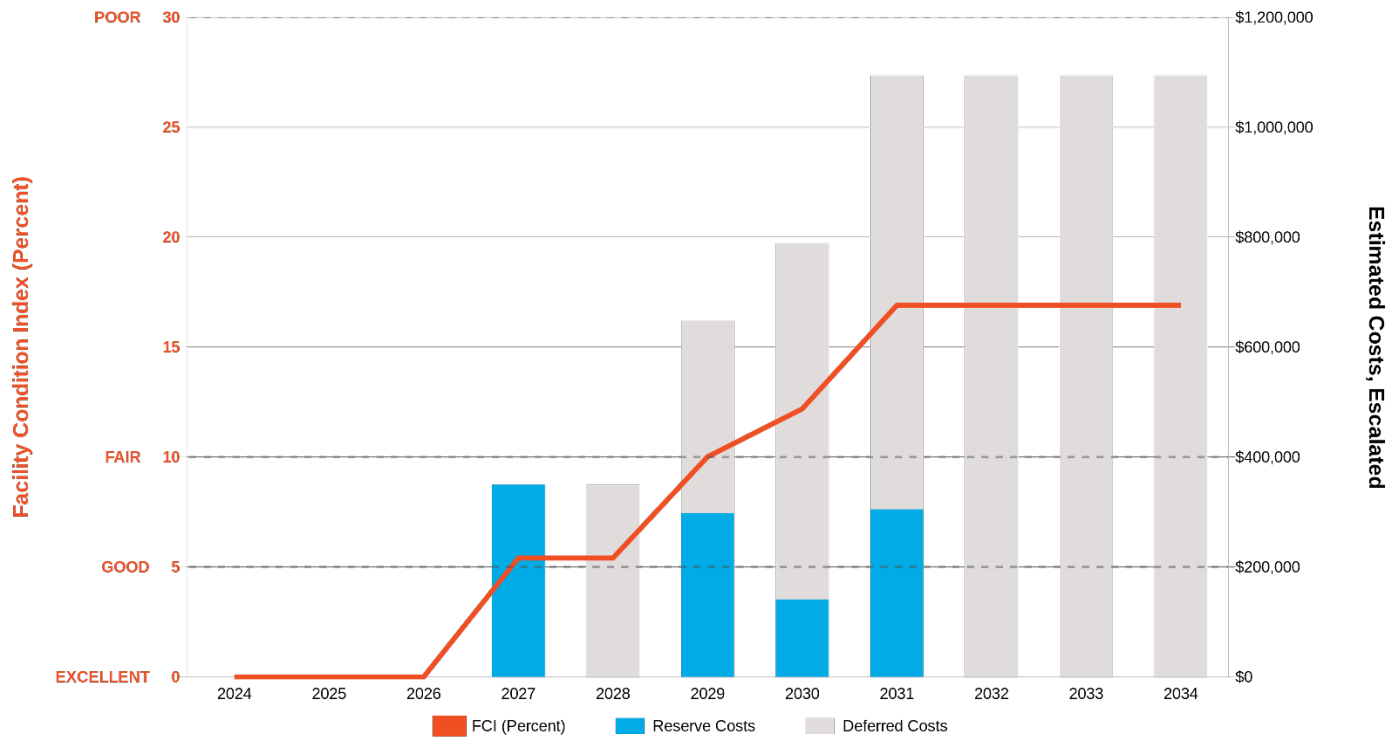
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$6,472,000.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$99,459.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Animal Shelter: Photographic Overview



1 – FRONT ELEVATION



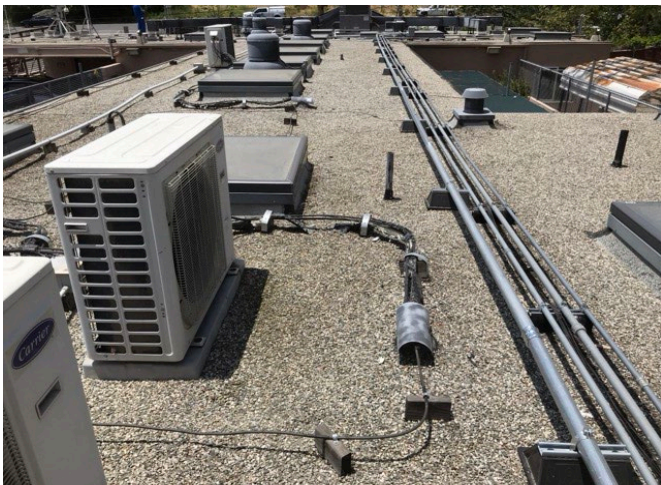
2 – RIGHT ELEVATION



3 – MAIN ENTRY



4 – CARPORT



5 – ROOFING OVERVIEW



6 – ROOFING OVERVIEW



7 – ROOF SKYLIGHT



8 – ENTRY DOOR



9 – EXTERIOR WINDOWS



10 – EXTERIOR DOORS



11 – LOBBY



12 – OFFICE



13 – BREAKROOM



14 – KENNELS



15 – PACKAGE ROOFTOP UNIT



16 – BOILER



17 – WATER HEATER



18 – MAIN ELECTRICAL

3. Site



Site: Site Information		
Site Area	0.58 acres	
Parking Spaces	16 total spaces all in open lots; 2 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete drainage swale and adjacent concrete sidewalks	Fair
Site Development	Property entrance signage; wood board and chain link fencing; no dumpster enclosures Limited picnic tables	Fair
Landscaping & Topography	Limited landscaping features including trees, bushes, and planters Irrigation not observed Concrete drainage channel Low to moderate site slopes throughout.	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: none Building-mounted: LED, HPS	Fair
Ancillary Structures	Carports, Storage sheds, Gazebos	Fair

Site: Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior and site areas. See the appendix for associated photos and additional information.
Site Additional Studies	The site and building flood regularly. An engineering consultant should be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included. A new Marine Mammal facility is being added to the site currently and the siting issue may be addressed as part of the new construction.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

The table below shows the anticipated costs by trade or building system over the next 20 years.

Site: System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	\$0	\$0	\$0	\$0	\$111,147	\$111,147
Sitework	\$0	\$28,875	\$29,081	\$250,569	\$407,411	\$715,936
Follow-up Studies	\$43,300	\$0	\$0	\$0	\$0	\$43,344
TOTALS	\$43,300	\$28,900	\$29,100	\$250,600	\$518,600	\$870,600

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Animal Shelter / Site	P2032	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$43,300
TOTAL (1 items)					\$43,300

Key Findings

Recommended Follow-up Study: in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: \$43,300

Civil, Site Drainage
Site
Site

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

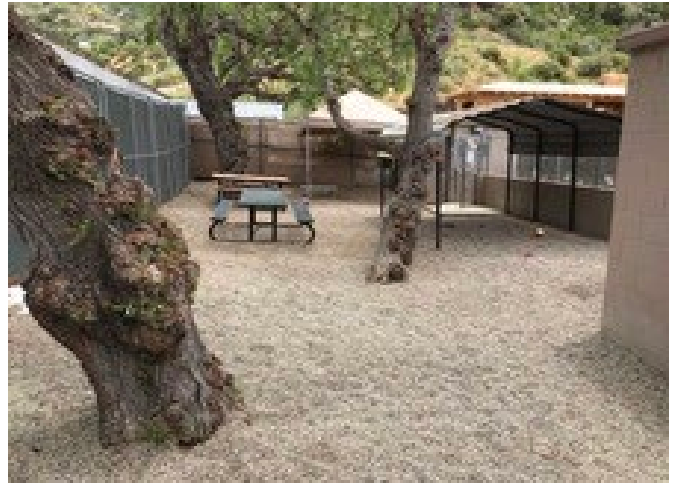
According to the POC, the site and building flood often. The property is currently being added to and the issue should be addressed as part of that project. - AssetCALC ID: 7705695



Site: Photographic Overview



1 – SITE



2 – SITE



3 – BRIDGE



4 – KENNELS



5 – FENCING



6 – LANDSCAPING



7 – SIDEWALKS



8 – SITE ENTRANCE



9 – PARKING SHELTER



10 – MONUMENTAL SIGN

4. ADA Accessibility

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The following table summarizes the accessibility conditions of the general site and each significant building included in this report:

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Animal Shelter	1950 / 2010	No	No
Site	1950 / 2010	No	No

5. Purpose and Scope

Purpose

Bureau Veritas 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, 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.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
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.

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 high-level categorical general statement regarding 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.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, 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, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMMeans data from Gordian*. While the *RSMMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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 or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. 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.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas 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*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs 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.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, 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.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or 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 generally 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, Bureau Veritas'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.

Bureau Veritas'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 or component 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 as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

7. Certification

Griffin Structures - City of Laguna Beach FCA (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Animal Shelter, 20612 Laguna Canyon Road, Laguna Beach, CA 92651, the "Property". It is our understanding that the primary interest of the Client 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 the *Purpose and Scope* section 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 may have been observed (see Section 1 for specific details). 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 Bureau Veritas.

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 Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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Project Assessor

Reviewed by:



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8. Appendices

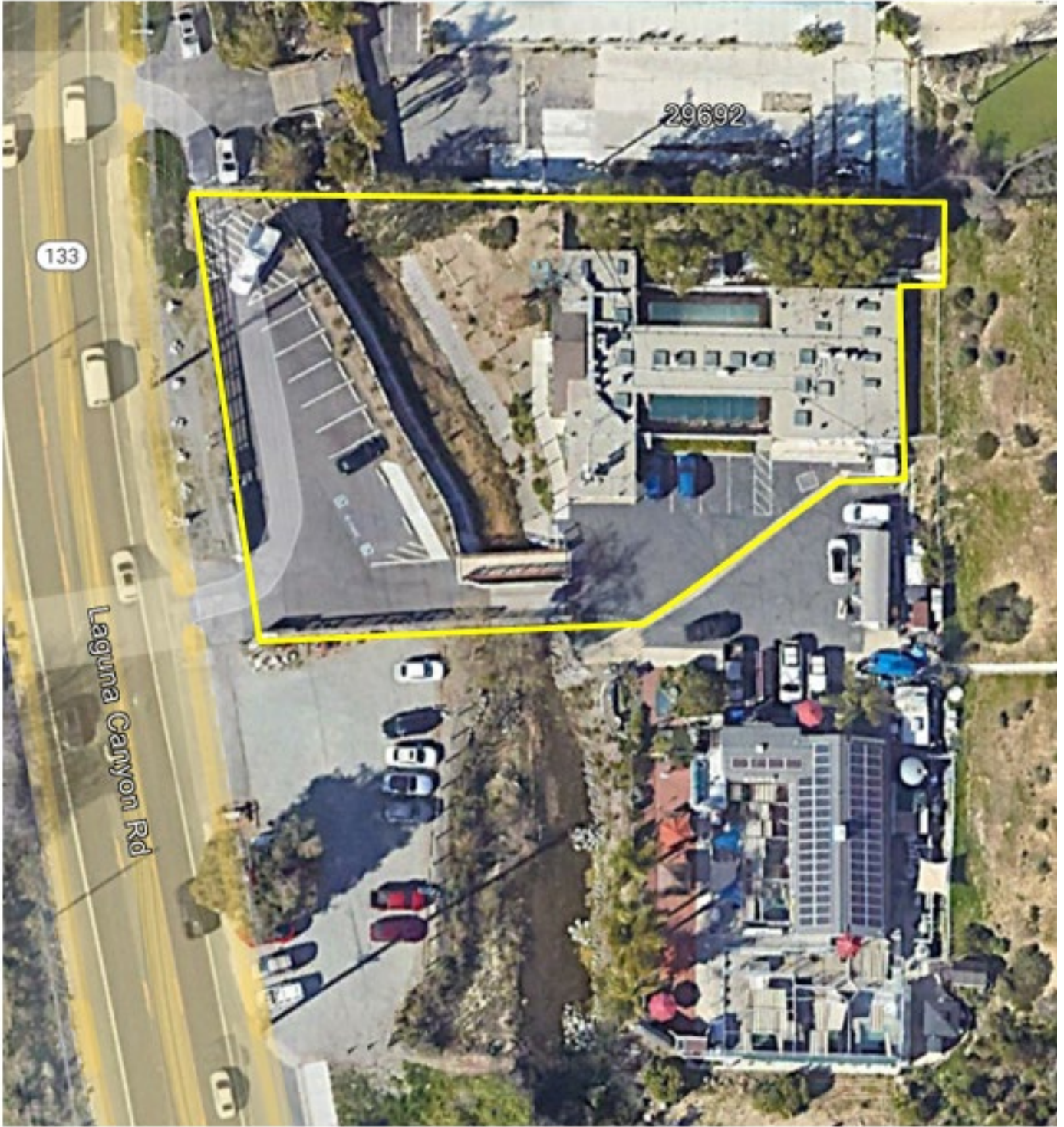
- Appendix A: Site and Floor Plan(s)
- Appendix B: Pre-Survey Questionnaire(s)
- Appendix C: Accessibility Review and Photos
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List



Appendix A:

Site and Floor Plan(s)

Site Plan



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Project Number

164043.24R000-004.354

Source

Google Earth

Project Name

Animal Shelter
Griffin Structures

On-Site Date

May 31, 2024



Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Animal Shelter
Name of person completing form:	Nancy Goodwin
Title / Association w/ property:	Director
Length of time associated w/ property:	1978
Date Completed:	5/27/2024
Phone Number:	949-497-0395
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Appendix C: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Animal Shelter

BV Project Number: 164043.24R000-004.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Parking, path, toilet room
3	Has building management reported any accessibility-based complaints or litigation?			✗	

Animal Shelter: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route				✗
Building Entrances				✗
Interior Accessible Route	NA			
Elevators	NA			
Public Restrooms				✗
Kitchens/Kitchenettes	NA			
Playgrounds & Swimming Pools	NA			
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Animal Shelter: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



DOOR THRESHOLD

Animal Shelter: Photographic Overview



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix D:

Component Condition Report

Component Condition Report | Animal Shelter / Animal Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	5	7704834
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	7	15	7704810
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	4	7	7704836
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	25	7704824
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	15	7704805
Roofing						
B3010	Roof, Sloped	Fair	Roofing, Asphalt Shingle, 20-Year Standard	300 SF	5	7704843
B3010	Roof, Flat	Fair	Roofing, Built-Up, Ballasted	4,300 SF	12	7704798
B3060	Roof, Flat	Fair	Roof Skylight, per unit, up to 20 SF	17	17	7704813
Interiors						
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	7	27	7704814
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,000 SF	5	7704815
C2030	Kennels	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	980 SF	3	7704796
C2030	Building Interior	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000 SF	3	7705310
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,000 SF	27	7704822
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,045 SF	5	7704832
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	7704797
D2010	Mechanical Room	Fair	Water Heater, Gas, Residential, 50 GAL	1	11	7704825
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	17	7704804
D2010	Janitor's closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	22	7704841
D2010	Building Exterior	Fair	Sink/Lavatory, Service Sink, Floor	1	22	7704819
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,045 SF	27	7744218
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 135 MBH	1	17	7704851
D3030	Roof, Flat	Fair	Split System Ductless, Single Zone	1	6	7704847
D3030	Roof, Flat	Fair	Split System Ductless, Single Zone	1	6	7704826
D3030	Roof, Flat	Fair	Split System Ductless, Single Zone	1	6	7704846
D3050	Throughout building	Fair	HVAC System, Ductwork, Low Density	2,000 SF	17	7705315
D3050	Roof, Flat	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	15	7704811
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704828
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704803
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704818
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704820
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704793

Component Condition Report | Animal Shelter / Animal Shelter

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704802
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	12	7704809
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM	1	12	7704830
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704850
D3060	Roof, Flat	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	12	7704827
Electrical						
D5020	Building Exterior	Fair	Main Panel, 120/240 V, 200 AMP	1	17	7704795
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,045 SF	27	7704845
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,045 SF	7	7705316
Equipment & Furnishings						
E1030	Building Interior	Fair	Sink/Lavatory, Stainless Steel, Dog Wash, 1-Bowl	1	17	7704839
E1030	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 2-Bowl	1	17	7704829
E1060	Throughout building	Fair	Residential Fixtures, Ceiling Fan	3	3	7704817
E2010	Kitchen	Fair	Casework, Cabinetry, Standard	16 LF	7	7704816
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Floodlights, 90 W	4	7	7704833

Component Condition Report | Animal Shelter / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	17	7704853
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	180 SF	15	7704821
Pedestrian Plazas & Walkways						
G2020	Parking Area, Visitor	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	6,500 SF	2	7705341
G2020	Parking Lot, Staff	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	2,900 SF	7	7705577
G2020	Parking Area, Visitor	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	6,500 SF	12	7704854
G2020	Parking Lot, Staff	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	2,900 SF	2	7705578
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	200 SF	37	7704848
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Trail Surface, Natural Wood Covering, Chips 3" Depth	4,600 SF	5	7705576
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	7	7704838
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted	1	7	7704849
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	7	7704806
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	7	7704840
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	210 LF	7	7705342
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	27	7704808
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Wood Swinging, Manual	1	7	7704794

Component Condition Report | Animal Shelter / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Follow-up Studies						
P2030	Site	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	7705695

Appendix E:

Replacement Reserves



DEPARTMENT OF PUBLIC WORKS

Replacement Reserves Report

8/12/2024

Location	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Total Escalated Estimate
Animal Shelter / Animal Shelter	\$0	\$0	\$0	\$349,871	\$0	\$298,170	\$141,064	\$304,969	\$0	\$0	\$0	\$13,768	\$891,819	\$557,643	\$0	\$669,897	\$0	\$852,950	\$15,647	\$0	\$0	\$4,095,796
Animal Shelter / Site	\$43,344	\$0	\$28,877	\$0	\$0	\$29,082	\$0	\$250,579	\$0	\$0	\$0	\$0	\$300,016	\$0	\$0	\$105,299	\$0	\$113,254	\$0	\$0	\$0	\$870,451
Grand Total	\$43,344	\$0	\$28,877	\$349,871	\$0	\$327,252	\$141,064	\$555,548	\$0	\$0	\$0	\$13,768	\$1,191,835	\$557,643	\$0	\$775,195	\$0	\$966,203	\$15,647	\$0	\$0	\$4,966,247

Animal Shelter / Animal Shelter		Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate			
B2010	7704834	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4500	SF	\$3.00	\$18.58	\$83,592																								\$83,592	\$167,184		
B2020	7704810	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	7	EA	\$950.00	\$5,882.40	\$41,177																									\$41,177	\$41,177	
B2050	7704805	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	1	EA	\$1,300.00	\$8,049.60	\$8,050																									\$8,050	\$8,050	
B2050	7704836	Exterior Door, Wire Mesh Metal, Gate, Replace	10	3	7	4	EA	\$1,900.00	\$11,764.80	\$47,059										\$47,059															\$47,059	\$94,118	
B3010	7704843	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	300	SF	\$3.80	\$23.53	\$7,059																									\$7,059	\$7,059	
B3010	7704798	Roofing, Built-Up, Ballasted, Replace	25	13	12	4300	SF	\$14.00	\$86.69	\$372,758															\$372,758										\$372,758	\$372,758	
B3060	7704813	Roof Skylight, per unit, up to 20 SF, Replace	30	13	17	17	EA	\$1,300.00	\$8,049.60	\$136,843																									\$136,843	\$136,843	
C2010	7704815	Wall Finishes, any surface, Prep & Paint	10	5	5	10000	SF	\$1.50	\$9.29	\$92,880																									\$92,880	\$185,760	
C2030	7704796	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	980	SF	\$12.00	\$74.30	\$72,818																									\$72,818	\$145,636	
C2030	7705310	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	7	3	3000	SF	\$12.00	\$74.30	\$222,912																									\$222,912	\$445,824	
C2050	7704832	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	4045	SF	\$2.00	\$12.38	\$50,093																									\$50,093	\$100,187	
D2010	7704825	Water Heater, Gas, Residential, 50 GAL, Replace	15	4	11	1	EA	\$1,300.00	\$8,049.60	\$8,050																									\$8,050	\$8,050	
D2010	7704797	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	\$1,500.00	\$9,288.00	\$18,576																										\$18,576	\$18,576
D2010	7704804	Toilet, Residential Water Closet, Replace	30	13	17	2	EA	\$700.00	\$4,334.40	\$8,669																										\$8,669	\$8,669
D3020	7704851	Boiler, Gas, HVAC, 135 MBH, Replace	30	13	17	1	EA	\$15,800.00	\$97,833.60	\$97,834																										\$97,834	\$97,834
D3030	7704847	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$6,100.00	\$37,771.20	\$37,771																									\$37,771	\$37,771	
D3030	7704826	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$6,100.00	\$37,771.20	\$37,771																									\$37,771	\$37,771	
D3030	7704846	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	\$4,800.00	\$29,721.60	\$29,722																									\$29,722	\$29,722	
D3050	7704811	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	5	15	1	EA	\$7,500.00	\$46,440.00	\$46,440																										\$46,440	\$46,440
D3050	7705315	HVAC System, Ductwork, Low Density, Replace	30	13	17	2000	SF	\$2.00	\$12.38	\$24,768																										\$24,768	\$24,768
D3060	7704828	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704818	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704820	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704793	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704802	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704809	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$14,860.80	\$14,861																										\$14,861	\$14,861
D3060	7704803	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669																										\$8,669	\$8,669
D3060	7704827	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669																										\$8,669	\$8,669
D3060	7704850	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669																										\$8,669	\$8,669
D3060	7704830	Exhaust Fan, Centrifugal, 12" Damper, 100 to 1000 CFM, Replace	25	13	12	1	EA	\$1,400.00	\$8,668.80	\$8,669																										\$8,669	\$8,669
D5020	7704795	Main Panel, 120/240 V, 200 AMP, Replace	30	13	17	1	EA	\$2,500.00	\$15,480.00	\$15,480																										\$15,480	\$15,480
D5040	7705316	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	4045	SF	\$4.50	\$27.86	\$112,710																										\$112,710	\$112,710
E1030	7704839	Sink/Lavatory, Stainless Steel, Dog Wash, 1-Bowl, Replace	30	13	17	1	EA	\$1,600.00	\$9,907.20	\$9,907																										\$9,907	\$9,907
E1030	7704829	Sink/Lavatory, Commercial Kitchen, 2-Bowl, Replace	30	13	17	1	EA	\$2,100.00	\$13,003.20	\$13,003																										\$13,003	\$13,003
E1060	7704817	Residential Fixtures, Ceiling Fan, Replace	15	12	3	3	EA	\$350.00	\$2,167.20	\$6,502																										\$6,502	\$13,003
E2010	7704816	Casework, Cabinetry, Standard, Replace	20	13	7	16	LF	\$300.00	\$1,857.60	\$29,722																										\$29,722	\$29,722
G4050	7704833	Site Lighting, Floodlights, 90 W, Replace	20	13	7	4	EA	\$1,100.00	\$6,811.20	\$27,245																										\$27,245	\$27,245
Totals, Unescalated													\$0	\$0	\$0	\$302,232	\$0	\$233,624	\$105,264	\$216,735	\$0	\$0	\$0	\$8,050	\$496,598	\$295,730	\$0	\$322,232	\$0	\$372,139	\$6,502	\$0	\$0	\$2,359,106			
Totals, Escalated (5.0% inflation, compounded annually)													\$0	\$0	\$0	\$349,871	\$0	\$298,170	\$141,064	\$304,969	\$0	\$0	\$0	\$13,768	\$891,819	\$557,643	\$0	\$669,897	\$0	\$852,950	\$15,						

Replacement Reserves Report



8/12/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	Deficiency Repair Estimate	
G2050	7705576	Trail Surface, Natural Wood Covering, Chips 3" Depth, Replace	10	5	5	4600	SF	\$0.80	\$4.95	\$22,787							\$22,787									\$22,787								\$45,573
G2060	7704806	Picnic Table, Metal Powder-Coated, Replace	20	13	7	1	EA	\$700.00	\$4,334.40	\$4,334								\$4,334																\$4,334
G2060	7704840	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	1	EA	\$600.00	\$3,715.20	\$3,715								\$3,715																\$3,715
G2060	7705342	Fences & Gates, Fence, Wood Board 6', Replace	20	13	7	210	LF	\$28.00	\$173.38	\$36,409								\$36,409																\$36,409
G2060	7704794	Fences & Gates, Vehicle Gate, Wood Swinging, Manual, Replace	20	13	7	1	EA	\$5,000.00	\$30,960.00	\$30,960								\$30,960																\$30,960
G2060	7704838	Picnic Table, Metal Powder-Coated, Replace	20	13	7	1	EA	\$700.00	\$4,334.40	\$4,334								\$4,334																\$4,334
G2060	7704849	Signage, Property, Building or Pole-Mounted, Replace	20	13	7	1	EA	\$1,500.00	\$9,288.00	\$9,288								\$9,288																\$9,288
P2030	7705695	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																							\$43,344
Totals, Unescalated											\$43,344	\$0	\$26,192	\$0	\$0	\$22,787	\$0	\$178,082	\$0	\$0	\$0	\$0	\$167,060	\$0	\$0	\$50,651	\$0	\$49,412	\$0	\$0	\$0	\$0	\$537,528	
Totals, Escalated (5.0% inflation, compounded annually)											\$43,344	\$0	\$28,877	\$0	\$0	\$29,082	\$0	\$250,579	\$0	\$0	\$0	\$0	\$300,016	\$0	\$0	\$105,299	\$0	\$113,254	\$0	\$0	\$0	\$870,451		

Appendix F: Equipment Inventory List

D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7704825	D2010	Water Heater	Gas, Residential, 50 GAL	50 GAL	Animal Shelter / Animal Shelter	Mechanical Room	Bradford White	URG250H6N	WA44538833	2020		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7704851	D3020	Boiler	Gas, HVAC, 135 MBH	135 MBH	Animal Shelter / Animal Shelter	Mechanical Room	Lochinvar	CBN-135		2011		1
2	7704847	D3030	Split System Ductless	Single Zone	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MGQF36301--	1715V30633	2015		1
3	7704826	D3030	Split System Ductless	Single Zone	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MGQF36-3	1715V30875	2015		1
4	7704846	D3030	Split System Ductless	Single Zone	2 TON	Animal Shelter / Animal Shelter	Roof, Flat	Carrier	38MAQB24---3	1715V34290	2015		1
5	7704811	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Animal Shelter / Animal Shelter	Roof, Flat	ICP	PGD436060K001G1	F193447165	2019		1
6	7704803	D3060	Exhaust Fan	Centrifugal, 12" Damper	400 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	70 ACEH 70C150H	138SD58880-01/0017604	2011		1
7	7704850	D3060	Exhaust Fan	Centrifugal, 12" Damper	175 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	90 ACEH 90C10DH	138SD47334-00/0000714	2011		1
8	7704827	D3060	Exhaust Fan	Centrifugal, 12" Damper	400 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	70 ACEH 70C15DH	38SD58880-01/0017603	2011		1
9	7704830	D3060	Exhaust Fan	Centrifugal, 12" Damper, 100 to 1000 CFM	400 CFM Assumed	Animal Shelter / Animal Shelter	Roof, Flat	No dataplate	No dataplate	No dataplate	2011		1
10	7704828	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120ACE 120C15D	138SD66606-00/0015502	2011		1
11	7704818	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015506	2011		1
12	7704820	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015507	2011		1
13	7704793	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	Illegible	Illegible	2011		1
14	7704802	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	138SD56506-00/0015508	2011		1
15	7704809	D3060	Exhaust Fan	Centrifugal, 16" Damper	1600 CFM	Animal Shelter / Animal Shelter	Roof, Flat	Cook	120 ACE 120C15D	1385D56506-00/0015505	2011		1
D50 Electrical													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7704795	D5020	Main Panel	120/240 V, 200 AMP	200 AMP	Animal Shelter / Animal Shelter	Building Exterior	No dataplate	No dataplate	No dataplate	2011		1
E10 Equipment													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7704829	E1030	Sink/Lavatory	Commercial Kitchen, 2-Bowl		Animal Shelter / Animal Shelter	Kitchen				2011		1
2	7704839	E1030	Sink/Lavatory	Stainless Steel, Dog Wash, 1-Bowl		Animal Shelter / Animal Shelter	Building Interior				2011		1