



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Griffin Structures - City of Laguna Beach FCA\_Inventory\_PMP**

1 Technology, Building I, Suite 829

Irvine, CA 92618

Dustin Alamo



City Hall Complex  
505 Forest Avenue  
Laguna Beach, CA 92651

### **PREPARED BY:**

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### **BV PROJECT #:**

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### **DATE OF REPORT:**

*October 14, 2024*

### **ON SITE DATE:**

*June 11, 2024*

**Bureau Veritas**

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# 1. Executive Summary

## Campus Overview and Assessment Details

General Information	
<b>Property Type</b>	City Government
<b>Number of Buildings</b>	2
<b>Main Address</b>	City Hall Complex, 505 Forest Avenue, Laguna Beach, CA 92651
<b>Site Developed</b>	1931 Renovated 1990
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	June 11, 2024
<b>Management Point of Contact</b>	Griffin Structures Dustin Alamo, Vice President 949-280-4441 <a href="mailto:dalamo@griffinstructures.com">dalamo@griffinstructures.com</a>
<b>On-site Point of Contact (POC)</b>	Dustin Alamo
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The facility was first established in 1931 and is used as a city civic center with a courtroom and police station. There have been many renovations throughout the years but the most significant being in 1990 when all buildings merged into one main building.

### Architectural

The building structure consists of wood framing on a concrete slab. The façade is a stucco finish with steel and wood exterior doors, and steel windows throughout. The roofing is a clay tile finish with built-up roofing in the middle section to house the HVAC equipment as well. It was reported that there is an ongoing roof leak over the police station section of the building. It was observed that the drains are backed up indicated by the condensate line pooling up around the area. The interior floor finishes consist of a mix of carpet, LVT, ceramic tile, and sealed concrete. The walls and ceilings primarily consist of painted gypsum board, ACT, and ceramic tile. Other typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

The recent seismic study identified deficiencies requiring attention. Those issues include an inadequate number of shear walls, lack of clear load path from roof into shear walls, roof re-entrant corners, and a lack of seismic interconnection or separation details at the adjacent structures.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment providing heating and cooling consists of split system units and packaged units. The equipment has been replaced periodically over the years with a few recent replacements. Most of the HVAC has or is close to reaching its remaining useful life. The plumbing system has been reported to be very problematic in the police station with ongoing backups and leaks. There is a tankless water heater that supplies the domestic hot water for the entire facility. The electrical for the building is served by a main switchboard and a backup diesel generator. Most interior and exterior lighting is CFL and needs to be upgraded to LED. The building is protected by a sprinkler system.

### Site

An open asphalt parking lot serves the building for the public and city workers. There are electric charging stations located in the parking lot. Concrete sidewalks leading to all sides of the property connect with concrete walkways. Pole and building-mounted lighting serve the facility and appear to be sufficient.

### 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	
<b>0 – 5%</b>	In new or well-maintained condition, with little visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	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
City Hall	\$1,400	39,719	\$55,606,600	11.6%	13.4%	19.0%	45.5%
Police Storage Building	\$950	775	\$736,250	0%	0%	0%	0%

## Immediate Needs

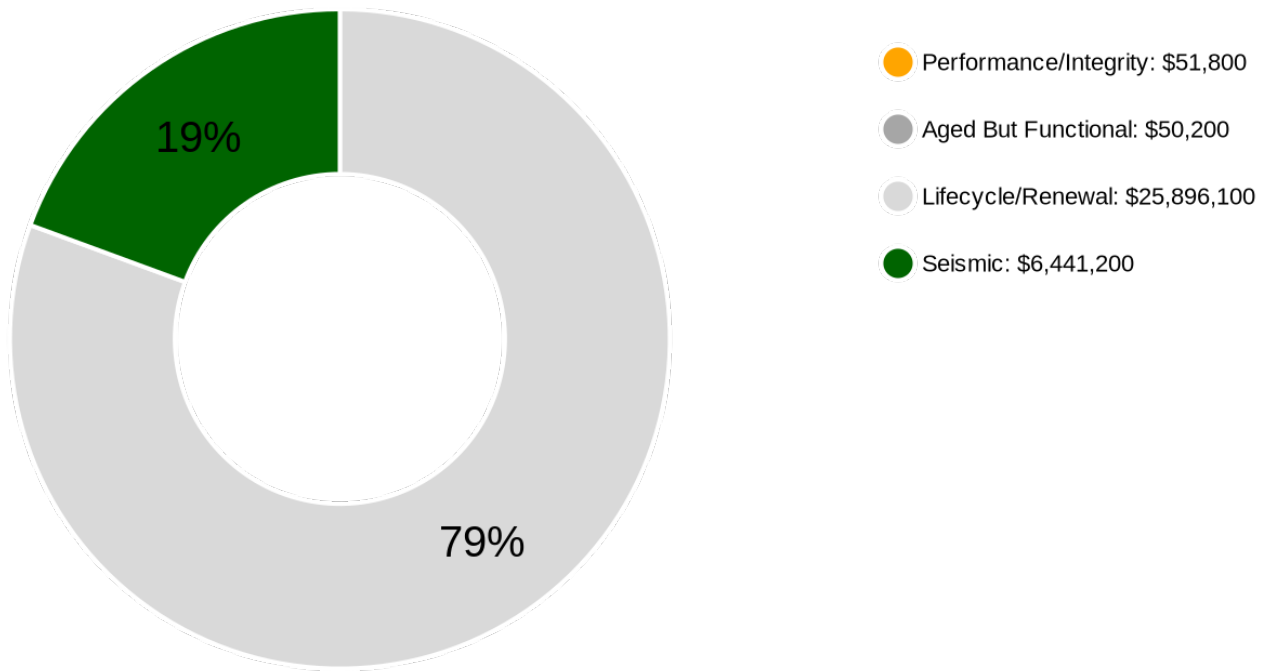
Facility/Building	Total Items	Total Cost
City Hall Complex / City Hall	2	\$6,470,900
<b>TOTAL</b>	<b>2</b>	<b>\$6,470,900</b>

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	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: \$32,439,300

## 2. City Hall



### City Hall: Building Systems Summary

<b>Address</b>	505 Forest Avenue, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.521206, -117.755867	
<b>Constructed/Renovated</b>	1931 Renovated 1990	
<b>Building Area</b>	39,719 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Conventional wood frame structure over concrete slab foundation	Fair
<b>Facade</b>	Primary Wall Finish: Stucco Secondary Wall Finish: None Windows: Steel	Fair
<b>Roof</b>	Primary: Hip construction with clay tiles Secondary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile, vinyl, wood paneling Floors: Carpet, LVT, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT, hard tile	Fair
<b>Elevators</b>	Passenger: One hydraulic elevator serving both floors	Fair

<b>City Hall: Building Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Packaged units and split system units	Fair
<b>Fire Suppression</b>	Sprinkler system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: CFL, LED Emergency Power: Diesel generator	Fair
<b>Fire Alarm</b>	Smoke detectors with exit signs only	Fair
<b>Equipment/Special</b>	None	Fair
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	No additional studies are recommended at this time.	
<b>Areas Observed</b>	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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	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.

<b>City Hall: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	\$6,441,197	\$0	\$0	\$0	\$0	\$6,441,197
<b>Facade</b>	\$0	\$0	\$327,398	\$1,096,357	\$1,223,597	\$2,647,352
<b>Roofing</b>	\$0	\$0	\$0	\$593,062	\$4,695,495	\$5,288,557
<b>Interiors</b>	\$29,721	\$133,120	\$2,788,310	\$1,816,871	\$7,352,021	\$12,120,043
<b>Conveying</b>	\$0	\$0	\$0	\$596,225	\$95,313	\$691,538
<b>Plumbing</b>	\$0	\$0	\$0	\$4,531,800	\$187,303	\$4,719,103
<b>HVAC</b>	\$0	\$470,344	\$305,589	\$1,784,120	\$1,883,576	\$4,443,629
<b>Fire Protection</b>	\$0	\$0	\$0	\$0	\$2,684,280	\$2,684,280
<b>Electrical</b>	\$0	\$0	\$50,176	\$3,554,346	\$1,447,040	\$5,051,562
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$744,226	\$0	\$744,226
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$52,276	\$471,333	\$523,609
<b>TOTALS</b>	<b>\$6,470,900</b>	<b>\$603,500</b>	<b>\$3,471,500</b>	<b>\$14,769,300</b>	<b>\$20,040,000</b>	<b>\$45,355,300</b>

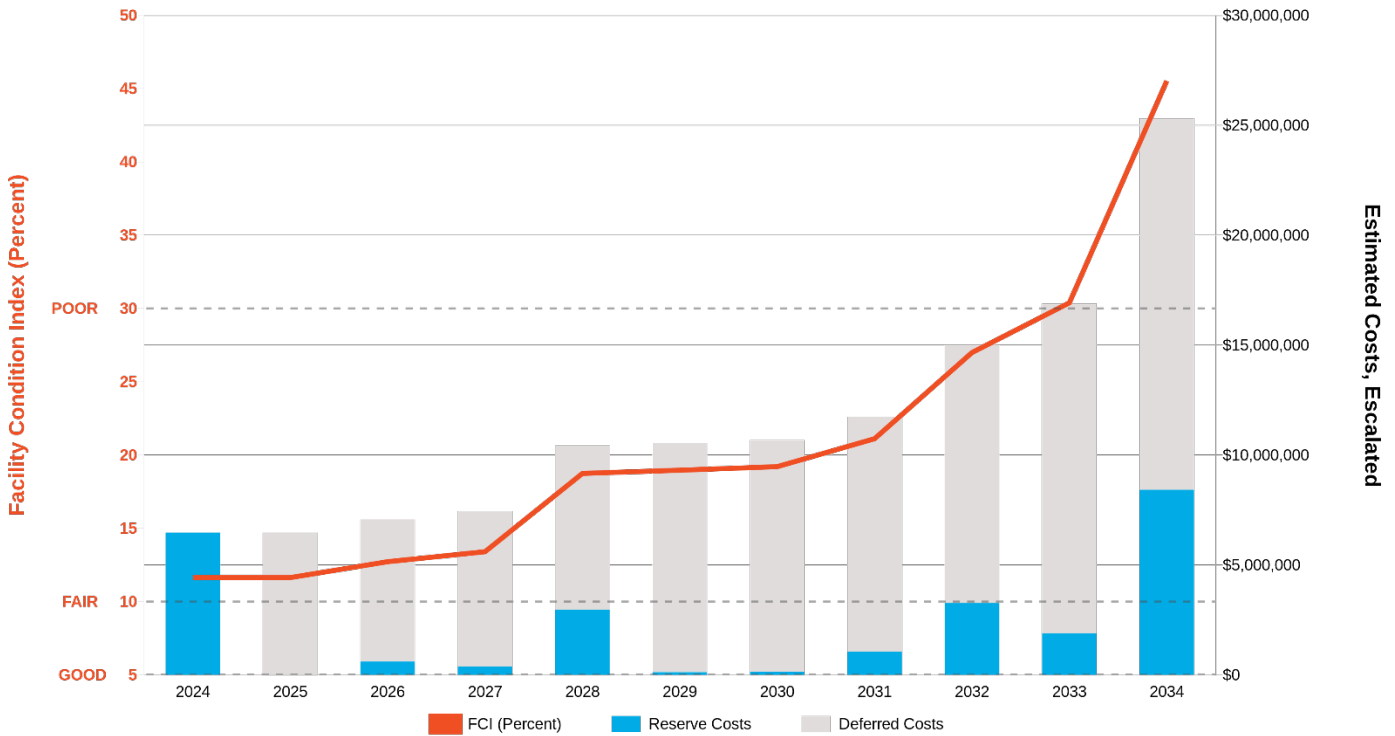
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

## Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$55,606,600.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$2,301,376.00

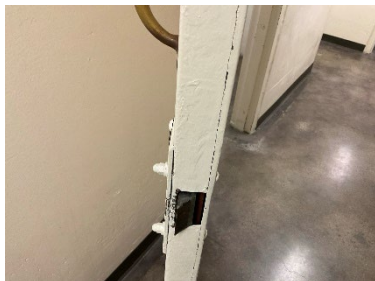


Immediate Needs

There are no immediate needs to report.

Location	UF Code	Description	Condition	Plan Type	Cost
City Hall Complex / City Hall	B1021	Seismic Repairs, Plywood Shear Walls, Roof Steel Straps, Replace	Poor	Seismic	\$6,441,200
City Hall Complex / City Hall	C1031	Interior Door, Steel, Standard, Replace	Poor	Performance/Integrity	\$29,700
<b>TOTAL (2 items)</b>					<b>\$6,470,900</b>

Key Findings



**Interior Door in Poor condition.**

Steel, Standard  
City Hall  
Police Station

Uniformat Code: C1030  
Recommendation: **Replace in 2024**

Plan Type:  
Performance/Integrity

Cost Estimate: \$29,700

The doors are splitting and deteriorating from rust and age. - AssetCALC ID: 7718178

**Seismic Repairs in Poor condition.**

Plywood Shear Walls, Roof Steel Straps  
City Hall

Uniformat Code: B1020  
Recommendation: **Replace in 2024**

Plan Type: Seismic

Cost Estimate: \$6,441,200

Inadequate number of shear walls. Lack of clear load path from roof into shear walls. Roof re-entrant corners. Lack of seismic interconnection or separation details at the adjacent structures. - AssetCALC ID: 8453674

### City Hall: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION



3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – COURTROOM



6 – ROOFING



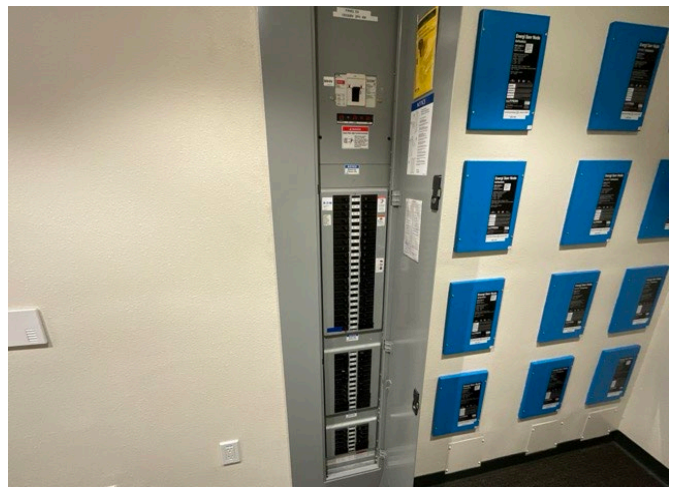
7 – POLICE TRAINING



8 – PATIO



9 – FRONT LOBBY



10 – DISTRIBUTION PANEL



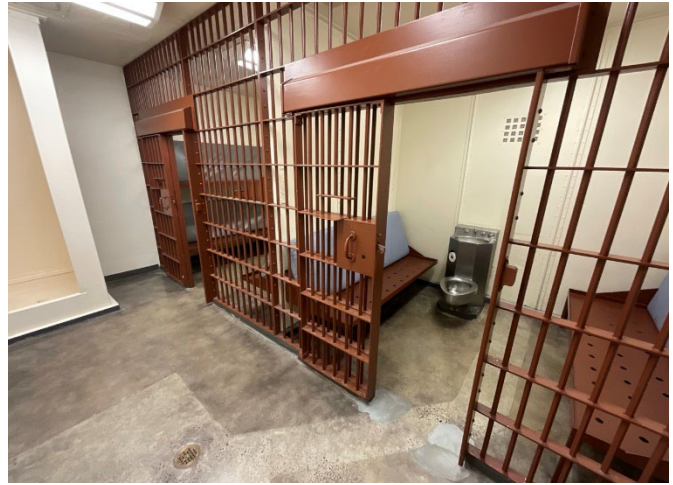
11 – RESTROOM



12 – DRINKING FOUNTAIN



13 – HOLDING CELL



14 – HOLDING CELL



15 – OFFICE



16 – PACKAGED UNIT



17 – ELEVATOR CONTROLS



18 – WATER HEATER



19 – GENERATOR



20 – SWITCHBOARD



21 – SPLIT SYSTEM



22 – SPLIT SYSTEM



23 – TOILET

—

### 3. Police Storage Building



#### Police Storage Building: Building Systems Summary

<b>Address</b>	505 Forest Avenue, Laguna Beach, CA 92651	
<b>GPS Coordinates</b>	33.521206, -117.755867	
<b>Constructed/Renovated</b>	2020	
<b>Building Area</b>	775 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Pre-engineered steel structure over concrete slab foundation	Good
<b>Facade</b>	Primary Wall Finish: Metal siding Secondary Wall Finish: None Windows: Aluminum	Good
<b>Roof</b>	Metal sloped roof	Good
<b>Interiors</b>	Walls: Unfinished Floors: Rubber tile Ceilings: Unfinished	Good
<b>Elevators</b>	None	-
<b>Plumbing</b>	None	-

<b>Police Storage Building: Building Systems Summary</b>		
<b>HVAC</b>	Wall-mounted heat pump	Good
<b>Fire Suppression</b>	None	-
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL, LED Emergency Power: Diesel generator	Fair
<b>Fire Alarm</b>	None	-
<b>Equipment/Special</b>	None	-
<b>Accessibility</b>	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.	
<b>Additional Studies</b>	None	
<b>Areas Observed</b>	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 building, the exterior walls of the facility, and the roof.	
<b>Key Spaces Not Observed</b>	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.

<b>Police Storage Building: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Facade</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Roofing</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interiors</b>	\$0	\$0	\$0	\$0	\$73,867	\$73,867
<b>HVAC</b>	\$0	\$0	\$0	\$0	\$59,470	\$59,470
<b>Electrical</b>	\$0	\$0	\$0	\$0	\$95,794	\$95,794
<b>Fire Alarm &amp; Electronic Systems</b>	\$0	\$0	\$0	\$0	\$16,414	\$16,414
<b>TOTALS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$245,600</b>	<b>\$245,600</b>

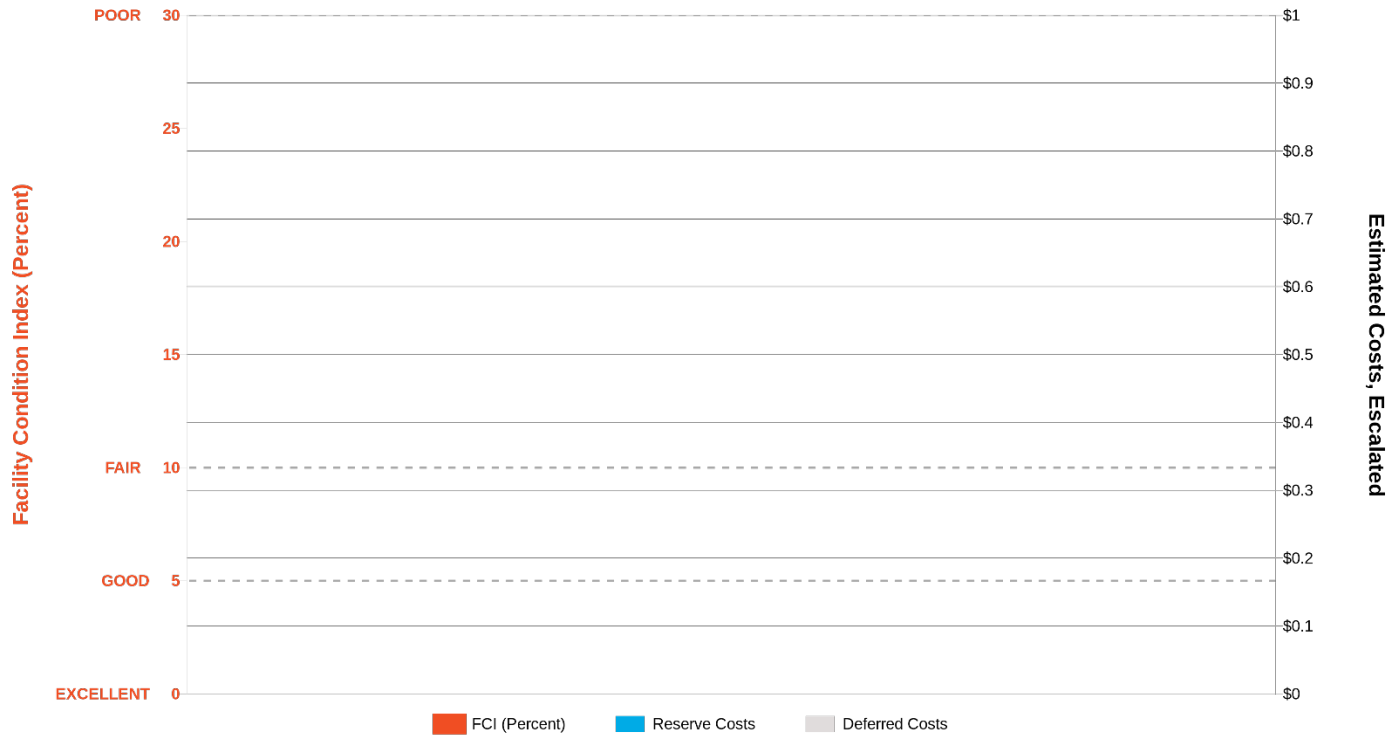
**NEEDS OVER TIME:** The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

### Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$736,250.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$0.00



## Immediate Needs

There are no immediate needs to report.

## Key Findings

There are no key findings to report.

### Police Storage Building: Photographic Overview



1 – FRONT ELEVATION



2 – INTERIOR



3 – HEAT PUMP



4 – SECONDARY TRANSFORMER



5 – WINDOW



6 – DISTRIBUTION PANEL

## 4. Site



Site: Site Information		
<b>Site Area</b>	5.14 acres	
<b>Parking Spaces</b>	286 total spaces all in open lots; 7 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted signage; wrought iron fencing; Furnished with park benches, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features Irrigation present Moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED Building-mounted: LED	Fair
<b>Ancillary Structures</b>	Police storage building	Fair
<b>Site Accessibility</b>	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.	

<b>Site: Site Information</b>	
<b>Site Additional Studies</b>	None
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	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.

<b>Site: System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Plumbing</b>	\$0	\$0	\$0	\$135,152	\$0	\$135,152
<b>Equipment &amp; Furnishings</b>	\$0	\$0	\$0	\$0	\$84,723	\$84,723
<b>Sitework</b>	\$0	\$452,198	\$0	\$6,536,840	\$2,864,908	\$9,853,946
<b>TOTALS</b>	<b>\$0</b>	<b>\$452,200</b>	<b>\$0</b>	<b>\$6,672,000</b>	<b>\$2,949,700</b>	<b>\$10,073,900</b>

### Immediate Needs

There are no immediate needs to report.

## Key Findings



### Seating Wall in Poor condition.

Brick/Stone, 18" Height  
Site  
Fire Station Site

Uniformat Code: G2060  
Recommendation: **Replace in 2026**

Plan Type:  
Performance/Integrity

Cost Estimate: \$20,100

Exterior planter walls are damaged/deteriorating. - AssetCALC ID: 7680227

### Site: Photographic Overview



1 – PARKING LOT



2 – WALKWAYS



3 – COURTYARD



4 – CHARGING STATION



5 – VEHICLE GATE



6 – PARK BENCH

## 5. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

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>
City Hall	1931 / 1990	No	No
Police Storage Building	2020	No	No
Site	1931 / 1990	No	No

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 6. 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.

## 7. 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.

## 8. Certification

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Griffin Structures - City of Laguna Beach FCA \_Inventory\_PMP (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall Complex, 505 Forest Avenue, 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.

**Prepared by:** Bradley Fleming  
Project Assessor

**Reviewed by:**



---

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Program Manager  
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## 9. Appendices

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- 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

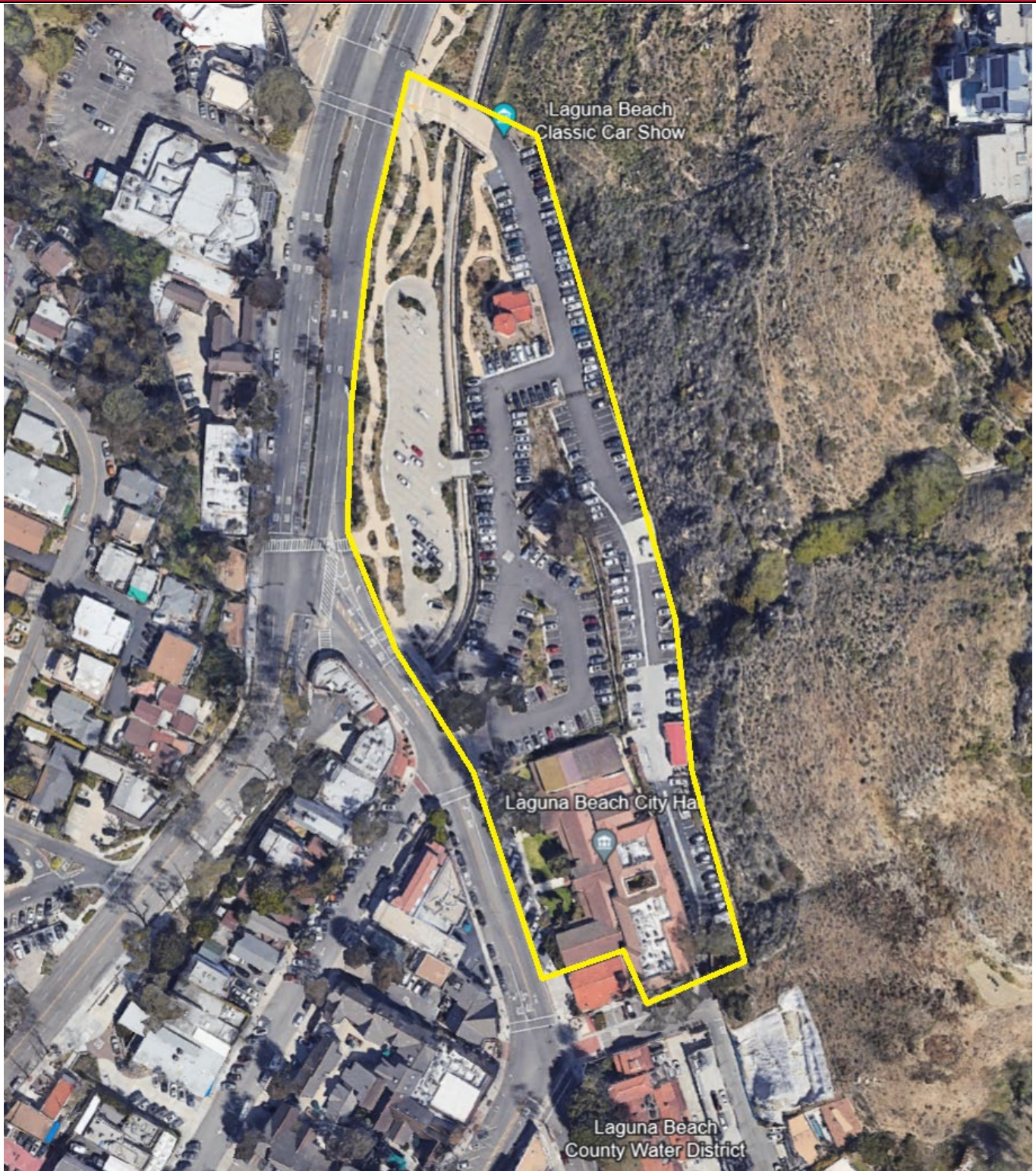




## Appendix A:

### Site and Floor Plan(s)

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# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	164043.24R000-001.354	City Hall Complex Griffin Structures	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	June 11, 2024	

## **Appendix B:** Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** City Hall Complex

**Name of person completing form:** Gilbert

**Title / Association w/ property:** Maintenance

**Length of time associated w/ property:** \_\_\_\_\_

**Date Completed:** 6/10/2024

**Phone Number:** 949-339-9142

**Method of Completion:** DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1931	Renovated 1990	1990 - All buildings merged into one 15 years ago new built up roof
2	Building size in SF	39,719 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	1992	New roof on recreation building
		Interiors		All cfl lighting
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2016: All sections, Envelope repairs and reconfigurations 2020: Police Dept: New 775 sq. ft. pre-fabricated metal structure for the Police Dept. 2023: FS#1, restroom renovations 2023: new gutters		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks in the police station section of the building
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Leaks and backups in police station
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

## **Appendix C:** Accessibility Review and Photos

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## Visual Survey - 2010 ADA Standards for Accessible Design

**Property Name:** City Hall Complex

**BV Project Number:** 164043.24R000-001.354

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

City Hall Complex: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
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*

## City Hall Complex: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



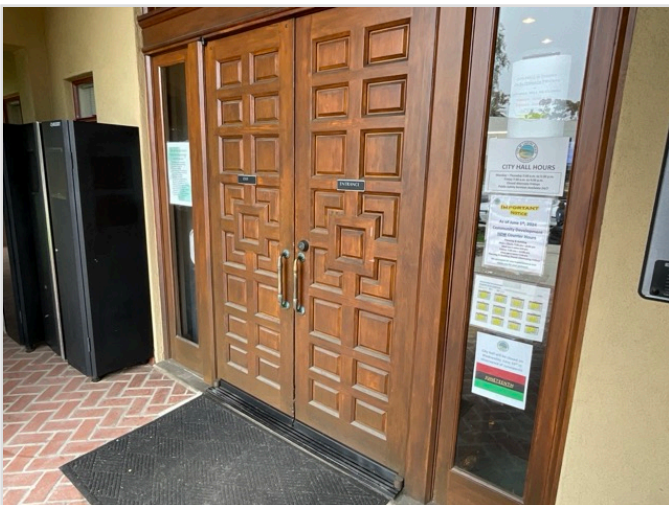
CLOSE-UP OF STALL



ACCESSIBLE PATH



ACCESSIBLE PATH



MAIN ENTRANCE



SIGNAGE

## City Hall Complex: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

## City Hall Complex: Photographic Overview



OVERVIEW OF JUDGE BENCH



OVERVIEW OF WITNESS STAND

## Appendix D:

### Component Condition Report

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## Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Structure</b>						
B1020		Poor	Seismic Repairs, Plywood Shear Walls, Roof Steel Straps	1 SF	0	8453674
<b>Facade</b>						
B2010	City Hall North - Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,500 SF	4	7718280
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,000 SF	4	7718177
B2020	Building Exterior	Fair	Window, Steel, 16-25 SF	60	10	7718118
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	1	10	7718097
B2020	City Hall North - Building Exterior	Fair	Window, Steel, 16-25 SF	20	12	7718281
B2050	City Hall North - Building Exterior	Good	Exterior Door, Steel, Standard	8	32	7718270
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	14	7718159
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	6	12	7718139
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	18	7718171
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	7718120
B2050	City Hall North - Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	12	7718266
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	4,200 SF	10	7718179
B3010	City Hall North - Roof	Fair	Roofing, Clay/Concrete Tile	3,200 SF	14	7718261
B3010	Roof	Good	Roofing, Clay/Concrete Tile	19,000 SF	14	7718115
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	25	7718099
B3020	City Hall North - Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	250 LF	19	7718260
B3060	Roof	Fair	Roof Hatch, Metal	2	15	7718109
<b>Interiors</b>						
C1030	Throughout building	Fair	Door Hardware, Office, per Door	154	10	7718144
C1030	Police Station	Poor	Interior Door, Steel, Standard	8	0	7718178

## Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	154	10	7718137
C1030	City Hall North - Throughout building	Good	Interior Door, Wood, Solid-Core	22	32	7718269
C1070	City Hall North - Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	17	7718278
C1070	Court Room	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	8,000 SF	12	7718163
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	25,700 SF	16	7718165
C1090	Locker Rooms	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	46 LF	12	7718107
C1090	Locker Rooms	Good	Toilet Partitions, Plastic/Laminate	12	19	7718121
C1090	Police Station	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	12 LF	6	7718150
C1090	Police Station	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	20 LF	10	7718154
C2010	City Hall North - Restrooms	Good	Wall Finishes, Ceramic Tile	400 SF	32	7718262
C2010	Court Room	Good	Wall Finishes, Vinyl	1,400 SF	10	7718110
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	39	7718176
C2010	Court Room	Good	Wall Finishes, Wood Paneling, Raised Architectural Wainscot	600 SF	20	7718180
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	76,000 SF	4	7718174
C2010	City Hall North - Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	5,600 SF	5	7718271
C2030	City Hall North - Throughout building	Good	Flooring, Ceramic Tile	290 SF	32	7718259
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	30,000 SF	4	7718131
C2030	Throughout building	Good	Flooring, Luxury Vinyl Tile (LVT)	2,000 SF	14	7718185
C2030	Throughout building	Fair	Flooring, Ceramic Tile	500 SF	14	7718184
C2030	Police Station	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,000 SF	3	7718173
C2030	Locker Rooms	Good	Flooring, Ceramic Tile	1,200 SF	39	7718155
C2030	City Hall North - Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,600 SF	2	7718267
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,000 SF	4	7718103
C2050	City Hall North - Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	990 SF	5	7718264

### Conveying

## Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	6	7718114
D1010	Elevator	Good	Elevator Cab Finishes, Standard	1	11	7718102
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	10	7718148
<b>Plumbing</b>						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	7	7718104
D2010	Restrooms	Good	Toilet, Commercial Water Closet	18	29	7718106
D2010	Locker Rooms	Good	Shower, Enameled Steel	2	19	7718168
D2010	City Hall North - Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	2	22	7718276
D2010	Utility Closet	Fair	Sink/Lavatory, Service Sink, Floor	3	14	7718124
D2010	Restrooms	Good	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	29	7718130
D2010	Building Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	7718129
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	39,719 SF	10	7718096
D2010	City Hall North - Restrooms	Good	Urinal, Standard	1	22	7718273
D2010	Restrooms	Good	Urinal, Standard	2	29	7718117
D2010	Utility Closet	Fair	Water Heater, Gas, Tankless	1	9	7718093
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	6	12	7718181
D2010	City Hall North - Throughout building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	7	7718258
D2010	City Hall North - Restrooms	Good	Toilet, Commercial Water Closet	2	22	7718282
D2010	Police Station	Fair	Toilet, Commercial Water Closet	4	6	7718161
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Vitreous China	6	29	7718145
<b>HVAC</b>						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	7718166
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP8]	1	2	7718134
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718135
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718100

**Component Condition Report | City Hall Complex / City Hall**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP3A]	1	2	7718170
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718182
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP18]	1	2	7718095
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP9]	1	2	7718111
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718160
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP10]	1	2	7718122
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP11]	1	2	7718126
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718132
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP11]	1	2	7718133
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP16]	1	3	7718140
D3030	Roof	Good	Split System Ductless, Single Zone	1	14	7718143
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP3]	1	2	7718151
D3030	City Hall North - Mechanical Room	Fair	Split System, Fan Coil Unit, DX	1	8	7718279
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7718112
D3030	Building Exterior	Good	Split System Ductless, Single Zone	1	13	7718094
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP13]	1	2	7718098
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [HP2]	1	2	7718152
D3030	Roof	Fair	Split System Ductless, Single Zone	1	7	7718146
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	7718156
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7718149
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	7718153
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	7	7718158
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	39,719 SF	8	7718127
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [HP18]	1	3	7718138
D3050	City Hall North - Throughout building	Good	HVAC System, Ductwork, Medium Density	2,990 SF	22	7718277

## Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	8	7718136
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7718169
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7718172
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7718164
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	7718125
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	7718175
<b>Fire Protection</b>						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	39,719 SF	16	7718113
<b>Electrical</b>						
D5010	Building Exterior	Fair	Generator, Diesel	1	9	7718128
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	9	7718119
D5020	City Hall North - Throughout building	Good	Distribution Panel, 120/208 V	1	22	7718272
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	24	7718162
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	7718116
D5030	City Hall North - Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,990 SF	32	7718263
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	39,719 SF	14	7718101
D5040	City Hall North - Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,990 SF	12	7718265
D5040	City Hall North - Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	12	7718275
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	18	7	7718123
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	39,719 SF	8	7718157
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	City Hall North - Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	2,990 SF	7	7718274
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	39,719 SF	7	7718142
<b>Equipment &amp; Furnishings</b>						
E1040	City Hall North - Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	7718268

## Component Condition Report | City Hall Complex / City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Throughout building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	7	7718147
E2010	Throughout building	Good	Casework, Cabinetry, Standard	100 LF	15	7718183
E2010	Throughout building	Good	Casework, Countertop, Solid Surface	80 LF	35	7718108

## Component Condition Report | City Hall Complex / Police Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,200 SF	36	7718295
B2020	Building Exterior	Good	Window, Aluminum Double-Glazed, 16-25 SF	3	26	7718284
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	26	7718287
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	36	7718290
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Metal	775 SF	36	7718292
<b>Interiors</b>						
C2030	Throughout building	Good	Flooring, Rubber Tile	775 SF	11	7718291
<b>HVAC</b>						
D3030	Building exterior	Good	Heat Pump, Packaged & Wall-Mounted	1	16	7718286
<b>Electrical</b>						
D5020	Building exterior	Good	Distribution Panel, 120/208 V	1	26	7718296
D5020	Building exterior	Good	Secondary Transformer, Dry, Stepdown	1	26	7718285
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	775 SF	36	7718288
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	16	7718294
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	775 SF	16	7718293
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	775 SF	11	7718289

## Component Condition Report | City Hall Complex / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Plumbing</b>						
D2030	Site	Fair	Pump, Sump	1	10	7718249
<b>Equipment &amp; Furnishings</b>						
E1010	Site	Good	Charging Station, Electric Vehicle, Single Connection	2	11	7718256
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	140,000 SF	10	7718257
G2020	Fire Station Driveway	Fair	Parking Lots, Pavement, Concrete	1,165 SF	16	7680188
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	140,000 SF	2	7718251
<b>Sitework</b>						
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	14	10	7718255
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric	2	8	7718253
G2060	Site	Fair	Flagpole, Metal	2	12	7718247
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	4	8	7718248
G2060	Site	Fair	Fences & Gates, Fence, Wrought Iron 6'	1,500 LF	18	7718250
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7718254
G2060	Fire Station Site	Poor	Seating Wall, Brick/Stone, 18" Height	18 LF	2	7680227
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	13,600 SF	8	7718246
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	14	8	7718252

## Appendix E: Replacement Reserves

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Replacement Reserves Report



10/14/2024

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
City Hall Complex / City Hall	\$6,470,919	\$0	\$603,479	\$379,188	\$2,969,171	\$123,125	\$134,426	\$1,060,500	\$3,267,915	\$1,888,505	\$8,417,963	\$95,314	\$1,623,011	\$161,128	\$11,435,852	\$649,815	\$3,900,078	\$1,162,339	\$241,409	\$432,636	\$338,442	\$45,355,214
City Hall Complex / Police Storage Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,283	\$0	\$0	\$0	\$0	\$155,269	\$0	\$0	\$0	\$0	\$245,553
City Hall Complex / Site	\$0	\$0	\$452,199	\$0	\$0	\$0	\$0	\$548,904	\$848,057	\$0	\$5,275,038	\$84,723	\$756,156	\$0	\$0	\$0	\$141,719	\$894,107	\$1,072,929	\$0	\$0	\$10,073,833
<b>Grand Total</b>	<b>\$6,470,919</b>	<b>\$0</b>	<b>\$1,055,678</b>	<b>\$379,188</b>	<b>\$2,969,171</b>	<b>\$123,125</b>	<b>\$134,426</b>	<b>\$1,609,405</b>	<b>\$4,115,972</b>	<b>\$1,888,505</b>	<b>\$13,693,001</b>	<b>\$270,321</b>	<b>\$2,379,167</b>	<b>\$161,128</b>	<b>\$11,435,852</b>	<b>\$649,815</b>	<b>\$4,197,066</b>	<b>\$2,056,447</b>	<b>\$1,314,338</b>	<b>\$432,636</b>	<b>\$338,442</b>	<b>\$55,674,600</b>

City Hall Complex / City Hall

Uniformat Code	ID	Cost Description	Lifespan (EUL)	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	
B1020	8453674	Seismic Repairs, Plywood Shear Walls, Roof Steel Straps, Replace	75	75	0	1	SF	\$1,040,245.13	\$6,441,197.84	\$6,441,198	\$6,441,198																					\$6,441,198	
B2010	7718177	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	12000	SF	\$3.00	\$18.58	\$222,912											\$222,912					\$222,912						\$445,824	
B2010	7718280	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	2500	SF	\$3.00	\$18.58	\$46,440											\$46,440					\$46,440						\$92,880	
B2020	7718118	Window, Steel, 16-25 SF, Replace	30	20	10	60	EA	\$1,700.00	\$10,526.40	\$631,584															\$631,584							\$631,584	
B2020	7718097	Window, Steel, 28-40 SF, Replace	30	20	10	1	EA	\$2,300.00	\$14,241.60	\$14,242															\$14,242							\$14,242	
B2020	7718281	Window, Steel, 16-25 SF, Replace	30	18	12	20	EA	\$1,700.00	\$10,526.40	\$210,528																\$210,528						\$210,528	
B2050	7718139	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	13	12	6	EA	\$1,500.00	\$9,288.00	\$55,728																\$55,728						\$55,728	
B2050	7718266	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	4	EA	\$1,300.00	\$8,049.60	\$32,198																\$32,198						\$32,198	
B2050	7718159	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	8	EA	\$1,300.00	\$8,049.60	\$64,397																\$64,397						\$64,397	
B2050	7718171	Exterior Door, Steel, Standard, Replace	40	22	18	3	EA	\$600.00	\$3,715.20	\$11,146																			\$11,146			\$11,146	
B2050	7718120	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	1	EA	\$4,400.00	\$27,244.80	\$27,245															\$27,245							\$27,245	
B3010	7718115	Roofing, Clay/Concrete Tile, Replace	50	36	14	19000	SF	\$17.00	\$105.26	\$2,000,016																\$2,000,016						\$2,000,016	
B3010	7718261	Roofing, Clay/Concrete Tile, Replace	50	36	14	3200	SF	\$17.00	\$105.26	\$336,845																\$336,845						\$336,845	
B3010	7718179	Roofing, Built-Up, Replace	25	15	10	4200	SF	\$14.00	\$86.69	\$364,090															\$364,090							\$364,090	
B3020	7718260	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	1	19	250	LF	\$9.00	\$55.73	\$13,932																			\$13,932			\$13,932	
B3060	7718109	Roof Hatch, Metal, Replace	30	15	15	2	EA	\$1,300.00	\$8,049.60	\$16,099																\$16,099						\$16,099	
C1030	7718178	Interior Door, Steel, Standard, Replace	40	40	0	8	EA	\$600.00	\$3,715.20	\$29,722	\$29,722																					\$29,722	
C1030	7718137	Interior Door, Wood, Solid-Core, Replace	40	30	10	154	EA	\$700.00	\$4,334.40	\$667,498																\$667,498						\$667,498	
C1030	7718144	Door Hardware, Office, per Door, Replace	30	20	10	154	EA	\$350.00	\$2,167.20	\$333,749																\$333,749						\$333,749	
C1070	7718163	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	13	12	8000	SF	\$3.50	\$21.67	\$173,376																\$173,376						\$173,376	
C1070	7718165	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	25700	SF	\$3.50	\$21.67	\$556,970																	\$556,970						\$556,970
C1070	7718278	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	2000	SF	\$3.50	\$21.67	\$43,344																		\$43,344					\$43,344
C1090	7718121	Toilet Partitions, Plastic/Laminate, Replace	20	1	19	12	EA	\$750.00	\$4,644.00	\$55,728																			\$55,728			\$55,728	
C1090	7718150	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	12	LF	\$500.00	\$3,096.00	\$37,152							\$37,152															\$37,152	
C1090	7718154	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	20	LF	\$500.00	\$3,096.00	\$61,920																\$61,920						\$61,920	
C1090	7718107	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	46	LF	\$500.00	\$3,096.00	\$142,416																\$142,416						\$142,416	
C2010	7718180	Wall Finishes, Wood Paneling, Raised Architectural Wainscot, Replace	30	10	20	600	SF	\$28.00	\$173.38	\$104,026																			\$104,026			\$104,026	
C2010	7718110	Wall Finishes, Vinyl, Replace	15	5	10	1400	SF	\$2.50	\$15.48	\$21,672																\$21,672						\$21,672	
C2010	7718174	Wall Finishes, any surface, Prep & Paint	10	6	4	76000	SF	\$1.50	\$9.29	\$705,888																\$705,888						\$1,411,776	
C2010	7718271	Wall Finishes, any surface, Prep & Paint	10	5	5	5600	SF	\$1.50	\$9.29	\$52,013																	\$52,013						\$104,026
C2030	7718173	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	6000	SF	\$1.50	\$9.29	\$55,728				\$55,728													\$55,728						\$111,456
C2030	7718184	Flooring, Ceramic Tile, Replace	40	26	14	500	SF	\$18.00	\$111.46	\$55,728																\$55,728						\$55,728	
C2030	7718185	Flooring, Luxury Vinyl Tile (LVT), Replace	15	1	14	2000	SF	\$7.50	\$46.44	\$92,880																\$92,880						\$92,880	
C2030	7718267	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2600	SF	\$7.50	\$46.44	\$120,744				\$120,744												\$120,744						\$241,488	
C2030	7718131	Flooring, Carpet, Commercial Standard, Replace	10	6	4	30000	SF	\$7.50	\$46.44	\$1,393,200																\$1,393,200						\$2,786,400	
C2050	7718103	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6000	SF	\$2.00	\$12.38	\$74,304																\$74,304						\$148,608	
C2050	7718264	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	990	SF	\$2.00	\$12.38	\$12,260																	\$12,260						\$24,520
D1010	7718114	Elevator Controls, Automatic, 1 Car, Replace	20	14	6	1	EA	\$5,000.00	\$30,960.00	\$30,960																\$30,960						\$30,960	
D1010	7718148	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	\$55,000.00	\$340,560.00	\$340,560																\$340,560						\$340,560	
D1010	7718102	Elevator Cab Finishes, Standard, Replace	15	4	11	1	EA	\$9,000.00	\$55,728.00	\$55,728																\$55,728						\$55,728	
D2010	7718093	Water Heater, Gas, Tankless, Replace	15	6	9	1	EA	\$2,000.00	\$12,384.00	\$12,384																\$12,384						\$12,384	
D2010	7718096	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace																															

Replacement Reserves Report



10/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	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
D2010	7718258	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,200.00	\$7,430.40	\$7,430								\$7,430														\$7,430
D2010	7718181	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	18	12	6	EA	\$1,100.00	\$6,811.20	\$40,867													\$40,867									\$40,867
D2010	7718124	Sink/Lavatory, Service Sink, Floor, Replace	35	21	14	3	EA	\$800.00	\$4,953.60	\$14,861														\$14,861								\$14,861
D2010	7718168	Shower, Enameled Steel, Replace	20	1	19	2	EA	\$2,700.00	\$16,718.40	\$33,437																			\$33,437			\$33,437
D3030	7718151	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$23,529.60	\$23,530			\$23,530														\$23,530				\$23,530	
D3030	7718098	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$32,198.40	\$32,198			\$32,198														\$32,198				\$32,198	
D3030	7718152	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$23,529.60	\$23,530			\$23,530														\$23,530				\$23,530	
D3030	7718126	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,600.00	\$28,483.20	\$28,483			\$28,483														\$28,483				\$28,483	
D3030	7718132	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718133	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$7,100.00	\$43,963.20	\$43,963			\$43,963														\$43,963				\$43,963	
D3030	7718095	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$21,052.80	\$21,053			\$21,053														\$21,053				\$21,053	
D3030	7718122	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718111	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718160	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$5,200.00	\$32,198.40	\$32,198			\$32,198														\$32,198				\$32,198	
D3030	7718135	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718100	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,800.00	\$23,529.60	\$23,530			\$23,530														\$23,530				\$23,530	
D3030	7718134	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718170	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718182	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718156	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718153	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$5,200.00	\$32,198.40	\$32,198			\$32,198														\$32,198				\$32,198	
D3030	7718149	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$4,000.00	\$24,768.00	\$24,768			\$24,768														\$24,768				\$24,768	
D3030	7718140	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$5,200.00	\$32,198.40	\$32,198			\$32,198														\$32,198				\$32,198	
D3030	7718166	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	\$3,800.00	\$23,529.60	\$23,530					\$23,530															\$23,530	\$23,530	
D3030	7718146	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	\$4,800.00	\$29,721.60	\$29,722								\$29,722														\$29,722
D3030	7718279	Split System, Fan Coil Unit, DX, Replace	15	7	8	1	EA	\$4,600.00	\$28,483.20	\$28,483								\$28,483														\$28,483
D3030	7718112	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$4,600.00	\$28,483.20	\$28,483									\$28,483													\$28,483
D3030	7718094	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	\$4,800.00	\$29,721.60	\$29,722													\$29,722									\$29,722
D3030	7718143	Split System Ductless, Single Zone, Replace	15	1	14	1	EA	\$4,800.00	\$29,721.60	\$29,722															\$29,722							\$29,722
D3050	7718172	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$7,500.00	\$46,440.00	\$46,440			\$46,440																			\$46,440
D3050	7718138	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	\$15,000.00	\$92,880.00	\$92,880			\$92,880																			\$92,880
D3050	7718158	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$46,440.00	\$46,440								\$46,440														\$46,440
D3050	7718127	HVAC System, Ductwork, Medium Density, Replace	30	22	8	39719	SF	\$4.00	\$24.77	\$983,760								\$983,760														\$983,760
D3050	7718136	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	\$15,000.00	\$92,880.00	\$92,880								\$92,880														\$92,880
D3050	7718169	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$20,000.00	\$123,840.00	\$123,840														\$123,840								\$123,840
D3050	7718164	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$7,500.00	\$46,440.00	\$46,440															\$46,440							\$46,440
D3050	7718125	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$11,000.00	\$68,112.00	\$68,112																		\$68,112				\$68,112
D3060	7718175	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.00	\$8,668.80	\$8,669					\$8,669																	\$8,669
D4010	7718113	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	24	16	39719	SF	\$5.00	\$30.96	\$1,229,700															\$1,229,700							\$1,229,700
D5010	7718128	Generator, Diesel, Replace	25	16	9	1	EA	\$120,000.00	\$743,040.00	\$743,040									\$743,040													\$743,040
D5010	7718119	Automatic Transfer Switch, ATS, Replace	25	16	9	1	EA	\$70,000.00	\$433,440.00	\$433,440									\$433,440													\$433,440
D5020	7718116	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$7,000.00	\$43,344.00	\$43,344			\$43,344																			\$43,344
D5030	7718101	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	39719	SF	\$2.50	\$15.48	\$614,850														\$614,850								\$614,850
D5040	7718123	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	13	7	18	EA	\$600.00	\$3,715.20	\$66,874								\$66,874														\$66,874
D5040	7718157	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	39719	SF	\$4.50	\$27.86	\$1,106,730								\$1,106,730														\$1,106,730
D5040	7718275	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	8	12	12	EA	\$600.00	\$3,715.20	\$44,582													\$44,582									\$44,582
D5040	7718265	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	2990	SF	\$4.50	\$27.86	\$83,313													\$83,313									\$83,313
D7030	7718142	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	39719																										

Replacement Reserves Report



10/14/2024

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	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
<b>Totals, Unescalated</b>											\$6,470,919	\$0	\$547,373	\$327,557	\$2,442,744	\$96,471	\$100,310	\$753,678	\$2,211,854	\$1,217,347	\$5,167,899	\$55,728	\$903,753	\$85,450	\$5,775,882	\$312,572	\$1,786,671	\$507,125	\$100,310	\$171,209	\$127,555	\$29,162,407
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$6,470,919	\$0	\$603,479	\$379,188	\$2,969,171	\$123,125	\$134,426	\$1,060,500	\$3,267,915	\$1,888,505	\$8,417,963	\$95,314	\$1,623,011	\$161,128	\$11,435,852	\$649,815	\$3,900,078	\$1,162,339	\$241,409	\$432,636	\$338,442	\$45,355,214

City Hall Complex / Police Storage Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	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													
C2030	7718291	Flooring, Rubber Tile, Replace	15	4	11	775	SF	\$9.00	\$55.73	\$43,189											\$43,189										\$43,189														
D3030	7718286	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$4,400.00	\$27,244.80	\$27,245																					\$27,245														
D5040	7718294	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	4	16	6	EA	\$600.00	\$3,715.20	\$22,291																					\$22,291														
D5040	7718293	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	775	SF	\$4.50	\$27.86	\$21,595																					\$21,595														
D7030	7718289	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	775	SF	\$2.00	\$12.38	\$9,598												\$9,598									\$9,598														
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,917				
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245,553

City Hall Complex / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	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	
D2030	7718249	Pump, Sump, Replace	25	15	10	1	EA	\$13,400.00	\$82,972.80	\$82,973											\$82,973											\$82,973	
E1010	7718256	Charging Station, Electric Vehicle, Single Connection, Replace	15	4	11	2	EA	\$4,000.00	\$24,768.00	\$49,536												\$49,536										\$49,536	
G2020	7718251	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	140000	SF	\$0.45	\$2.79	\$390,096			\$390,096										\$390,096				\$390,096					\$1,560,384	
G2020	7718257	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	140000	SF	\$3.50	\$21.67	\$3,034,080																						\$3,034,080	
G2020	7680188	Parking Lots, Pavement, Concrete, Replace	50	34	16	1165	SF	\$9.00	\$55.73	\$64,923																	\$64,923					\$64,923	
G2060	7718253	Fences & Gates, Vehicle Gate, Chain Link Swinging Electric, Replace	20	12	8	2	EA	\$10,000.00	\$61,920.00	\$123,840									\$123,840													\$123,840	
G2060	7718248	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	4	EA	\$600.00	\$3,715.20	\$14,861									\$14,861													\$14,861	
G2060	7718254	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	\$700.00	\$4,334.40	\$4,334										\$4,334												\$4,334	
G2060	7718255	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	15	10	14	EA	\$1,400.00	\$8,668.80	\$121,363											\$121,363											\$121,363	
G2060	7718250	Fences & Gates, Fence, Wrought Iron 6', Replace	50	32	18	1500	LF	\$48.00	\$297.22	\$445,824																	\$445,824					\$445,824	
G2060	7718247	Flagpole, Metal, Replace	30	18	12	2	EA	\$2,500.00	\$15,480.00	\$30,960												\$30,960										\$30,960	
G2060	7680227	Seating Wall, Brick/Stone, 18" Height, Replace	40	38	2	18	LF	\$180.00	\$1,114.56	\$20,062			\$20,062																			\$20,062	
G2080	7718246	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	12	8	13600	SF	\$1.00	\$6.19	\$84,211										\$84,211												\$84,211	
G4050	7718252	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	14	EA	\$4,000.00	\$24,768.00	\$346,752											\$346,752											\$346,752	
<b>Totals, Unescalated</b>											\$0	\$0	\$410,158	\$0	\$0	\$0	\$0	\$390,096	\$573,998	\$0	\$3,238,416	\$49,536	\$421,056	\$0	\$0	\$0	\$64,923	\$390,096	\$445,824	\$0	\$0	\$0	\$5,984,104
<b>Totals, Escalated (5.0% inflation, compounded annually)</b>											\$0	\$0	\$452,199	\$0	\$0	\$0	\$0	\$548,904	\$848,057	\$0	\$5,275,038	\$84,723	\$756,156	\$0	\$0	\$0	\$141,719	\$894,107	\$1,072,929	\$0	\$0	\$0	\$10,073,833

## Appendix F: Equipment Inventory List

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D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7718114	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		City Hall Complex / City Hall	Elevator	Montgomery Elevator Company	S411-66	CP.68694			1
2	7718148	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	2500 LB	City Hall Complex / City Hall	Elevator	Montgomery Elevator Company	No dataplate	No dataplate			1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7718093	D2010	<b>Water Heater</b>	Gas, Tankless	9.8 GPM	City Hall Complex / City Hall	Utility Closet	Noritz	NRC98DV(GQ-C2857WS-FF US)	2018. 09 - 024352	2018		1
2	7718249	D2030	<b>Pump</b>	Sump	20 HP	City Hall Complex / Site	Site						1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7718286	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted	2.5 TON	City Hall Complex / Police Storage Building	Building exterior	Marvair	HVPSA30HP1D000NBU-A5-200	EJ-F168132-0-1	2020		1
2	7718166	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	Carrier	25HCD330A300	4614E12726	2014		1
3	7718135	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3652181A	W101938611	2011		1
4	7718100	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	YHJF30S41S1A	W1D1936237	2011		1
5	7718182	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	No dataplate	No dataplate	No dataplate			1
6	7718160	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	YHJF48S41S1A	W1C1891167	2011		1

7	7718132	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	Carrier	2158NA036-A	2210E09967	2010	1
8	7718112	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3.5 TON	City Hall Complex / City Hall	Roof	ACPro	A0VB-42HN1-M14	3400031010825110100036	2018	1
9	7718156	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF36S41S	W1D1938618	2011	1
10	7718149	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	Illegible	W1D1939608	2011	1
11	7718153	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	Trane	Inaccessible	Inaccessible		1
12	7718279	D3030	<b>Split System</b>	Fan Coil Unit, DX	4 TON	City Hall Complex / City Hall	City Hall North - Mechanical Room	Trane	TAM9A0C48V41DAA	17202LK01V	2017	1
13	7718122	D3030	<b>Split System</b> [HP10]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3684181A	Illegible		1
14	7718126	D3030	<b>Split System</b> [HP11]	Condensing Unit/Heat Pump	3.5 TON	City Hall Complex / City Hall	Roof	York	YHJF42S41S2A	W1B1782284	2011	1
15	7718133	D3030	<b>Split System</b> [HP11]	Condensing Unit/Heat Pump	5 TON	City Hall Complex / City Hall	Roof	York	YHJF60S41S1A	W1F1127406	2011	1
16	7718098	D3030	<b>Split System</b> [HP13]	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	Illegible	W1B1782191	2011	1
17	7718140	D3030	<b>Split System</b> [HP16]	Condensing Unit/Heat Pump	4 TON	City Hall Complex / City Hall	Roof	York	YHJD48S43S3A	W1E2777066	2012	1
18	7718095	D3030	<b>Split System</b> [HP18]	Condensing Unit/Heat Pump	2 TON	City Hall Complex / City Hall	Roof	York	Illegible	Illegible		1
19	7718152	D3030	<b>Split System</b> [HP2]	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	YHJF30S41S1A	W1D1936235	2011	1
20	7718151	D3030	<b>Split System</b> [HP3]	Condensing Unit/Heat Pump	2.5 TON	City Hall Complex / City Hall	Roof	York	HJF30841S1A	W1D1936240	2011	1
21	7718170	D3030	<b>Split System</b> [HP3A]	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	B1HQ036A25A	(S)N1K1302035	2011	1

22	7718134	D3030	<b>Split System [HP8]</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF3652181A	W1D1338505	2011	1
23	7718111	D3030	<b>Split System [HP9]</b>	Condensing Unit/Heat Pump	3 TON	City Hall Complex / City Hall	Roof	York	YHJF36541914	W1D1938634	2011	1
24	7718143	D3030	<b>Split System Ductless</b>	Single Zone	1.5 TON	City Hall Complex / City Hall	Roof	ACPro	AWH18ATDXD-D3DNA1A/0	63249913089	2023	1
25	7718094	D3030	<b>Split System Ductless</b>	Single Zone	1.5 TON	City Hall Complex / City Hall	Building Exterior	Carrier	38MARBQ18AA3	3322V18552	2022	1
26	7718146	D3030	<b>Split System Ductless</b>	Single Zone	1.5 - 2 TON	City Hall Complex / City Hall	Roof	Inaccessible	Inaccessible	Inaccessible		1
27	7718158	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	York	B1HQ036A25A	(S)N1K1302038	2011	1
28	7718136	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	7.5 TON	City Hall Complex / City Hall	Roof	York	ZH090N10N2AAA5A	N1C2649401	2012	1
29	7718169	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	7.5 TON	City Hall Complex / City Hall	Roof	Carrier	50TCQD08A2A5A0A0G0	3518P82270	2018	1
30	7718172	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	Bryant	604BPX036000AB	3207G21144	2007	1
31	7718164	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	3 TON	City Hall Complex / City Hall	Roof	Trane	4WCY4036B3000AA	191511142L	2019	1
32	7718125	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	5 TON	City Hall Complex / City Hall	Roof	Carrier	50VT-K60--50--	4023F47597	2023	1
33	7718138	D3050	<b>Packaged Unit [HP18]</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	City Hall Complex / City Hall	Roof	Day & Nite	CHE091HAA-	G074020136	2007	1
34	7718175	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	Illegible	City Hall Complex / City Hall	Roof	Illegible	Illegible	Illegible		1

**D50 Electrical**

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7718128	D5010	<b>Generator</b>	Diesel	350 KW	City Hall Complex / City Hall	Building Exterior	Cummins	DFEG-7508087	L080224172	2008		1

2	7718119	D5010	<b>Automatic Transfer Switch</b>	ATS	1600 AMP	City Hall Complex / City Hall	Electrical Room	Cummins	OTPCF-7483538	K080223876	2008	1
3	7718285	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	City Hall Complex / Police Storage Building	Building exterior	General Electric	Type QL	9T10C1003	2020	1
4	7718162	D5020	<b>Switchboard</b>	120/208 V	1600 AMP	City Hall Complex / City Hall	Electrical Room	IEM	SWBD	076817-0001	2008	1
5	7718296	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	City Hall Complex / Police Storage Building	Building exterior	No dataplate	No dataplate	No dataplate	2020	1
6	7718272	D5020	<b>Distribution Panel</b>	120/208 V	200 AMP	City Hall Complex / City Hall	City Hall North - Throughout building	Eaton	1492D82G03	HKD3400F	2016	1
7	7718116	D5020	<b>Distribution Panel</b>	120/208 V	600 AMP	City Hall Complex / City Hall	Electrical Room	Siemens	BG42ML4600SBM	60-00930-2	1990	1

#### E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7718256	E1010	<b>Charging Station</b>	Electric Vehicle, Single Connection		City Hall Complex / Site	Site						2
2	7718268	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		City Hall Complex / City Hall	City Hall North - Throughout building						1
3	7718147	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		City Hall Complex / City Hall	Throughout building						3