



**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



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BV PROJECT #:

164043.24R000-003.354

DATE OF REPORT:

October 14, 2024

ON SITE DATE:

May 28, 2024

Corporation Yard
1900 Laguna Canyon Road
Laguna Beach, CA 92651

Bureau Veritas

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Corporate Yard
Number of Buildings	2
Main Address	Corporation Yard, 1900 Laguna Canyon Road, Laguna Beach, CA 92651
Site Developed	2008
Outside Occupants / Leased Spaces	None
Date(s) of Visit	May 28, 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
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was originally constructed in 2008 and the storage building was added in 2020. No major renovations or upgrades have occurred since original construction.

Architectural

The two-story office/maintenance shop building was constructed in 2008. Typical lifecycle interior finish replacements are budgeted and anticipated. Water infiltration into the maintenance shop requires a follow-up study and recommended repairs should then be implemented. Infiltration is not in an area where the water causes disruption, beyond allowing the area to dry.

The recent seismic study identified the need for an accurate inventory of nonstructural and equipment, evaluate existing anchorage and bracing, provide anchorage and bracing for nonconforming items.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components are original to the 2008 construction and have been well-maintained since that time. Some HVAC and plumbing components such as have required replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

Site

The parking lots have not been repaved or resealed since construction; however, they are in fair condition. Typical lifecycle paving replacement and maintenance are budgeted and anticipated.

Recommended Additional Studies

The copper supply piping is in poor condition. The piping has developed pin-hole leaks throughout. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the copper supply piping is also included.

There is water infiltration in the maintenance shop, near the fire riser, of unknown origin. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.

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 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
Corporation Yard	\$1,200	20,092	\$24,110,400	4.0%	5.3%	17.3%	24.0%
Storage Building	\$950	800	\$760,000	0%	0%	0%	5.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Corporation Yard / Corporation Yard	6	\$958,600
TOTAL	6	\$958,600

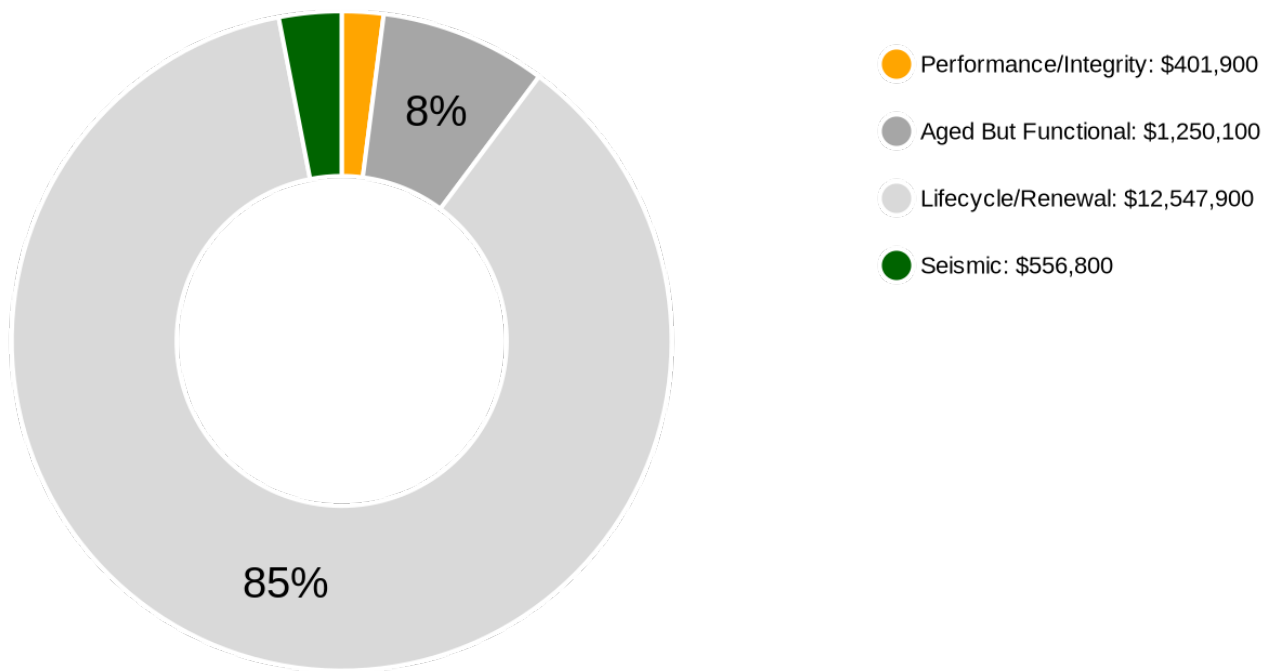


Plan Types

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: \$14,756,700

2. Corporation Yard



Corporation Yard: Building Systems Summary

Address	1900 Laguna Canyon Road, Laguna Beach, CA 92651	
GPS Coordinates	33.5574891, -117.7742241	
Constructed/Renovated	2008	
Building Area	20,092 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system Pre-engineered steel structure at high bay service shop, over concrete pad column footings	Good
Facade	Primary Wall Finish: CMU integral to superstructure Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Gable construction with standing seam metal roofing Secondary: None	Fair
Interiors	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile Floors: VCT, ceramic tile, laminate wood, Unfinished Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: one hydraulic car serving two floors	Fair

Corporation Yard: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Suspended unit heaters, thru-wall units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: Diesel	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Vehicle maintenance lifts	Fair
Accessibility	Potential moderate/major issues have been identified at the exterior/site areas and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	<p>The copper supply piping is in poor condition. The piping has developed pin-hole leaks throughout. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the copper supply piping is also included.</p> <p>There is water infiltration in the maintenance shop, near the fire riser, of unknown origin. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.</p>	

Corporation Yard: Building Systems Summary

Areas Observed	Most of 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 observed.

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

Corporation Yard: 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	\$204,800	\$414,893	\$0	\$2,433,135	\$3,052,828
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Interiors	\$0	\$0	\$620,025	\$706,429	\$1,487,072	\$2,813,526
Conveying	\$0	\$0	\$104,025	\$0	\$808,401	\$912,426
Plumbing	\$197,524	\$0	\$90,487	\$0	\$354,722	\$642,733
HVAC	\$0	\$0	\$878,910	\$499,502	\$796,849	\$2,175,261
Fire Protection	\$0	\$0	\$0	\$206,509	\$0	\$206,509
Electrical	\$0	\$0	\$759,675	\$0	\$204,736	\$964,411
Fire Alarm & Electronic Systems	\$117,648	\$0	\$11,854	\$0	\$263,889	\$393,391
Equipment & Furnishings	\$0	\$0	\$120,756	\$221,088	\$207,960	\$549,804
Follow-up Studies	\$643,526	\$0	\$0	\$0	\$0	\$643,526
TOTALS	\$958,600	\$204,800	\$3,000,700	\$1,633,600	\$6,556,800	\$12,354,600

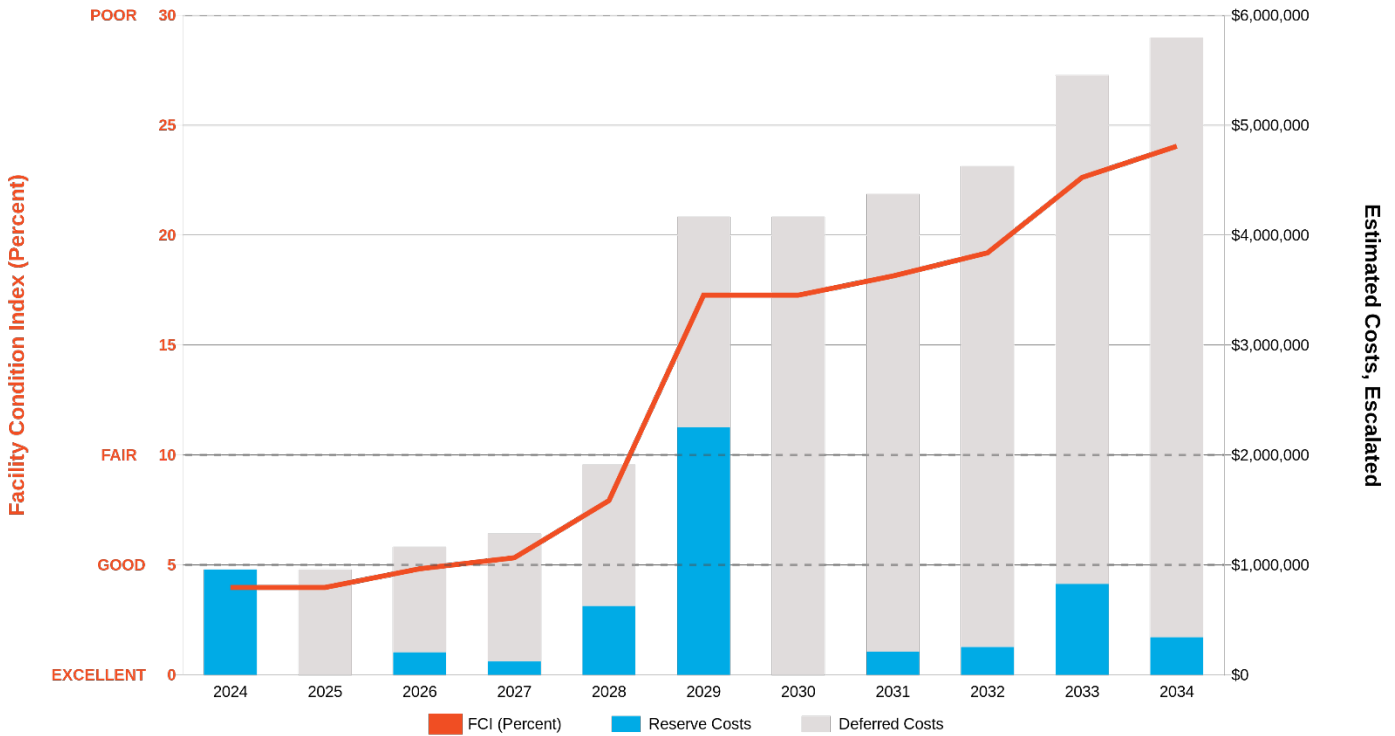
NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each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

Needs by Year with Unaddressed FCI Over Time

Replacement Value: \$24,110,400.00

Inflation Rate: 5%

Average Needs (per year - over next 10 years): \$527,059.00



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Corporation Yard / Corporation Yard	D2014	Piping & Valves, Piping Copper, Domestic Water, 0.5 IN, Replace	Poor	Performance/Integrity	\$197,500
Corporation Yard / Corporation Yard	D7051	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	\$92,900
Corporation Yard / Corporation Yard	P2032	Engineering Study, Structural, Seismic, Evaluate/Report	Poor	Seismic	\$556,800
Corporation Yard / Corporation Yard	D7031	Security/Surveillance System, Full System Upgrade, Average Density, Replace	Failed	Performance/Integrity	\$24,800
Corporation Yard / Corporation Yard	P2032	Architectural Study, Building Envelope, Roof, Evaluate/Report	Poor	Performance/Integrity	\$43,300
Corporation Yard / Corporation Yard	P2032	Engineering Study, Plumbing, Domestic Water Supply Piping, Evaluate/Report	Poor	Performance/Integrity	\$43,300
TOTAL (6 items)					\$958,600

Key Findings



Piping & Valves in Poor condition.

Piping Copper, Domestic Water, 0.5 IN
Corporation Yard
Throughout Building

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$197,500

Supply piping throughout is reportedly leaking from pin-hole leaks. Location picture of water supply for 2nd floor DF. - AssetCALC ID: 7649574



Security/Surveillance System in Failed condition.

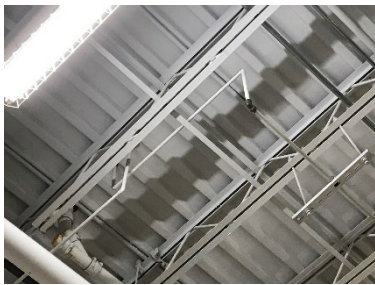
Full System Upgrade, Average Density
Corporation Yard
Building Exterior

Uniformat Code: D7030
Recommendation: **Replace in 2024**

Plan Type:
Performance/Integrity

Cost Estimate: \$24,800

System was not working at time of assessment. - AssetCALC ID: 7649539



Recommended Follow-up Study: in Poor condition.

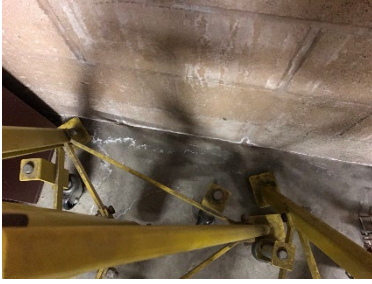
Plumbing, Domestic Water Supply Piping
Corporation Yard
Throughout Building

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

Plan Type:
Performance/Integrity

Cost Estimate: \$43,300

The copper supply piping throughout has reportedly developed pin-hole leaks. - AssetCALC ID: 7659205



Recommended Follow-up Study: in Poor condition.

Plan Type:
Performance/Integrity

Cost Estimate: \$43,300

Building Envelope, Roof
Corporation Yard
Mechanics Shop Interior

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

When it rains water comes into building apparently from below grade under slab, or through inside CMU walls to grade, then seeping out of lowest blocks where the efflorescence is observed. - AssetCALC ID: 7649577



Fire Alarm Panel in Poor condition.

Plan Type:
Performance/Integrity

Cost Estimate: \$92,900

Fully Addressable
Corporation Yard
Mechanics Shop Interior

Uniformat Code: D7050
Recommendation: **Replace in 2024**

The fire alarm panel appears to be original construction and has exceeded its expected useful life. - AssetCALC ID: 7649576

Recommended Follow-up Study: in Poor condition.

Plan Type: Seismic

Cost Estimate: \$556,800

Structural, Seismic
Corporation Yard

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

Unknown compactness of steel members, unknown details of steel moment connections, unknown drift ratios, unknown column stresses, unknown column base detail, lack of anchorage for some mechanical equipment - AssetCALC ID: 8453730

Corporation Yard: Photographic Overview



1 – FRONT ELEVATION



2 – RIGHT ELEVATION



3 – LEFT ELEVATION



4 – REAR ELEVATION



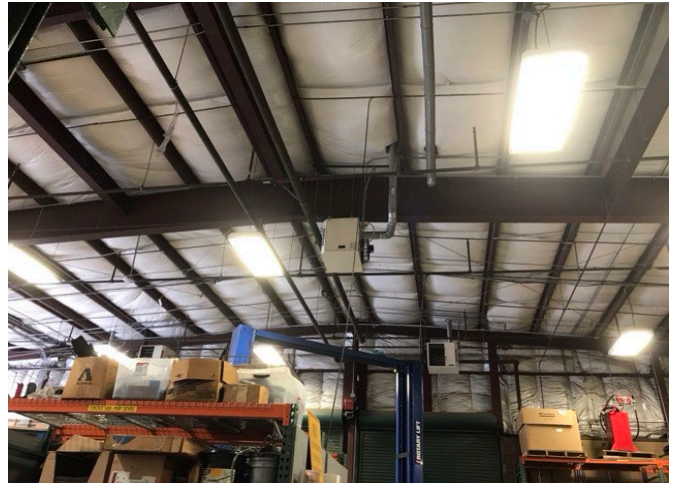
5 – ROOFING OVERVIEW



6 – OVERHEAD DOOR



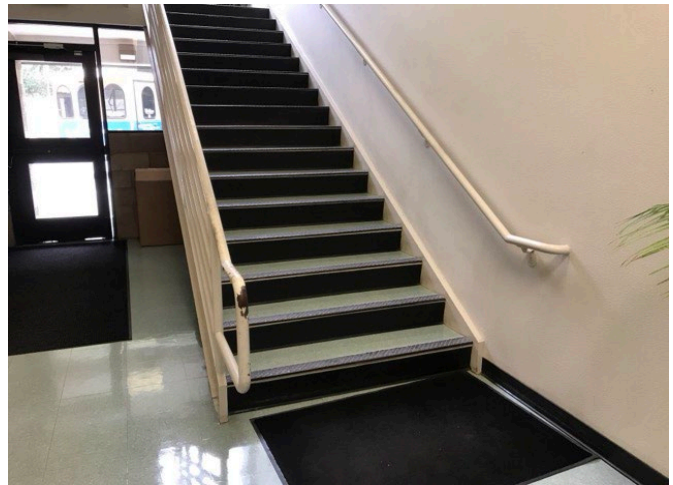
7 – STRUCTURE



8 – STRUCTURE



9 – EXTERIOR DOORS



10 – INTERIOR STAIRS



11 – LOBBY



12 – BREAKROOM



13 – OFFICE



14 – ON-CALL APARTMENT



15 – LOCKER ROOM



16 – SERVICE SHOP



17 – SPLIT SYSTEM AC



18 – SPLIT SYSTEM AC



19 – SPLIT SYSTEM AIR HANDLER



20 – WATER HEATER



21 – FIRE RISER



22 – ALARM PANEL



23 – ELEVATOR



24 – MAIN ELECTRICAL

3. Storage Building



Storage Building: Building Systems Summary

Address	1900 Laguna Canyon Road, Laguna Beach, CA 92651	
GPS Coordinates	33.5574891, -117.7742241	
Constructed/Renovated	2020	
Building Area	800 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Pre-engineered steel structure over concrete pad column footings with concrete slab.	Good
Facade	Primary Wall Finish: Metal integral to superstructure Secondary Wall Finish: None Windows: None	Good
Roof	Primary: Gable construction with standing seam metal roofing Secondary: None	Good
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	Good
Elevators	None	
Plumbing	No plumbing provided	

Storage Building: Building Systems Summary		
HVAC	No HVAC provided	
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring. Fed from main building with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Good
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	
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	No additional studies are currently recommended for the building.	
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.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

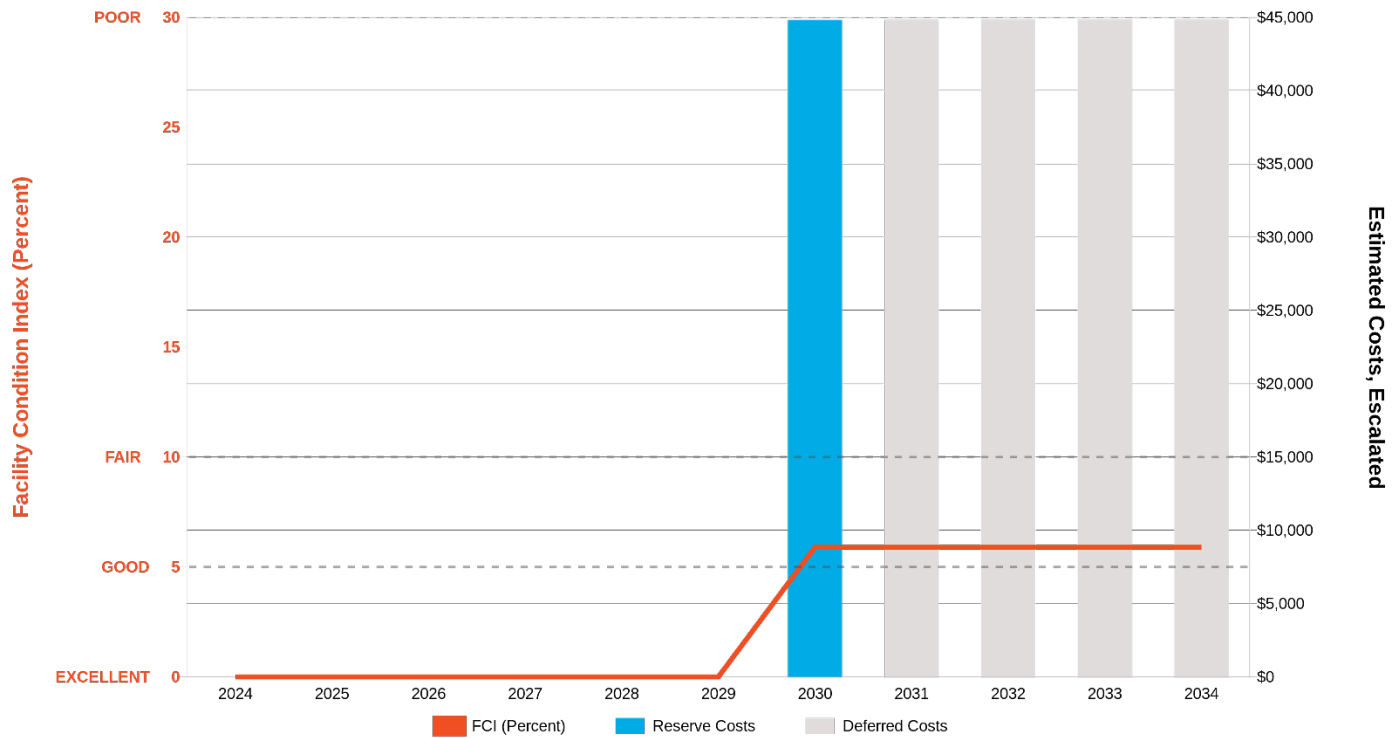
The table below shows the anticipated costs by trade or building system over the next 20 years.

Storage Building: 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	\$0	\$44,807	\$72,986	\$117,793
Roofing	\$0	\$0	\$0	\$0	\$9,731	\$9,731
Electrical	\$0	\$0	\$0	\$0	\$75,114	\$75,114
TOTALS	\$0	\$0	\$0	\$44,900	\$157,900	\$202,800

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: \$760,000.00 Inflation Rate: 5% Average Needs (per year - over next 10 years): \$4,073.00



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Storage Building: Photographic Overview



1 – FRONT/LEFT ELEVATION



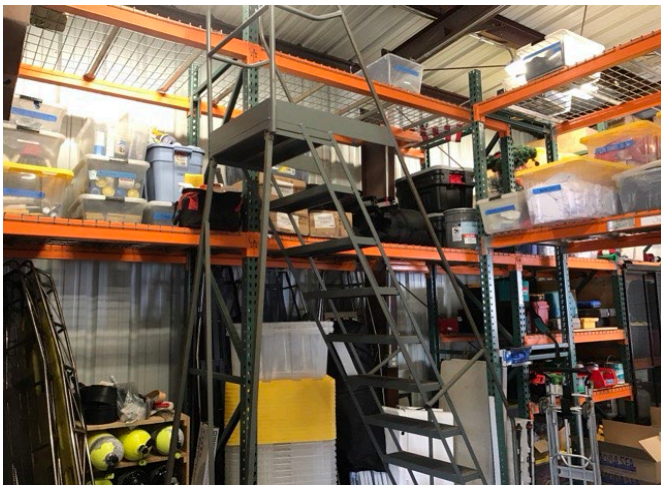
2 – REAR ELEVATION



3 – EXTERIOR DOOR



4 – OVERHEAD DOOR

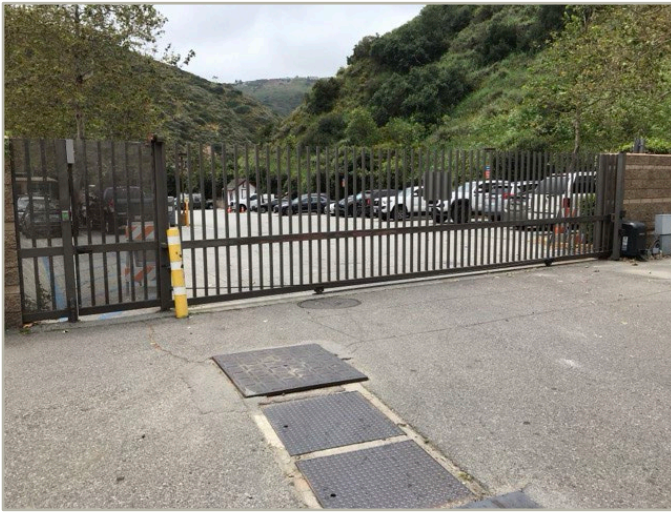


5 – INTERIOR



6 – ELECTRICAL

4. Site



Site: Site Information

Site Area	5.5 acres	
Parking Spaces	57 located in corporate yard, 71 spaces located in asphalt paved lots outside gated yard area. Two handicap accessible spots are located outside gated yard area, closest to the main building. Eight handicap accessible spots are located in the public parking lot closest to the site entry. Additional parking provided, unmarked spots, located in gravel public lot.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement	Fair
Site Development	Property entrance signage; chain link, CMU wall fencing no dumpster enclosures Limited park benches	Fair
Landscaping & Topography	Limited landscaping features including trees Irrigation not present No retaining walls Low to moderate site slopes throughout. Severe site slopes along north, west and south property lines,	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS Building-mounted: LED, HPS, metal halide	Fair
Ancillary Structures	Storage sheds	Fair

Site: Site Information	
Site Accessibility	Potential moderate/major issues have been identified at the exterior/site areas and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	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
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$288,222	\$13,069	\$267,558	\$568,849
HVAC	\$0	\$0	\$368,264	\$110,947	\$174,149	\$653,360
Electrical	\$0	\$0	\$18,965	\$2,012,648	\$0	\$2,031,613
Special Construction & Demo	\$0	\$0	\$0	\$0	\$408,451	\$408,451
Sitework	\$0	\$0	\$1,289,587	\$4,812,505	\$3,718,927	\$9,821,019
TOTALS	\$0	\$0	\$1,965,100	\$6,949,200	\$4,569,100	\$13,483,400

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Site: Photographic Overview



1 – GATED MAINTENANCE YARD PARKING



2 – PARKING LOTS



3 – VEHICLE GATES



4 – PEDESTRIAN GATES



5 – ACCESSIBLE PARKING



6 – PUBLIC PARKING



7 – PUBLIC PARKING, ADA PARKING



8 – PARK BENCHES



9 – FUEL PUMPS AND CANOPY



10 – ABOVE GROUND FUEL TANKS



11 – EMERGENCY GENERATOR



12 – DRAIN, SAND/GRAVEL INTERCEPTOR

5. 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>
Corporation Yard	2008	No	No
Site	2008	No	No
Storage Building	2020	No	No

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	
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.

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

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 Corporation Yard, 1900 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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Reviewed by:



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Program Manager
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9. 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



 BUREAU VERITAS	Project Number	Project Name	 N
	164043.24R000-003.354	Corporate Yard Griffin Structures	
	Source	On-Site Date	
	GIS website	May 28, 2024	

Appendix B: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Corporation Yard

Name of person completing form: Gilbert Aguirre

Title / Association w/ property: Maintenance worker II

Length of time associated w/ property: 2008

Date Completed: 5/27/2024

Phone Number: 949-339-9142

Method of Completion: INTERVIEW - verbally completed during interview

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 2008	Renovated 2020	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2008	
		Roof	2008	
		Interiors	2008	Interior paint only, 2022
		HVAC	2008	
		Electrical	2008	
		Site Pavement	2016	
		Accessibility	2008	
4	List other significant capital improvements (focus on recent years; provide approximate date).	RTU replaced 2023, tankless water heater		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roofs leaking, water infiltration into mechanical from below grade		

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	
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				Requires repairs approx twice yearly
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Pinhole leaks in copper supply throughout
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	Built in 2008
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

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Corporation Yard

BV Project Number: 164043.24R000-003.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	Built in 2008
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Corporation Yard: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				✗
Exterior Accessible Route			No demarcated route provided	
Building Entrances				✗
Interior Accessible Route				✗
Elevators				✗
Public Restrooms				✗
Kitchens/Kitchenettes				✗
Playgrounds & Swimming Pools	NA			
Other				✗

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

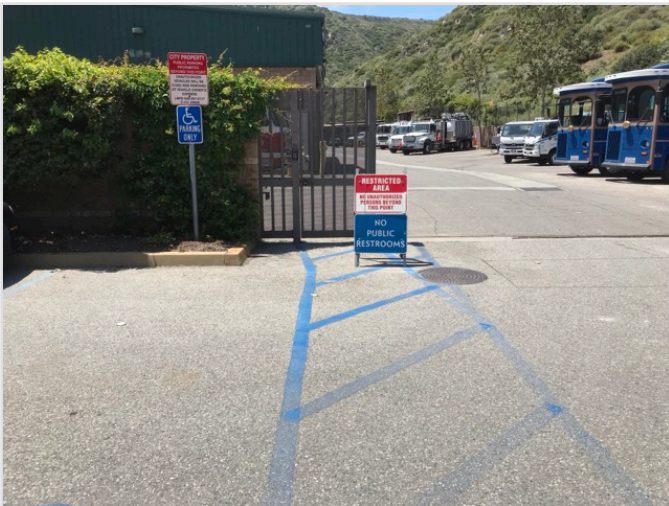
Corporation Yard: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



PATH TO BUILDING



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Corporation Yard: Photographic Overview



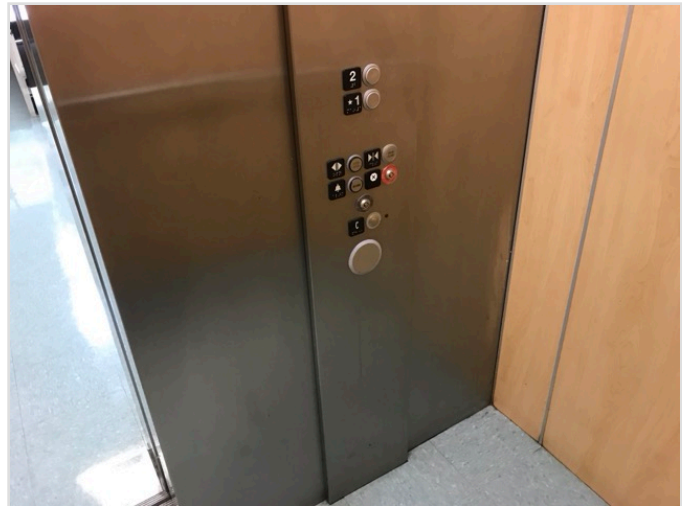
ACCESSIBLE INTERIOR PATH



STAIR RAILS



LOBBY LOOKING AT CABS



IN-CAB CONTROLS



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

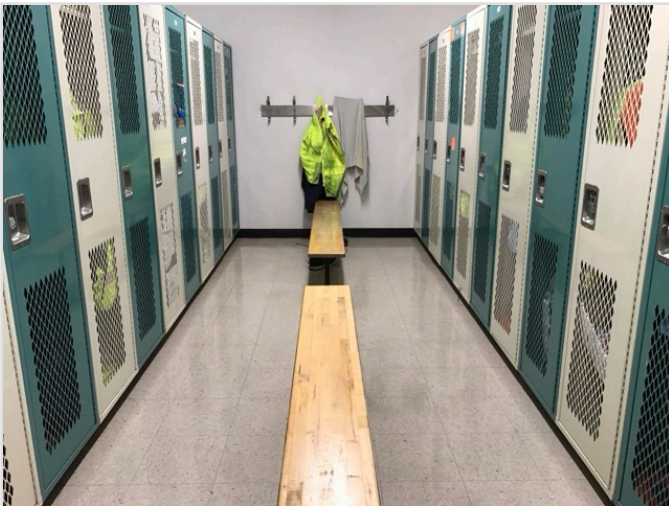
Corporation Yard: Photographic Overview



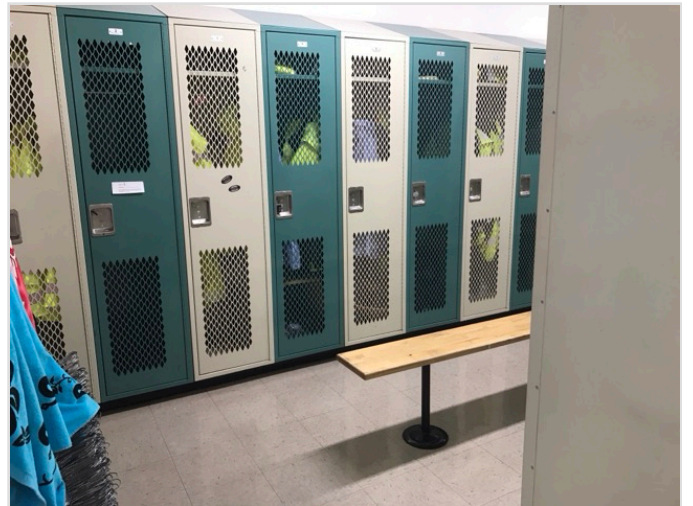
KITCHEN OVERVIEW



SINK CLEARANCE



LOCKER ROOM OVERVIEW



ACCESSIBLE LOCKER AND BENCH

Appendix D:

Component Condition Report

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,000 SF	2	7649579
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	10,000 SF	24	7651465
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	28	14	7649532
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	24	7649568
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	5	14	7649625
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 18'x10' (180 SF)	9	14	7649622
B2050	Building Exterior	Fair	Overhead/Dock Door, Wood, 10'x14' (140 SF)	1	14	7651543
B2050	Building Exterior	Fair	Automatic Door Opener, Commercial Overhead/Dock Door	15	5	7649530
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	14	7649627
Roofing						
B3010	Roof	Fair	Roofing, Standing Seam Metal	12,092 SF	24	7649630
Interiors						
C1030	2nd Floor, Breakroom	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	24	7649635
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	17	24	7649558
C1030	On-call Apartment	Fair	Interior Door, Wood, Solid-Core	2	24	7649560
C1070	2nd Floor	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,960 SF	9	7649619
C1070	On-call Apartment	Fair	Suspended Ceilings, Acoustical Tile (ACT)	640 SF	9	7649612
C1090	Restrooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	58 LF	10	7649611
C1090	Restrooms	Fair	Toilet Partitions, Solid Plastic	4	4	7649584
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	485 SF	24	7649561
C2010	On-call Apartment	Fair	Wall Finishes, any surface, Prep & Paint	1,987 SF	4	7649637
C2010	Service and Work Bays	Fair	Wall Finishes, any surface, Prep & Paint	26,000 SF	4	7649642
C2010	2nd Floor	Good	Wall Finishes, any surface, Prep & Paint	18,500 SF	8	7649538

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	On-call Apartment	Fair	Flooring, Laminate Faux Wood	640 SF	7	7649645
C2030	Restrooms	Fair	Flooring, Ceramic Tile	990 SF	24	7649562
C2030	2nd Floor	Fair	Flooring, Vinyl Tile (VCT)	5,920 SF	5	7649647
C2050	2nd Floor	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,960 SF	4	7649542
Conveying						
D1010	Interior	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	14	7649644
D1010	Interior	Fair	Elevator Cab Finishes, Standard	1	3	7649648
D1010	Interior	Fair	Elevator Controls, Automatic, 1 Car	1	5	7649640
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	3	14	7649620
D2010	Water Waste Division	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	19	7649651
D2010	Throughout Building	Poor	Piping & Valves, Piping Copper, Domestic Water, 0.5 IN	1,000 LF	0	7649574
D2010	Mechanical Room	Good	Water Heater, Gas, Tankless, 3.95 GPM	1	11	7649567
D2010	On-call Apartment	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	14	7649536
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	14	7649617
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	4	7649543
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	7649636
D2010	On-call Apartment	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	7649555
D2010	Mechanics Shop Interior	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	19	7649629
D2010	On-call Apartment	Fair	Toilet, Residential Water Closet	1	14	7649589
D2010	Interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	7649551
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	20,092 SF	24	7659066
D2010	Restrooms	Fair	Sink/Lavatory, Integral Style, Stainless Steel	2	14	7649607
D2010	On-call Apartment	Fair	Shower, Fiberglass	1	5	7649552
D2010	Janitor's Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	7649605

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Mechanic Shop	Fair	Supplemental Components, Tank Monitoring System, Fuel Oil	1	4	7649570
D3020	Water Waste Division	Fair	Unit Heater, Natural Gas	2	5	7649604
D3020	Maintenance Shop	Fair	Unit Heater, Natural Gas	3	5	7649550
D3020	Mechanic Shop	Fair	Unit Heater, Natural Gas, 105 MBH assumed	10	5	7649554
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	12	7649616
D3030	Mechanical Closet	Good	Split System, Fan Coil Unit, DX, 7.5 TON	1	12	7649628
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	3	7649618
D3030	On-call Apartment	Fair	Air Conditioner, Window/Thru-Wall, 1.5 to 2 TON	2	4	7649587
D3050	2nd Floor, Throughout	Fair	HVAC System, Ductwork, Medium Density	8,000 SF	14	7659206
D3060	Maintenance Shop	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	5	7649598
D3060	Document Storage	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1610 CFM	1	16	7649547
D3060	Workshops	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	4	5	7649599
D3060	Mechanic Shop	Fair	Exhaust Fan, Vehicle Exhaust	4	9	7649634
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	20,092 SF	9	7649546
Electrical						
D5020	Building exterior	Fair	Switchgear, 277/480 V, 1000 AMP	1	24	7649610
D5020	Streets Division	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	14	7649591
D5020	Streets Division	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	7649597
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	20,092 SF	24	7649643
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	20,092 SF	5	7659065
D5040	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	10	4	7649603
Fire Alarm & Electronic Systems						
D7010	Building Exterior	Fair	Access Control Devices, Card Reader w/ Keypad	1	5	7649540

Component Condition Report | Corporation Yard / Corporation Yard

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Building Exterior	Failed	Security/Surveillance System, Full System Upgrade, Average Density	2,000 SF	0	7649539
D7050	Mechanics Shop Interior	Poor	Fire Alarm Panel, Fully Addressable	1	0	7649576
Equipment & Furnishings						
E1010	Mechanic Shop	Fair	Vehicle Lift, Fixed, 2-Post, 15000 LB	1	5	7649633
E1010	Shop	Fair	Vehicle Lift, 2-Post, 15000 LB	4	7	7649653
E1010	Mechanic Shop	Fair	Vehicle Lift, 2-Post, 18000 LB	1	10	7649593
E1010	Mechanic Shop	Good	Vehicle Lift, 2-Post, 18000 LB	1	14	7649626
E1040	Mechanics Shop Interior	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7649531
E1040	Offices, Interior	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7649588
E2010	Kitchen, On-call Apartment	Fair	Casework, Cabinetry, Standard	20 LF	5	7649639
E2010	Corporation Yard	Fair	Casework, Countertop, Plastic Laminate	10 LF	3	7649541
E2010	Kitchen, On-call Apartment	Fair	Casework, Countertop, Plastic Laminate	20 LF	3	7651446
Follow-up Studies						
P2030		Poor	Engineering Study, Structural, Seismic, Evaluate/Report	1	0	8453730
P2030	Mechanics Shop Interior	Poor	Architectural Study, Building Envelope, Roof, Evaluate/Report	1	0	7649577
P2030	Throughout Building	Poor	Engineering Study, Plumbing, Domestic Water Supply Piping, Evaluate/Report	1	0	7659205

Component Condition Report | Corporation Yard / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	6	7653200
B2010	Building exterior	Good	Exterior Walls, Metal Siding	1,800 SF	36	7649571
B2050	Building exterior	Good	Overhead/Dock Door, Steel, 10'x8' (80 SF)	2	26	7649580
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	36	7649615
Roofing						

Component Condition Report | Corporation Yard / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	80 LF	16	7659277
Electrical						
D5020	Storage Building	Good	Distribution Panel, 120/208 V, 60 AMP	1	26	7649573
D5030	Throughout	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	835 SF	36	7653202
D5040	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED, 250 W	3	16	7649565
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	835 SF	16	7653201

Component Condition Report | Corporation Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Fuel Canopy	Fair	Roofing, Metal	375 SF	24	7649559
Plumbing						
D2010	Public Parking lot	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	7649534
D2020	Site	Fair	Supplemental Components, Oil Interceptor, Vehicular Shop Type	1	4	7649583
D2060	Site	Fair	Air Compressor, Tank-Style, 10 HP	1	5	7649601
D2060	Site	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 151 CFM	1	15	7649638
D2060	Site	Fair	Air Compressor, Tank-Style, 15 HP	1	11	7649585
D2060	Site	Fair	Supplemental Components, Pressure Washer	1	14	7649592
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, 1999 GAL	1	5	7649602
D3010	Site	Fair	Supplemental Components, Tank Monitoring System, Fuel Oil	1	10	7649614
D3010	Site	Fair	Storage Tank, Fuel, 1999 GAL	1	5	7649632
D3010	Site	Fair	Storage Tank, Fuel, 1999 GAL	1	5	7649596
D3010	Site	Fair	Supplemental Components, Clean Air Separator	1	5	7649575
Electrical						

Component Condition Report | Corporation Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Site	Fair	Generator, Diesel, 600 KW	1	8	7649563
D5040	Fuel Canopy	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	4	5	7649566
Special Construction & Demo						
F1020	Fuel Canopy	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	375 SF	19	7652516
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	20	7649641
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	50 SF	14	7649586
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Aggregate/Stone, Surface Gravel	52,350 SF	4	7649578
G2020	Site	Fair	Vehicular Access Devices, Operator, Large Gate	1	10	7649609
G2020	Site Lot 16 Public Parking	Fair	Parking Lots, Curb & Gutter, Concrete	2,100 LF	34	7659207
G2020	Site	Fair	Vehicular Access Devices, Operator, Large Gate	1	11	7649582
G2020	Site, yard	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	53,000 SF	3	7649621
G2020	Site, yard	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	53,000 SF	9	7653238
G2020	Site Lot 16 Public Parking	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	33,300 SF	3	7653237
G2020	Site Lot 16 Public Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	33,300 SF	9	7649556
Sitework						
G2060	Site	Fair	Fences & Gates, Pedestrian Gate, Painted Metal Tube	2	8	7649608
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Sliding Electric, Painted Metal Tube	2	8	7649553
G2060	Trolley/bus stop	Fair	Park Bench, Wood/Composite/Fiberglass	6	10	7659208
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,000 LF	24	7649631
G4050	Site Lot 16, Public Parking	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	32	10	7649548
G4050	Site	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	12	5	7649572
Utilities						
G3060	Site	Fair	Storage Tank, Site Fuel, Underground, 12000 GAL	1	9	7649557
G3060	Site	Fair	Storage Tank, Site Fuel, Underground, 6000 GAL	1	9	7652517

Component Condition Report | Corporation Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G3060	Site	Fair	Pump, Gasoline Fuel Dispenser	1	5	7649650
G3060	Site	Fair	Pump, Gasoline Fuel Dispenser	1	3	7649549
G3060	Site	Fair	Pump, Gasoline Fuel Dispenser	1	5	7649535
G3060	Site	Fair	Pump, Gasoline Fuel Dispenser	1	5	7649590

Appendix E:

Replacement Reserves

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	
D3030	7649628	Split System, Fan Coil Unit, DX, 7.5 TON, Replace	15	3	12	1	EA	\$7,300.00	\$45,201.60	\$45,202												\$45,202										\$45,202	
D3050	7659206	HVAC System, Ductwork, Medium Density, Replace	30	16	14	8000	SF	\$4.00	\$24.77	\$198,144														\$198,144								\$198,144	
D3060	7649599	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	4	EA	\$1,400.00	\$8,668.80	\$34,675					\$34,675																	\$34,675	
D3060	7649598	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	15	5	1	EA	\$2,400.00	\$14,860.80	\$14,861					\$14,861																	\$14,861	
D3060	7649634	Exhaust Fan, Vehicle Exhaust, Replace	25	16	9	4	EA	\$13,000.00	\$80,496.00	\$321,984									\$321,984													\$321,984	
D3060	7649547	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1610 CFM, Replace	20	4	16	1	EA	\$2,400.00	\$14,860.80	\$14,861																\$14,861						\$14,861	
D4010	7649546	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	20092	SF	\$1.07	\$6.63	\$133,118									\$133,118													\$133,118	
D5020	7649591	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	16	14	1	EA	\$6,700.00	\$41,486.40	\$41,486														\$41,486								\$41,486	
D5020	7649597	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	16	14	1	EA	\$10,000.00	\$61,920.00	\$61,920														\$61,920								\$61,920	
D5040	7649603	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	16	4	10	EA	\$600.00	\$3,715.20	\$37,152					\$37,152																	\$37,152	
D5040	7659065	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	15	5	20092	SF	\$4.50	\$27.86	\$559,843						\$559,843																\$559,843	
D7010	7649540	Access Control Devices, Card Reader w/ Keypad, Replace	10	5	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288										\$9,288						\$9,288	
D7030	7649539	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	15	0	2000	SF	\$2.00	\$12.38	\$24,768	\$24,768														\$24,768							\$24,768	
D7050	7649576	Fire Alarm Panel, Fully Addressable, Replace	15	16	0	1	EA	\$15,000.00	\$92,880.00	\$92,880	\$92,880														\$92,880							\$92,880	
E1010	7649633	Vehicle Lift, Fixed, 2-Post, 15000 LB, Replace	15	10	5	1	EA	\$4,920.00	\$30,464.64	\$30,465						\$30,465														\$30,465	\$60,929		
E1010	7649653	Vehicle Lift, 2-Post, 15000 LB, Replace	15	8	7	4	EA	\$4,920.00	\$30,464.64	\$121,859							\$121,859															\$121,859	
E1010	7649593	Vehicle Lift, 2-Post, 18000 LB, Replace	15	5	10	1	EA	\$4,920.00	\$30,464.64	\$30,465											\$30,465											\$30,465	
E1010	7649626	Vehicle Lift, 2-Post, 18000 LB, Replace	15	1	14	1	EA	\$4,920.00	\$33,416.64	\$33,417														\$33,417								\$33,417	
E1040	7649588	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288									\$9,288							\$9,288	
E1040	7649531	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$9,288.00	\$9,288						\$9,288									\$9,288							\$9,288	
E2010	7651446	Casework, Countertop, Plastic Laminate, Replace	15	12	3	20	LF	\$50.00	\$309.60	\$6,192				\$6,192														\$6,192				\$6,192	
E2010	7649541	Casework, Countertop, Plastic Laminate, Replace	15	12	3	10	LF	\$50.00	\$309.60	\$3,096				\$3,096														\$3,096				\$3,096	
E2010	7649639	Casework, Cabinetry, Standard, Replace	20	15	5	20	LF	\$300.00	\$1,857.60	\$37,152					\$37,152																	\$37,152	
P2030	7649577	Architectural Study, Building Envelope, Roof, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344
P2030	7659205	Engineering Study, Plumbing, Domestic Water Supply Piping, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$43,344.00	\$43,344	\$43,344																						\$43,344
P2030	8453730	Engineering Study, Structural, Seismic, Evaluate/Report	0	0	0	1	EA	\$89,928.63	\$556,838.08	\$556,838	\$556,838																						\$556,838
Totals, Unescalated											\$958,699	\$0	\$185,760	\$104,645	\$515,797	\$1,764,931	\$0	\$149,599	\$171,828	\$533,122	\$210,033	\$9,907	\$310,219	\$0	\$1,765,941	\$145,512	\$14,861	\$0	\$276,473	\$22,291	\$538,828	\$7,678,444	
Totals, Escalated (5.0% inflation, compounded annually)											\$958,699	\$0	\$204,800	\$121,139	\$626,954	\$2,252,548	\$0	\$210,500	\$253,868	\$827,046	\$342,121	\$16,945	\$557,109	\$0	\$3,496,443	\$302,509	\$32,439	\$0	\$665,365	\$56,329	\$1,429,671	\$12,354,487	

Corporation Yard / 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
D2010	7649534	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	\$1,500.00	\$9,288.00	\$9,288								\$9,288														\$9,288
D2020	7649583	Supplemental Components, Oil Interceptor, Vehicular Shop Type, Replace	20	16	4	1	EA	\$21,600.00	\$133,747.20	\$133,747					\$133,747																	\$133,747
D2060	7649601	Air Compressor, Tank-Style, 10 HP, Replace	20	15	5	1	EA	\$15,900.00	\$98,452.80	\$98,453						\$98,453																\$98,453
D2060	7649585	Air Compressor, Tank-Style, 15 HP, Replace	20	9	11	1	EA	\$17,300.00	\$107,121.60	\$107,122												\$107,122										\$107,122
D2060	7649638	Supplemental Components, Compressed Air Dryer, Process Support, 151 CFM, Replace	20	5	15	1	EA	\$5,600.00	\$34,675.20	\$34,675																\$34,675						\$34,675
D2060	7649592	Supplemental Components, Pressure Washer, Replace	30	16	14	1	EA	\$1,000.00	\$6,192.00	\$6,192															\$6,192							\$6,192
D3010	7649575	Supplemental Components, Clean Air Separator, Replace	15	10	5	1	EA	\$10,600.00	\$65,635.20	\$65,635						\$65,635														\$65,635	\$131,270	
D3010	7649614	Supplemental Components, Tank Monitoring System, Fuel Oil, Replace	20	10	10	1	EA	\$11,000.00	\$68,112.00	\$68,112											\$68,112											\$68,112
D3010	7649596	Storage Tank, Fuel, 1999 GAL, Replace	25	20	5	1	EA	\$12,000.00	\$74,304.00	\$74,304						\$74,304																\$74,304
D3010	7649632	Storage Tank, Fuel, 1999 GAL, Replace	25	20	5	1	EA	\$12,000.00	\$74,304.00	\$74,304						\$74,304																\$74,304
D3010	7649602	Storage Tank, Fuel, 1999 GAL, Replace	25	20	5	1	EA	\$12,000.00	\$74,304.00	\$74,304						\$74,304																\$74,304
D5010	7649563	Generator, Diesel, 600 KW, Replace	25	17	8	1	EA	\$220,000.00	\$1,362,240.00	\$1,362,240									\$1,362,240													\$1,362,240
D5040	7649566	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	15	5	4	EA	\$600.00	\$3,715.20	\$14,861						\$14,861																\$14,861
F1020	7649586	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	16	14	50	SF	\$25.00	\$154.80	\$7,740															\$7,740							\$7,740
F1020	7652516	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	16	19	375	SF	\$60.00	\$371.52	\$139,320																		\$139,320				\$139,320
F1020	7649641	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	100	SF	\$25.00	\$154.80	\$15,480																				\$15,480	\$15,480	
G2020	7653237																															

Appendix F: Equipment Inventory List

B20 OTHER													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649530	B2050	Automatic Door Opener	Commercial Overhead/Dock Door		Corporation Yard / Corporation Yard	Building Exterior				2008		15
D10 Conveying													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649640	D1010	Elevator Controls	Automatic, 1 Car		Corporation Yard / Corporation Yard	Interior				2008		1
2	7649644	D1010	Passenger Elevator	Hydraulic, 2 Floors, 2500 LB	2500 LB	Corporation Yard / Corporation Yard	Interior				2008		1
D20 Plumbing													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649567	D2010	Water Heater	Gas, Tankless, 3.95 GPM	3.95 GPM	Corporation Yard / Corporation Yard	Mechanical Room	Navien	NPE-240A2	2087D243047354	2020		1
2	7649583	D2020	Supplemental Components	Oil Interceptor, Vehicular Shop Type		Corporation Yard / Site	Site				2008		1
3	7649601	D2060	Air Compressor	Tank-Style, 10 HP		Corporation Yard / Site	Site	Sullair	SRS-75 02250169-526	3448300002	2008		1
4	7649585	D2060	Air Compressor	Tank-Style, 15 HP		Corporation Yard / Site	Site	Bauer Compressors	Legacy 18	18RC3	2015		1
5	7649638	D2060	Supplemental Components	Compressed Air Dryer, Process Support, 151 CFM	151 CFM	Corporation Yard / Site	Site	Bauer Compressors	33UA01-KC	CFSII-2/2008/TM/SF	2019		1
D30 HVAC													
Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649614	D3010	Supplemental Components	Tank Monitoring System, Fuel Oil		Corporation Yard / Site	Site	No dataplate	No dataplate	No dataplate			1
2	7649570	D3010	Supplemental Components	Tank Monitoring System, Fuel Oil		Corporation Yard / Corporation Yard	Mechanic Shop	Veeder-Root	0848290-022	H11190442105001	2008		1
3	7649602	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site	Site	Illegible	Illegible	307768	1990		1

4	7649632	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site	Site	Illegible	Illegible	379928	1998	1
5	7649596	D3010	Storage Tank	Fuel, 1999 GAL	1999 GAL	Corporation Yard / Site	Site	Illegible	Illegible	388358	1999	1
6	7649604	D3020	Unit Heater	Natural Gas	Inaccessible	Corporation Yard / Corporation Yard	Water Waste Division				2008	2
7	7649550	D3020	Unit Heater	Natural Gas	105 MBH	Corporation Yard / Corporation Yard	Maintenance Shop	Reznor	UDAP100	Multiple	2008	3
8	7649554	D3020	Unit Heater	Natural Gas, 105 MBH assumed	Inaccessible	Corporation Yard / Corporation Yard	Mechanic Shop				2008	10
9	7649587	D3030	Air Conditioner	Window/Thru-Wall, 1.5 to 2 TON	No dataplate	Corporation Yard / Corporation Yard	On-call Apartment	No dataplate				2
10	7649618	D3030	Split System	Condensing Unit/Heat Pump, 4 TON	4 TON	Corporation Yard / Corporation Yard	Roof	Carrier	38QRR048-601	2906X93050	2008	1
11	7649616	D3030	Split System	Condensing Unit/Heat Pump, 7.5 TON	7.5 TON	Corporation Yard / Corporation Yard	Roof	Carrier	38AUQD08A0A6A0A0A0	4721C10786	2021	1
12	7649628	D3030	Split System	Fan Coil Unit, DX, 7.5 TON	7.5 TON	Corporation Yard / Corporation Yard	Mechanical Closet	Carrier	40RUQA08T2A6A0A0A0	3221U23706	2021	1
13	7649599	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 CFM assumed	Corporation Yard / Corporation Yard	Workshops	No dataplate			2008	4
14	7649598	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1500 CFM assumed	Corporation Yard / Corporation Yard	Maintenance Shop	Inaccessible	Inaccessible	Inaccessible	2008	1
15	7649547	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1610 CFM	1610 CFM	Corporation Yard / Corporation Yard	Document Storage	PennBarry	SX125BC	L20AP43249	2020	1
16	7649634	D3060	Exhaust Fan	Vehicle Exhaust	12,000 CFM	Corporation Yard / Corporation Yard	Mechanic Shop					4

D50 Electrical

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649563	D5010	Generator	Diesel, 600 KW	600 KW	Corporation Yard / Site	Site	Caterpillar	C18	G7A01919	2007		1

2	7649591	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 KVA	Corporation Yard / Corporation Yard	Streets Division	HPS Hammond	NMK030KB	0342301730	2008	1
3	7649597	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Corporation Yard / Corporation Yard	Streets Division	HPS Hammond	NMK075KB	0342301738	2008	1
4	7649610	D5020	Switchgear	277/480 V, 1000 AMP		Corporation Yard / Corporation Yard	Building exterior	RSE-Sierra		26885-1	2008	1
5	7649573	D5020	Distribution Panel	120/208 V, 60 AMP	60 AMP	Corporation Yard / Storage Building	Storage Building				2020	1

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649576	D7050	Fire Alarm Panel	Fully Addressable		Corporation Yard / Corporation Yard	Mechanics Shop Interior	Silent Knight			2008		1

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649653	E1010	Vehicle Lift	2-Post, 15000 LB		Corporation Yard / Corporation Yard	Shop						4
2	7649593	E1010	Vehicle Lift	2-Post, 18000 LB	18000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	MCHW418U100	HBD17D0002	2019		1
3	7649626	E1010	Vehicle Lift	2-Post, 18000 LB	18000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	MCHW418U100	HBD17D0001			1
4	7649633	E1010	Vehicle Lift	Fixed, 2-Post, 15000 LB	15000 LB	Corporation Yard / Corporation Yard	Mechanic Shop	Rotary	SP015N310	CQK06C0021			1
5	7649531	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Corporation Yard / Corporation Yard	Mechanics Shop Interior						1
6	7649588	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Corporation Yard / Corporation Yard	Offices, Interior						1

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649609	G2020	Vehicular Access Devices	Operator, Large Gate		Corporation Yard / Site	Site	Liftmaster	SL3000101UL	1219N2131	2019		1

2	7649582	G2020	Vehicular Access Devices	Operator, Large Gate		Corporation Yard / Site	Site	Liftmaster	SL3000101UL	0220N0943	2020		1
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G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7649650	G3060	Pump	Gasoline Fuel Dispenser		Corporation Yard / Site	Site	Gasboy International	9852QXTW1-F	ESGC018104	2008		1
2	7649549	G3060	Pump	Gasoline Fuel Dispenser		Corporation Yard / Site	Site	Veeder-Root	0788702-004	0710420869	2008		1
3	7649535	G3060	Pump	Gasoline Fuel Dispenser		Corporation Yard / Site	Site	Gasboy International	No dataplate	No dataplate	2008		1
4	7649590	G3060	Pump	Gasoline Fuel Dispenser		Corporation Yard / Site	Site	Veeder-Root	0788702-004	0510340518	2008		1
5	7649557	G3060	Storage Tank	Site Fuel, Underground, 12000 GAL		Corporation Yard / Site	Site				2008		1
6	7652517	G3060	Storage Tank	Site Fuel, Underground, 6000 GAL	6000 GAL	Corporation Yard / Site	Site				2008		1